

ZBL ADDENDUM

May 6, 2010

This addendum contains additions to and deletions from the Second Reading Draft of the Southborough Zoning Bylaw - Revised, dated April 30, 2010. The additions and deletions are intended to accommodate the division of the Fayville Village Business District into two districts: Fayville Village Business, and Fayville/Route 9 Business. All additions are shown in *italics* and all deletions are shown as strikeouts.

ARTICLE IV. ESTABLISHMENT OF DISTRICTS

Section 174-11. Districts enumerated.

D. Business districts

Fayville/Route 9 Business District

Boston Road Business District

Highway Business District

Section 174-20. Schedule of Uses.

C. A use annotated as (1), (2), (3), or (4) in Table 1 is subject to a maximum gross floor area regulation. The gross floor area regulation determine whether a use is permitted or requires a special permit from the Planning Board, and shall apply to the space within the building to be occupied by a tenant or individual business establishment, not to the building as a whole. The notes shall have the following meanings, by district:

- (1) TCB District: permitted up to a maximum of 1,800 square feet per establishment, and allowed by special permit if over 1,800 square feet.
- (2) FVB, *Fayville/Route 9*, and CVB Districts: permitted up to a maximum of 2,500 square feet per establishment, and allowed by special permit if over 2,500 square feet.
- (3) BRB District: permitted up to a maximum of 10,000 square feet per establishment, and allowed by special permit if over 10,000 square feet.
- (4) HB, I, and IP Districts: permitted up to a maximum of 50,000 square feet per establishment, and allowed by special permit if over 50,000 square feet.

See also Table 1, Schedule of Uses, at the end of this packet.

Section 174-26.2. Nonresidential districts.

B. Village business districts.

- (1) Unless otherwise provided in this Bylaw, the dimensional and density requirements of the RB district shall apply to single-family dwellings in a village business district.
- (2) Setback and yard requirements.
 - (a) The maximum front setback shall apply to new construction only.
 - (b) On a corner lot, the side yard abutting a side street shall be the same as the maximum front setback.
 - (c) On a lot abutting a residential use, the minimum side setback shall be ten (10) feet and the minimum rear setback, twenty (20) feet. ~~except that for lots bordering Route 9 in the FVB District, the minimum side setback on a lot abutting a residential use shall be twenty five (25) feet and the minimum rear setback, fifty (50) feet.~~

C. Business and industrial districts.

- (1) Setback and yard requirements. For a corner lot, the side yard abutting any side street shall be at least one-half of the minimum front setback shown in the Table of Dimensional and Density Regulations.

Add a new paragraph (2), and renumber existing paragraphs (2), (3), and (4) accordingly. The new (2) should shall read as follows:

- (2) *In the Fayville/Route 9 district, the minimum side setback on a lot abutting a residential use shall be twenty-five (25) feet and the minimum rear yard setback, fifty (50) feet.*

Section 174-41. Signs.

Section 174.41.5 District regulations.

C. In the *Fayville/Route 9*, Boston Road Business, Highway Business, Industrial, or Industrial Park District:

TABLE 1: SCHEDULE OF USES

| USES | C | RA | RB | TCB | FVB/ CVB | BRB | Fayette- Route 9 | HB | I | IP |
|---|---|----|----|-----|-------------|-----|---------------------|----|---|----|
| EXTENSIVE USES | | | | | | | | | | |
| Agriculture on five (5) or more acres | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Agriculture on less than five (5) acres | Y | BA | BA | N | N | N | N | N | N | N |
| Conservation | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Day camp | N | BA | BA | N | N | N | N | N | N | N |
| Forestry | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Greenhouse | N | N | N | N | Y | Y | Y | N | N | N |
| Public recreation | Y | Y | Y | Y | Y | Y | Y | Y | N | N |
| RESIDENTIAL USES | | | | | | | | | | |
| Single-family dwelling | N | Y | Y | Y | Y | Y | N | N | N | N |
| Two-family dwelling (conversion) | N | BA | BA | BA | BA | BA | N | N | N | N |
| Multi-family dwelling (conversion) | N | N | N | BA | BA | BA | BA | BA | N | N |
| Live/work unit | N | N | N | PB | PB | PB | N | N | N | N |
| Dwelling units above the ground floor | N | N | N | PB | PB | PB | N | N | N | N |
| Open space-residential development | N | PB | PB | N | N | N | N | N | N | N |
| BUSINESS USES | | | | | | | | | | |
| Goods and services | | | | | | | | | | |
| Retail store | N | N | N | Y | Y | Y | Y | Y | Y | N |
| Convenience store | N | N | N | PB | PB | Y | Y | Y | Y | N |
| Retail sale of custom goods | N | N | N | Y | Y | Y | Y | Y | N | N |
| Bank or other financial institution | N | N | N | Y | Y | Y | Y | Y | Y | N |
| Personal service | N | N | N | Y | Y | Y | Y | Y | Y | N |
| Repair shop | N | N | N | N | PB | Y | Y | Y | Y | N |
| Professional or business office | N | N | N | Y | Y | Y | Y | Y | Y | Y |
| Medical or dental office | N | N | N | PB | PB | Y | Y | Y | Y | Y |
| Business service | N | N | N | Y | Y | Y | Y | Y | Y | Y |

