

Proposed additions are shown in *italics*. Proposed deletions are shown with a ~~strike through~~.

NORTHFIELD ZONING BYLAW PROPOSED CHANGES FOR VILLAGE CENTER DISTRICTS AND PERFORMANCE STANDARDS

Article II. Administration and Enforcement

2.01 Enforcement

This By-Law shall be enforced by the ~~Selectmen~~ *Board* or a Building Inspector appointed by them. Any person violating any of the provisions of the By-Law may be fined not more than ~~twenty~~ *one hundred* dollars for each offense. Each day after seven days that such violation continues shall constitute a separate offense. Prior to the imposition of any fines, written notice of the nature of the violation shall be given to the person or persons against whom the fine is to be imposed. Said notice shall state the first date upon which a fine shall be imposed for a violation of this By-law, which date shall not be less than seven days from the receipt of said notice. Said notice shall contain reference to the specific section of the By-law which is being violated together with a statement of the penalty for said violation.

Article III. Definitions

3.02 Definitions

Adult Oriented Business

Any establishment as defined in M.G.L. Chapter 40A, Section 9A.

Bed and Breakfast

An accessory use to an owner-occupied dwelling unit consisting of overnight lodging with breakfast. No meals other than a breakfast shall be served.

Composting Facility

Any area, lot, or land used for the purpose of storage, collection, processing, purchase, sale or abandonment of organic wastes.

Landfill

Any area, lot, or land used for the purpose of storage, collection, processing, purchase, sale or abandonment of garbage; excluding scrap metal, machinery, vehicles, other junk, or the composting of organic wastes.

Office, Business

The workplace of computer software, insurance, or other business professionals which may include space for appropriate support staff (e.g. administrative assistants, etc.).

Office, Professional

The workplace of physicians, lawyers, engineers, or other licensed professionals which may include space for appropriate support staff (e.g. nurses, administrative assistants, etc.).

Restaurant

An establishment at which the principal activity is the preparation and sale of food for immediate consumption.

Article IV. Establishment of Districts

4.01 Districts

For the purposes of this By-Law, the town of Northfield is hereby divided into ~~two~~ *three* districts:

Residential-Agricultural-Forested (RAF),
Residential-Agricultural (RA),
Main Street Village Center (MVC)

as shown on a map on file in the office of the Town Clerk entitled “*Official Zoning Map, Town of Northfield.*”. In addition, there shall be ~~two~~ *three* overlay districts: the Floodplain Overlay District, *the Solar Photovoltaic Overlay District*, and the ~~Groundwater Supply~~ Protection District as defined *herein*. Zoning district boundary lines may only be changed by adoption of an amendment to this By-Law.

Article VI. Use Regulations

6.02 Use Regulations Schedule

No building or structure shall be constructed, and no building, structure, or land, or part thereof shall be used for any purpose or in any manner other than for one or more of the uses hereinafter set forth as permissible. Symbols employed in the following use regulations schedule shall have the following meaning:

Y – Yes, the use is permitted “by right” in that Zoning District

N – No, the use is not permitted in that Zoning District

SP – The use may be permitted if a Special Permit is granted by the Zoning Board of Appeals

SPP – The use may be permitted if a Special Permit is granted by the Planning Board

SPR – The use is permitted after Site Plan Review by the Planning Board

	Residential – Agricultural (RA)	Residential – Agricultural – Forested (RAF)	<i>Main Street Village Center (MVC)</i>
Residential Uses			
Single-Family Dwelling	Y	Y	<i>Y</i>
Two-Family Dwelling	Y	Y	<i>Y</i>
Converted Single-family Dwelling to Two to Four-Family dwelling	SP	SP	<i>SP</i>
Multi-Family (see Section 9.01)	SPP	SPP	<i>SPP</i>

