

**Form 2
Submission 2
Town Meeting Action
Zoning By-Laws
Article 30**

**TOWN OF MILLBURY
ANNUAL TOWN MEETING JUNE 23, 2020**

ARTICLE 30: Moderator passed the vote 2/3 to amend the Zoning Map by rezoning to the Industrial I District the entirety of 70 Grafton Street, Assessor's Map 55, Lot 16, and that portion of 60 Grafton Street, Assessor's Map 55, Lot 17, currently zoned Suburban III District, as shown on the map entitled "Grafton Street Rezoning" on file with the Town's Department of Planning & Development.

A TRUE COPY ATTEST:



**Jayne Marie Davolio – Town Clerk
December 17, 2020**

**Form 2
Submission 2
Town Meeting Action
Zoning By-Laws
Article 31**

**TOWN OF MILLBURY
ANNUAL TOWN MEETING JUNE 23, 2020**

ARTICLE 31: Moderator passed the vote 2/3 to adopt an East Millbury Business District as follows:

1. By amending the Zoning Map to add the East Millbury Business District, including the parcels listed below, as shown on the map entitled "East Millbury Business District" on file with the Town's Department of Planning & Development:

Assessor's Map 7, Lot 13A
Assessor's Map 7, Lot 13
Assessor's Map 7, Lot 12
Assessor's Map 7, Lot 10
Assessor's Map 7, Lot 7
Assessor's Map 7, Lot 3
Assessor's Map 7, Lot 4
Assessor's Map 7, Lot 5
Assessor's Map 7, Lot 6
Assessor's Map 6, Lot 150
Assessor's Map 6, Lot 158
Assessor's Map 6, Lot 213
Assessor's Map 6, Lot 149
Assessor's Map 6, Lot 140
Assessor's Map 6, Lot 141
Assessor's Map 6, Lot 130
Assessor's Map 6, Lot 129
Assessor's Map 6, Lot 128
Assessor's Map 6, Lot 139
Assessor's Map 6, Lot 127
Assessor's Map 6, Lot 114
Assessor's Map 6, Lot 113
Assessor's Map 6, Lot 112
Assessor's Map 6, Lot 111
Assessor's Map 6, Lot 95
Assessor's Map 6, Lot 94
Assessor's Map 6, Lot 91+
Assessor's Map 6, Lot 39
Assessor's Map 6, Lot 40
Assessor's Map 6, Lot 29
Assessor's Map 2, Lot 50
Assessor's Map 2, Lot 47
Assessor's Map 2, Lot 46
Assessor's Map 2, Lot 8
Assessor's Map 2, Lot 45
Assessor's Map 2, Lot 44
Assessor's Map 2, Lot 43

Assessor's Map 2, Lot 42
Assessor's Map 6, Lot 159
Assessor's Map 6, Lot 160
Assessor's Map 6, Lot 161
Assessor's Map 6, Lot 163
Assessor's Map 6, Lot 165
Assessor's Map 6, Lot 166
Assessor's Map 6, Lot 167
Assessor's Map 6, Lot 174
Assessor's Map 6, Lot 175
Assessor's Map 6, Lot 176
Assessor's Map 6, Lot 177
Assessor's Map 6, Lot 186
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Assessor's Map 6, Lot 195
Assessor's Map 6, Lot 196
Assessor's Map 6, Lot 197
Assessor's Map 6, Lot 198
Assessor's Map 6, Lot 199
Assessor's Map 6, Lot 200
Assessor's Map 6, Lot 201
Assessor's Map 6, Lot 205
Assessor's Map 6, Lot 206
Assessor's Map 6, Lot 207

2. By amending the Millbury Zoning Bylaws, ARTICLE 2. DISTRICT REGULATIONS, by adding a new Section 25. East Millbury Business District. With the existing Sections 25, 26, 27, and 28, including all subsections, to be renumbered as follows: Section 26. Business Districts, Section 27. Industrial Districts, Section 28. Wireless Communications Facilities and Section 29. Adaptive Reuse Overlay District, not changing any content except references to these numbered sections. Section 25. East Millbury Business District to contain the following text:

Section 25. East Millbury Business District

The intent of the East Millbury Business District is to encourage a mix of business and residential uses on Grafton Road in East Millbury; promote attractive, well-planned business developments that enhance East Millbury and strengthen the Town's tax base; provide for a variety of housing to meet the Town's present and future needs; and implement the goals and policies of the Millbury Master Plan.

25.1 In the East Millbury Business District, only the following uses are permitted:

25.1.1 Permitted Uses

- In a building not exceeding 10,000 sq. ft. gross floor area:
 - Business or professional office, or bank;

- Personal service establishment, such as a hair salon or barber shop, dropoff-pickup dry cleaning service (with cleaning performed off premises), pet grooming establishment, tailor or dressmaking shop, or similar type of establishment;
- Retail or restaurant, up to 5,000 sq. ft. per tenant;
- Coffee shop, ice cream stand, or similar establishment providing walk-in service;
- Repair shop for repair and general servicing of small household appliances, bicycles, musical instruments, vacuum cleaners, or similar household products;
- Shop for custom manufacturing where products are sold principally on the premises, such as a custom woodworking shop or artisan studio;
- One or more dwelling units above the ground floor of a building where the ground floor facing the street is used for permitted business purposes;
- Motor vehicle service station, with or without quick mart or minimart, with the building area not exceeding 2,500 sq. ft.;
- Two-family dwelling;
- Religious use or public or non-profit educational use, or agricultural use on five or more acres, or a child care center, or other use exempt under G.L. c. 40A, § 3.