TABLE 1: SCHEDULE OF USES

| USES | C | RA | RB | TCB | FVB/ CVB | BRB | Fayette- Route 9 | HB | I | IP |
|---|---|----|----|-----|-------------|-----|---------------------|----|----|----|
| Child care center | N | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Veterinarian or animal hospital | N | N | N | N | PB | Y | PB | PB | Y | PB |
| Kennel | N | BA | BA | N | N | BA | N | N | N | N |
| Club, private or membership. | N | N | N | PB | PB | Y | PB | N | N | N |
| Mixed-use building. | N | N | N | Y | Y | Y | Y | N | N | N |
| Hospitality, food service, recreation/entertainment uses | | | | | | | | | | |
| Restaurant | N | N | N | PB | PB | PB | PB | Y | PB | PB |
| Take-out food service establishment | N | N | N | Y | Y | Y | Y | Y | N | PB |
| Inn | N | N | N | PB | PB | PB | PB | Y | PB | N |
| Hotel or motel | N | N | N | N | N | N | N | PB | PB | PB |
| Conference center | N | N | N | N | N | N | N | PB | N | PB |
| Theatre | N | N | N | PB | N | N | N | PB | N | B |
| Commercial amusement | N | N | N | N | N | PB | N | PB | PB | B |
| Commercial recreation, indoor | N | N | N | N | PB | PB | PB | PB | N | Y |
| Commercial recreation, outdoor | N | N | N | N | N | N | N | N | N | PB |
| Auto-related uses | | | | | | | | | | |
| Auto repair shop | N | N | N | N | N | PB | N | Y | PB | N |
| Auto sales | N | N | N | N | N | N | N | Y | Y | N |
| Commercial parking | N | N | N | N | N | N | N | Y | Y | N |
| Gasoline station | N | N | N | N | PB | PB | PB | Y | Y | N |
| INDUSTRIAL USES | | | | | | | | | | |
| Research and development | N | N | N | N | N | N | N | N | PB | PB |
| Bioscience use | N | N | N | N | N | N | N | N | N | PB |
| Light industry | N | N | N | N | N | N | N | N | PB | PB |
| Clinical or medical testing laboratory | N | N | N | N | N | N | N | Y | Y | Y |
| Data processing and storage | N | N | N | N | N | N | N | N | Y | PB |
| Newspaper, job printing, or publishing | N | N | N | N | N | N | N | N | PB | PB |

TABLE 1: SCHEDULE OF USES

| USES | C | RA | RB | TCB | FVB/ CVB | BRB | Fayette- Route 9 | HB | I | IP |
|--|---|----|----|-----|-------------|-----|---------------------|----|----|----|
| Warehouse or wholesale trade | N | N | N | N | N | N | N | N | PB | PB |
| Contractor's yard | N | N | N | N | N | N | N | N | PB | N |
| Agricultural and construction sales | N | N | N | N | N | N | N | PB | Y | N |
| Aviation facility | N | N | N | N | N | N | N | PB | PB | PB |
| PUBLIC SERVICES | | | | | | | | | | |
| Essential services | N | BA | BA | BA | BA | BA | BA | BA | BA | BA |
| Municipal facility | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Public transportation facility | N | N | N | N | N | N | N | Y | Y | Y |
| Sheltered bus stop | N | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Wireless communications facility | N | BA | BA | N | N | BA | BA | BA | BA | BA |
| INSTITUTIONAL USES | | | | | | | | | | |
| Educational use, public or non-profit | Y | Y | Y | Y | Y | Y | Y | Y | Y | Y |
| Public or non-profit library, museum, or art gallery | N | N | N | Y | Y | Y | Y | N | N | N |
| Hospital | N | N | N | N | N | N | N | N | PB | PB |
| Assisted living residence | N | PB | PB | PB | PB | PB | PB | PB | N | N |
| Adult day care | N | N | N | PB | PB | PB | PB | PB | N | N |
| Continuing care retirement community | N | PB | PB | N | N | N | N | PB | N | N |
| Nursing home | N | PB | PB | N | N | N | N | PB | N | N |
| UNCLASSIFIED | | | | | | | | | | |
| Adult Uses | N | N | N | N | N | N | N | N | N | PB |
| ACCESSORY USES | | | | | | | | | | |
| Residential | | | | | | | | | | |
| Residential accessory structure | N | Y | Y | Y | Y | Y | N | N | N | N |
| Garage for more than 3 vehicles | N | BA | BA | BA | BA | BA | N | N | N | N |