	Residential – Agricultural (RA)	Residential – Agricultural – Forested (RAF)	Main Street Village Center (MVC)
Temporary Mobile Home (see Section 6.03.03)	SP	SP	SP
Mobile Home/ Mobile Home Park	N	N	N
<i>Bed and Breakfast, up to 6 bedrooms for lodging, complying with Section 10.02</i>	SP	SP	Y
<i>Bed and Breakfast, not complying with Section 10.02</i>	SP	SP	SP
Apartments or Tenement Houses	N	N	N
<i>Open Space Residential Design (see Section 11.07)</i>	SPR	SPR	SPR
Cultural & Recreational Uses			
Agriculture or Forestry	Y	Y	Y
Golf Courses or Driving Ranges	SP	SP	SP
Commercial Outdoor Recreation	SP	SP	SP
Wildlife Preserve or Other Conservation Uses	Y	Y	Y
Community Services			
Public Utility Facility	SP	SP	SP
Wireless Communication Facilities (see Section 11.06, Telecommunica- tions)	SPP	SPP	SPP
Educational Uses exempted from zoning regulation by M.G.L. Ch. 40A, Section 3	Y	Y	Y
Other Educational Uses not exempted from zoning regulation by M.G.L. Ch. 40A, Section 3	SP	SP	SP
Church, other Religious Use	Y	Y	Y
Municipal Uses not covered elsewhere	SP	SP	SP
Day Care Facility for 6 or less children or adults	Y	Y	Y
Day Care Facility for more than six children or adults	SP	SP	SP
Business or Commercial Uses			

	Residential – Agricultural (RA)	Residential – Agricultural – Forested (RAF)	Main Street Village Center (MVC)
<i>Business Offices or Professional Offices with up to and including 2,000 square feet of enclosed floor area and complying with Section 10.02</i>	<i>SP</i>	<i>SP</i>	<i>Y</i>
<i>Business Offices or Professional Offices with 2,001-3,500 square feet of enclosed floor area and complying with Section 10.02</i>	<i>SP</i>	<i>SP</i>	<i>SPR</i>
Business Offices or Professional Offices, <i>other</i>	SP	SP	SP
Banks	SP	SP	SP
Stand-alone ATM	N	N	N
Restaurant, drive in or thru	SP	SP	SP
<i>Restaurant with no drive in or thru with up to and including 2,000 square feet enclosed floor area and complying with Section 10.02</i>	<i>SP</i>	<i>SP</i>	<i>Y</i>
<i>Restaurant with no drive in or thru, with 2,001-3,500 square feet of enclosed floor area and complying with Section 10.02</i>	<i>SP</i>	<i>SP</i>	<i>SPR</i>
Restaurant, other	SP	SP	SP
Gift Shops	SP	SP	
Motor Vehicle Sales	SP	SP	SP
Laundry, Laundromat	SP	SP	SP
Theaters	SP	SP	SP
Boarding or Lodging Housing	SP	SP	SP
Home Occupation	Y	Y	Y
<i>Retail Establishments with up to and including 2,000 square feet enclosed floor area and complying with Section 10.02, where all sales, display, and storage of merchandise is within building(s)</i>	<i>SP</i>	<i>SP</i>	<i>Y</i>
<i>Retail Establishments with 2,001-3,500 square feet enclosed floor area and complying with Section 10.02, where all sales, display, and storage of merchandise is within building(s)</i>	<i>SP</i>	<i>SP</i>	<i>SPR</i>
Retail Establishments, <i>other</i> , or developments where all sales, display and storage of merchandise is within building(s)	SP	SP	SP

	Residential – Agricultural (RA)	Residential – Agricultural – Forested (RAF)	Main Street Village Center (MVC)
<i>Retail Establishments with outdoor sales, display, and/or storage of merchandise</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>
<i>Retail Establishments with drive-thru</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>
<i>Adult Oriented Businesses</i>	<i>N</i>	<i>SP</i>	<i>N</i>
<i>Tattoo Parlors</i>	<i>N</i>	<i>SP</i>	<i>N</i>
<i>Conversion of an historic (50 years or older) Residential or Commercial structure with no more than 3,500 square feet of enclosed floor area, to a mix of Retail Stores, Business or Professional Offices, Restaurants, or Residential uses, complying with Section 10.02</i>	<i>SP</i>	<i>SP</i>	<i>SPR</i>
Industrial Uses			
Conversion of existing structures for Industrial Use	SP	SP	N
Junkyards and dumps	N	N	N
Landfills	N	N	N
Composting facility	SP	SP	N
Manufacturing, Processing & Laboratories	SP	SP	N
Freight or Transportation Facilities	SP	SP	N
Gasoline Station, Repair Garages	SP	SP	SP
Quarrying, Gravel Mining	SP	SP	N
Sawmill	SP	SP	N
Bulk Storage, Warehousing, Self Storage	SP	SP	N
<i>Large-Scale Ground-Mounted Solar Photovoltaic Installations (see section 11.08*)</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>

Article VII. Dimensional and Density Regulations

7.01 Lot frontage, area, intensity, depth and width

* Large-Scale Ground-Mounted Solar Photovoltaic Installations are allowed by right with Site Plan Review by the Planning Board in the Solar Photovoltaic Overlay District, as provided in Section 11.08.