25.1.2 Uses Allowed by Special Permit

- Retail or restaurant with more than 5,000 sq. ft. or gross floor area;
- Multi-family dwellings (not associated with mixed use).

25.1.3 Permitted Accessory Uses

- Home occupation in accordance with Section 41;
- Accessory dwelling in accordance with Section 46.2;
- Accessory parking.

25.2 In the East Millbury Business District, no lot shall be built upon or changed in size or shape except in conformity with the following:

Lot Regulations

District	Min. Lot Area	Min. Lot Frontage	Min. Yards Front/Side/Rear	Min. Open Space (% Lot Area)
East Millbury Business District	15,000 sf.	100 ft.*	20 ft. /15 ft. **/25 ft.**	10%***

Notes:

*May be reduced by the Planning Board by site plan approval for business development on a lot with shared/common driveway access and a single curb cut serving an adjacent lot used for business purposes.

**Side setback may be waived by the Planning Board by site plan approval for business or mixed-use development on a lot with shared and lateral access to rear parking.

***On a lot used for commercial purposes, at least one-half of the minimum required open space shall be located in front of or to the side of the building and visible from the street. The minimum open space may include a pedestrian walkway or a pedestrian plaza and related pedestrian amenities.

Building Regulations

Standard	
Building height	
Maximum feet/stories: business use	37' / 3 stories
Maximum feet/stories: mixed use	45' / 4 stories*
Corner lot maximum feet/stories	45' / 4 stories
Minimum height	2 stories
Business use ground floor minimum/maximum	14' / 18'
Upper story minimum height	10'
Min. Façade Buildout (Frontage Occupancy)**	50%
Maximum gross floor area per building (sq. ft.)	10,000***
Maximum length of street-facing wall without building articulation****	50'
Transparency (minimum)	
Ground floor	65%
Upper floors	20%
Street-facing entrance required?	Yes

Notes:

*Mixed-use development at four stories or 45' allowed only by special permit from the Planning Board. The four-story option may be approved for a development with multiple buildings on a single lot, where the building closest to and facing the street does not exceed three stories and 37'. This limitation shall not apply to a corner lot.

** Façade buildout is a ratio of building width to lot width, measured at the maximum front setback line. Minimum façade buildout is the minimum ratio that a building must meet in order to comply with this Section.

***When more than one building is located on a single lot, the 10,000 sq. ft. maximum shall apply to each building.

****Front building façades shall be modulated with horizontal offsets, recessed entries, or protrusions, where applicable. Vertical articulation may include columns, bay windows, porch or patio, awnings, architectural detailing, and fenestration patterns.

25.3 Supplemental Requirements

In the East Millbury Business District, the following requirements shall be met in any development requiring site plan approval or a special permit from the Planning Board.

25.3.1 Parking is prohibited between the front building line and the street. No use other than landscaping, pedestrian amenities, outdoor dining, sidewalks, or permitted

signs shall be permitted in the front yard of any lot. Vehicular driveways and parking lots may be located to the side and rear of buildings, to the rear of a pedestrian gathering space, or underground.

25.3.2 Parking is prohibited within 10' of the rear lot line.

25.3.3 Accessory structures, air conditioning equipment, electric utility boxes, satellite dishes, trash receptacles, and other ground level utilities shall not be visible from the street and adjacent lots.

25.3.4 On commercially-developed lots abutting a residential use, landscaping shall consist of a substantially sight-impervious screen of evergreen foliage at least eight feet in height or planting of shrubs and trees complemented by a sight-impervious fence of at least five feet, but not more than eight feet, in height, or such other type of landscaping as may be required by the Planning Board through site plan approval.

25.4 Rules and Regulations

The Planning Board may adopt administrative rules and regulations, including submission requirements and procedures, and site and building design guidelines, for the East Millbury Business District not inconsistent with this Section 25 or other applicable provisions of the Millbury Zoning Bylaw.

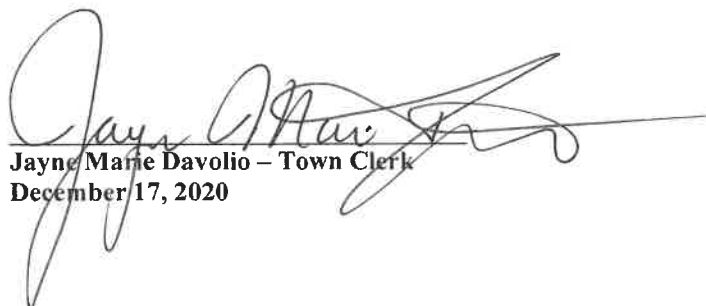
3. By amending the Millbury Zoning Bylaws, **ARTICLE 3. GENERAL REGULATIONS, Section 34.6. Specific Sign Requirements, Table 34.6.01 Signs Permitted by Zone**, to include the following italicized text:

Table 34.6.01							
Signs Permitted by Zone							
Zone							
Sign Type	R I - III	S I - IV	BV	EMB	B I	B II	I I - III
Max Size/Max Height	s/h	s/h	s/h	s/h	s/h	s/h	s/h
Wall Maximum Height	6'	6'	20'	20'	20'	25'	35'
Wall Maximum Size	4 s.f.	4 s.f.	15%/300**	15%/300**	15%/300**	25%/500**	30%/600**
Freestanding Size/Height	6 s.f./6'	6 s.f./8'	Not Permitted	32 s.f./6'	32 s.f./6'*	60 s.f./15'	80 s.f./20'

*Requires a Special Permit from the Planning Board

**Percentage of wall area up to a maximum size

A TRUE COPY ATTEST:


 Jayne Marie Davolio – Town Clerk
 December 17, 2020