TABLE 1: SCHEDULE OF USES

| USES | C | RA | RB | TCB | FVB/ CVB | BRB | Fayette- Route 9 | HB | I | IP |
|--|---|----|----|-----|-------------|-----|---------------------|----|----|----|
| Accessory apartment | N | BA | BA | BA | BA | BA | N | N | N | N |
| Accessory cottage | N | BA | BA | BA | BA | BA | N | N | N | N |
| Room and board | N | N | N | BA | BA | BA | N | N | N | N |
| Home occupation | N | Y | Y | Y | Y | Y | N | N | N | N |
| Family day care | N | Y | Y | Y | Y | Y | N | N | N | N |
| Bed and breakfast | N | BA | BA | Y | Y | Y | N | N | N | N |
| Accessory antique or craft sales | N | BA | BA | Y | Y | Y | N | N | N | N |
| Nonresidential | | | | | | | | | | |
| Outdoor display of merchandise | N | N | N | Y | Y | Y | Y | Y | N | N |
| Drive-through service | N | N | N | PB | PB | PB | PB | PB | N | N |
| Parking garage | N | N | N | PB | PB | PB | PB | PB | PB | PB |
| Employee training facility | N | N | N | N | N | N | N | N | PB | PB |
| Employee restaurant or cafeteria | N | N | N | N | N | N | N | Y | Y | Y |
| Retail accessory to an industrial use | N | N | N | N | N | N | N | N | PB | PB |
| Watchman's dwelling | N | N | N | N | N | N | N | N | PB | PB |
| Commercial vehicle parking and storage | N | N | N | N | N | N | N | PB | PB | PB |

TABLE 2: DIMENSIONAL AND DENSITY REGULATIONS

| Zoning District | Minimum Lot Area | Minimum Upland | Minimum Frontage | Maximum Front Setback |
|--------------------------------|--------------------|--------------------------|------------------|--------------------------|
| C | NA | NA | NA | NA |
| RA | 43,560 | 20,000 | 150 | NA |
| RB | 25,000 | 15,000 | 100 | NA |
| TCB | 6,000 | NA | 40 | 10 |
| FVB | 10,000 | NA | 40 | 10 |
| CVB | 6,000 | NA | 60 | 15 |
| <i>Fayville/Route 9</i> | 20,000 | NA | 100 | NA |
| BRB | 20,000 | 10,000 | 100 | NA |
| HB | 43,560 | 20,000 | 200 | NA |
| IP | 43,560 | 20,000 | 200 | NA |
| I | 43,560 | 20,000 | 200 | NA |
| Minimum Setbacks | | | | |
| Zoning District | Front | Side | Rear | Corner Lot, Other Street |
| C | NA | NA | NA | NA |
| RA | 35 | 25 | 50 | 35 |
| RB | 30 | 15 | 35 | 30 |
| TCB | None | 5 | 10 | None |
| FVB | None | 5 | 10 | None |
| CVB | None | 5 | 10 | None |
| <i>Fayville/Route 9</i> | 25 | 10 | 35 | 25 |
| BRB | 25 | 25 | 25 | 25 |
| HB | 50 | 50 | 50 | 25 |
| IP | 50 | 50 | 50 | 25 |
| I | 50 | 50 | 50 | 25 |
| Maximum Building Height | | | | |
| Zoning District | Minimum Open Space | Maximum Floor Area Ratio | Feet | Stories |
| C | NA | NA | NA | NA |
| RA | NA | 0.18 | 35 | 2.5 |
| RB | NA | 0.30 | 35 | 2.5 |
| TCB | 0.15 | 0.75 | 37 | 3.0 |
| FVB | 0.15 | 0.70 | 37 | 3.0 |
| CVB | 0.15 | 0.75 | 37 | 3.0 |
| <i>Fayville/Route 9</i> | 0.25 | 0.60 | 37 | 3.0 |
| BRB | 0.20 | 0.50 | 37 | 3.0 |
| HB | 0.25 | 0.60 | 56 | 4.0 |
| IP | 0.25 | 0.60 | 45 | 3.0 |
| I | 0.25 | 0.60 | 56 | 4.0 |

*The only changes from the April 30, 2010 version are that (a) FVB/Route 9 has been changed to Fayville/Route 9 and (b) the Fayville/Route 9 regulations have been moved from just above to just below CVB (Cordaville).