7.02

	Minimum Lot Area (sq. ft.)	Minimum Frontage (feet)	Minimum Depth (feet)	Front, Rear, and Side Yards (feet) for Principal Buildings or Accessory Structures greater than 200 sq. ft.**	Front, Rear and Side Yards (feet) for Accessory Structures less than 200 sq. ft.	Maximum Height (feet)
Residential – Agriculture – Forestry Agricultural – Forested (RAF)	100,000	250	300	50	20	35
Residential – Agricultural (RA)						
--- Lots served by municipal sewer	35,000	150	200	25	10	35
--- Lots not served by municipal sewer	50,000	150	200	25	10	35
Main Street Village Center (MVC)						
--- Lots served by municipal sewer	25,000	75	100	25**	10	35
--- Lots not served by municipal sewer	50,000	100	150	25**	10	35

Article X. Special Requirements for Specified Uses

10.02 Performance Standards for Business or Commercial Uses and Bed & Breakfast Establishments

Retail Establishments, Restaurants, Business or Professional Offices, and Bed & Breakfast Establishments, which are allowed by right according to Section 6.02 provided that they comply with the requirements of this Section 10.02, must meet all the Performance Standards of this section and the Review and Submission requirements; otherwise they require a Special Permit. In order for the Building Inspector to make this determination in consultation with the Planning Board, the following information is required:

10.02.01 Review and Submission Procedures

Plan Filing Requirements

The following plans and items shall be submitted to the Building Inspector with an application form and three (3) copies of the drawings. Plans shall be prepared by a registered architect, landscape architect or professional engineer licensed in Massachusetts.

*** In the MVC District, the size of the front yard may match the setbacks of existing structures on adjacent parcels even if those setbacks are less than the minimum front yard dimension required by this Bylaw.*

- (a) *A locus map at a scale of 1"=1,000' inset within the plans noted below to identify the location of the proposed development.*
- (b) *A plan view at a scale not to exceed 1"= 100' showing location and dimensions of all existing and proposed buildings, parking areas and access roads on the site subject to this application. Clearly show the relationship between proposed and existing structures and adjacent lots within a radius of five hundred (500) feet.*
- (c) *Elevation views at a scale not to exceed 1"= 10' showing location and relationships of all existing and proposed buildings on the site as viewed from front, side and rear yards. Elevations shall illustrate proposed building materials, window treatments, and roof pitch.*
- (d) *A plan view at a scale not to exceed 1"= 40' showing the location and dimensions of all existing and proposed buildings, access points, parking areas, bicycle racks, roads, sidewalks, open spaces and utilities, including underground utility lines, water, sewer, electric power, telephone, gas, outdoor illumination and cable television.*
- (e) *A plan view of the site at a scale not to exceed 1"= 40' indicating location, species and dimensions of trees and other landscaped features, both existing and proposed.*
- (f) *A narrative identifying the type of business proposed and describing how the proposed use meets the Performance Standards outlined in Section 10.02.02(1).*

10.02.02 *Performance Standards*

The following performance standards must be met:

- (a) *Traffic generation shall not exceed two hundred (200) passenger vehicle trips per day as estimated using the average weekday trip rate for the proposed use from the Institute for Transportation Engineers Trip Generation Manual;*
- (b) *Uses must have frontage and access from Routes 63/10 (Main Street);*
- (c) *Sound or noise levels may not exceed 60 dBA, at the boundary of the property;*
- (d) *Vibration, odor, or flashing that is perceptible without instruments may not occur beyond the parcel boundaries of the originating premises, except for warning devices for construction work;*

- (e) *Parking areas may not exceed ten (10) spaces and must be located to the side or rear of the buildings;*
- (f) *The hours of operation must be no earlier than 6 a.m. and no later than 9 p.m. The limitation on hours of operation shall not apply to Bed & Breakfasts.*
- (g) *A minimum five (5) foot wide buffer area shall surround the parking area and shall provide adequate screening of the parking area from abutting parcels. Such buffer area shall be planted with a combination of evergreen and deciduous shrubs that are at least five (5) feet in height.*
- (h) *At least one shade tree, with a minimum three (3) inch caliper and which is at least 15 feet in height, shall be planted in or adjacent to the parking area for every three parking spaces required or built;*
- (i) *Lighting shall be pedestrian in scale with fixtures not exceeding sixteen (16) feet in height and cut-off fixtures that direct light downward shall be used;*
- (j) *Lighting shall not produce illumination beyond the property boundaries and shall be in the white light spectrum;*
- (k) *Building materials shall be of wooden clapboards, cedar shingles, brick or stone. Alternative building materials may be used if they realistically simulate one or more of the above materials and if their use is approved by the Planning Board;*
- (l) *Roofs shall be gable or hip roofs with a pitch between 5:12 and 12:14.*
- (m) *Windows in the Main Street Village Center District must be double hung windows similar in style and pattern to existing historic buildings within the district.*
- (n) *Lighting fixtures in the Main Street Village Center District shall be consistent with the historic character of the district;*
- (o) *Signage shall be professionally constructed and shall not exceed twelve (12) square feet in size. One downlit sign made of wood, stone, brick, or wrought iron shall be allowed, which can be either freestanding or attached to the building. The design of the sign should reflect the scale and character of the structure or site and its surroundings.*

