

**VILLAGE & NEIGHBORHOOD MIXED USE DISTRICT (VMU)**

**AMENDMENT PACKAGE – FINAL DRAFT (01.08.19)**

**SECTION 3 - USE AND INTENSITY REGULATIONS**

**3.1 Zoning Districts**

**3.1.1 Establishment**

The Town of Grafton is hereby divided into the following zoning districts:

<b><u>TITLE</u></b>	<b><u>SHORT NAME</u></b>
Agriculture .....	A
Low Density Residential.....	R-40
Medium Density Residential .....	R-20
Multi-Family Residential.....	R-MF
Neighborhood Business .....	NB
Community Business .....	CB
Office/Light Industry .....	OLI
Industrial.....	I
Flood Plain.....	FP
Water Supply Protection Overlay.....	WSPO
Campus Development Overlay.....	CDO
Fisherville Smart Growth Overlay District.....	FSGOD
Chapter 43D Priority Development Site Overlay District.....	PDSOD
Village & Neighborhood Mixed Use District.....	VMU
North Grafton Transit Village Overlay District .....	NGTVOD

### **3.1.2 District Intents and Purposes**

#### **3.1.2.1 Village & Neighborhood Mixed Use Districts (VMU)**

- a) South Grafton Village Center (VMU-SGVC): The purpose of this district is to revitalize this historic area of Grafton by providing opportunities for a higher density mix of uses that reinforces a pedestrian-oriented and traditional development pattern of buildings, streets and land uses; facilitating the redevelopment of underutilized parcels; providing for alternative residential building forms and the production of housing affordable to a broad range of age, income, and household types; encouraging the use of alternative modes of transportation such as public transit, bicycling, and walking; and supporting existing and new development with attractive streetscapes and active open spaces.
- b) Worcester Street Neighborhood Center (VMU-WSNC): The purpose of this district is to enhance the neighborhood by promoting opportunities for local, small-scale businesses; providing for moderate density mixed use and residential uses including the production of housing affordable to a broad range of age, income, and household types; encouraging the use of alternative modes of transportation such as public transit, bicycling, and walking; and supporting existing and new development with attractive streetscapes and active open spaces.

### **3.2 Use Regulations**

INSERT UPDATED TABLE OF USE BELOW

### 3.2.3.2 Intensity of Use Schedule

Zoning District	Minimum Area (Sq. Ft.)	Minimum Frontage/ Lot Width (Ft)	Minimum Yards			Maximum Building Coverage (% of Lot)	Maximum Building Height (Ft)
			Front (Feet)	Side (Feet)	Rear (Feet)		
Agricultural (A)	80,000 <sup>1</sup>	200 <sup>3</sup>	30	15	15	25	35
	40,000 <sup>2</sup>	140 <sup>4</sup>	30	15	15	30	35
Low Density Residential (R-40)	40,000	140 <sup>4</sup>	30	15	15	30	35
Medium Density Residential (R-20)	20,000	125 <sup>5</sup>	30	15	15	30	35
Multiple Family Residential (R-MF)	44,000	150 <sup>6</sup>	35	30	50	40	40
Neighborhood Business (NB)	20,000	100 <sup>7</sup>	40	15	15	30	35
Community Business (CB)	40,000	140	40	15	15	30	35
Office/Light Industrial (OLI)	40,000	120 <sup>5</sup>	40	35 <sup>8</sup>	35 <sup>8</sup>	40	35
Industrial (I)	40,000	120 <sup>5</sup>	40	35 <sup>8</sup>	35 <sup>8</sup>	40	35

**Village Mixed Use (VMU)**

.. - As Governed in Section 12-

**Flood Plain (FP)**

- As Governed in Section 6-

**Campus Development Overlay (CDO)**

- As Governed in Section 9 -

**Fisherville Smart Growth Overlay District (FSGOD)**

- As Governed in Section 10 -

**Chapter 43D Priority Development Overlay District (PDSOD)**

- As Governed in Section 11-

**North Grafton Transit Village Overlay District (NGTVOD)**

-As Governed in Section 13

<sup>1</sup> 80,000 sq.-ft. minimum lots required in unsewered areas.

<sup>2</sup> In areas connected to and serviced by sewers in accordance with Sewer regulations.

<sup>3</sup> Except that the frontage may be 120 feet when the frontage is located on the turnaround of a cul-de-sac.

<sup>4</sup> Except that the frontage may be 90 feet when the frontage is located on the turnaround of a cul-de-sac.

<sup>5</sup> Except that the frontage may be 80 feet when the frontage is located on the turnaround of a cul-de-sac.

<sup>6</sup> Except that the frontage may be 100 feet when the frontage is located on the turnaround of a cul-de-sac.

<sup>7</sup> Except that the frontage may be 70 feet when the frontage is located on the turnaround of a cul-de-sac.

<sup>8</sup> Side and rear yards shall each be at least one hundred (100) feet when abutting any residential or agricultural district.

<sup>9</sup> In any district no building except roadside stands shall be placed nearer to the exterior line of any street than the distance specified as the minimum front yard for that district in the Intensity Use Schedule.

<sup>10</sup>In VMU District, the maximum building coverage shall include all impervious surface