10.02.03 *Failure to Comply with Performance Standards*

If a use is required to meet the Performance Standards under Section 10.02.02 and is no longer in compliance with one or more of the Performance Standards, then the use shall either require a Special Permit or changes shall be made in order for the use to comply with all the Performance Standards under Section 10.02.02. If the use can no longer comply with the Performance Standards and cannot obtain a Special Permit, then the use must cease within 6 months from the date that the use was no longer in compliance with one or more of the Performance Standards under Section 10.02.02, or within 3 months of the date the Special Permit for the use was denied, whichever is first.

10.02.04 *Square Footage Requirements for Performance Standards*

The ability of a business to use the Performance Standards in order to be allowed by right according to Section 6.02 will be based on the cumulative square footage of all the businesses in a building.[†]

[†] For example, if a 2,000 square foot retail store exists in a 3,500 square foot building in the Main Street Village Center district, then any additional businesses in the same building would require Site Plan Review. If the existing retail store is only 1,000 square feet in size, then another business up to 1,000 square feet in size could be added by right in the building provided that the additional business met all the performance standards.

~~[This Northfield Protective Regulation By-Law current as of September 2000)]~~

TOWN OF NORTHFIELD
OFFICIAL ZONING MAP
20121987

Description:

Main Street Village Center (MVC) District

The Main Street Village Center (MVC) District within the Town of Northfield is located along State Route 63/10 (Main Street). The district starts at the Route 63-Route 10 intersection near the Bennett Meadow Bridge, and runs northerly to the intersection of Route 63/10 and Moody Street. The district extends 300 feet parallel and perpendicular to the existing centerline of State Route 63/10 in both an easterly and westerly direction from the existing centerline of Route 63/10.

Residential-Agricultural (RA) District

The RA District consists of all the lands lying within the easterly and westerly boundaries described below, excepting those lands in the Main Street Village Center District as described above.

Description:

Easterly Boundary of the RA District:

Starting at the New Hampshire State line on Winchester Road

- (1) Southerly 1,600 feet to a point
- (2) Then southerly in a straight line to a point
- (3) On School Street, 750 feet easterly of the intersection of Strowbridge Road and School Street, then easterly on School Street to
- (4) The intersection of School Street and Warwick Road, then southerly on Warwick Road to a point on Warwick Road
- (5) Located 2,000 feet easterly of the intersection of St. Mary's Street, Strowbridge Road and Warwick Road; then southerly in a straight line to the intersection of Old Turnpike Road and Commonwealth Avenue,
- (6) Then southerly along Commonwealth Avenue to the intersection with Gulf Road
- (7) Then easterly on Gulf Road to the intersection of Alexander Hill Road and Gulf Road
- (8) Then southerly in a straight line to the intersection of Old Wendell Road and Lyman Road
- (9) Then southerly along Old Wendell Road 2,000 feet to a point
- (10) Then southerly in a straight line to a point on South Mountain Road 2,000 feet easterly of the intersection of Rte. 63 and South Mountain Road
- (11) Then 2,000 feet easterly on South Mountain Road to a point
- (12) Then southerly in a straight line to a point on Pine Meadow Brook 1,000 feet easterly of Rte. 63
- (13) Then westerly on Pine Meadow Brook 500 feet to a point easterly from Rte. 63
- (14) Then southerly parallel to and 500 feet easterly of Rte. 63 to the Erving Town line

Description:

Westerly Boundary of RA District:

Starting at the Vermont State line at a point 1,000 feet westerly of Rte. 142,
southerly and parallel to Rte. 142 to the Bernardston Town line

Residential-Agricultural-Forested (RAF) District

The RAF district consists of all lands in the Town of Northfield excepting those lands in the Residential-Agricultural District (RA) and the Main Street Village Center District (MVC), as described above.