

Town of Bridgewater
Community and Economic Development Committee

April 3, 2024

6:30 PM

Joint Meeting with Planning Board

The meeting will be held virtually via Zoom.

To attend via video, click on the link below:

(<https://us06web.zoom.us/j/85047941910>)

To attend via phone, dial: 1(646) 876-9923

Meeting ID: 850 4794 1910

MEETING AGENDA

Disclosure: Pursuant to Section 20 of Chapter 20 of the Acts of 2020, An Act Relative to Extending Certain Covid-19 Measures Adopted During the State of Emergency, and the March 31, 2025, extension granted by Chapter 22 of the Acts of 2022, this meeting for the Town of Bridgewater will be fully remote and accessible to the public through remote participation to the greatest extent possible. No in-person attendance is permitted. Citizens who wish to tune in to the meeting may do so via Zoom.

A. Call to Order

B. Public Hearing

- a) Proposed Zoning Amendment Ordinance D-FY24-004: Central Business District and Form Based Code
Advertised in the Enterprise on 3/20/24 and 3/27/24

C. Adjournment of Meeting



Bridgewater Town Council

Introduced By: Erik Moore, Councilor
Susan Robinson, Councilor
Date Introduced: 1/2/2024
First Reading: 1/2/2024
Second Reading: 2/6/2024
Amendments Adopted:
Third Reading: 2/20/2024
Date Adopted:
Date Effective:

Proposed Zoning Amendment Ordinance D-FY24-004: Central Business District and Form Based Code

ORDERED, pursuant to MGL, Chapter 40A that the Town Council assembled votes to amend Zoning Ordinance amendment - Central Business District and Form Based Code, Amending Sec. 3.2 Table of Use Regulations; Sec. 4.2 Table of Dimensional Requirements; Sec. 6.1.4 for CBD Parking; Sec. 9.6, currently the standards for mixed-use in the CBD, modified as the standards for the Central Business District, Standard (CBD-S) proposed to remain under the purview of the Planning Board; a new Sec. 9.8 for the Central Business District, Redevelopment (CBD-R) that will focus on form-based code under administrative review; and Sec. 10.6 Site Plan Approval as attached.

Committee Referrals and Dispositions:

Referral(s)	Disposition(s)
Planning Board and Community & Economic Development	1/10/24: Public Hearing held
Planning Board	1/17/24: Voted 4-1 to recommend with suggested adjustments/edits.
Community & Economic Development	1/31/24: Voted 3-0 to recommend with amendments.

Attachments: 1. FBC Ordinance Packet

VOICE VOTE - REQUIRES MAJORITY OF THOSE PRESENT AND VOTING

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MEMORANDUM

To: Planning Board
Community and Economic Development Committee
From: Michael Dutton, Town Manager
Bob Rulli, CED Director
Cc: Town Council
Jason Rawlins, Town Attorney
Date: March 20, 2024
Re: Proposed amendments to draft form-based code

We are coming to the culmination of months of work to adopt a form-based code which will spur sensible and desirable development and allow us to conform to the MBTA Communities Act. The amendments outlined in this memo have been reviewed by, and in some cases recommended by, the Attorney General's office.

At its March 12 meeting, the Council took up the February 20 version of the code. One amendment was proposed to reduce the maximum allowable number of floors from 6 to 5. That amendment passed. The Planning Board and CED Committee are holding a joint public hearing on this slightly revised version on April 3.

Although presented at the February 20 meeting, the maps and checklist were not voted as an amendment to the form-based code. The code itself also requires some minor tweaking to some sections and requires the addition of the MBTA Communities Overlay District provision.

Here are the amendments that staff is recommending to the February 20 version (as amended on March 12 by the Council):

- The Table of Contents amended to reflect the additional appendices and repagination.
- 9.6.7 amended to delete, "Any density bonus for commercial units would require a payment for public infrastructure improvements, the amount to be negotiated." Monetary exactions as a condition of a land use permit must have an essential nexus and rough proportionality to the proposed development under a 2013 Massachusetts Supreme Judicial Court ruling.
- 9.9 MBTA Communities Overlay District (MBTACOD) added to the Form-based code. The addition of section 9.9 does not change the substance of the remaining proposed revisions to zoning. It is language recommended by the Town's consultants to ensure compliance with the MBTA Communities law passes in January of 2021. It confirms one of the tenants of the Form-based code of encouraging the production of a variety of privately funded housing types and sizes within walking distance of the MBTA public transit. The addition confirms compliance with the law.

- CBD Zoning Districts map added to identify the specific CBD zoning districts: CBD-Redevelopment and CBD-Standard.
- Frontage Types Regulating Plan map added to identify the areas where specific frontage requirements are outlined in the form-based code.
- MBTA Communities Overlay District map added to clearly identify the MBTA overlay area.
- Town of Bridgewater FBC Submission Checklist added to the form-based code to clearly identify what is required for administrative approval of a proposed redevelopment.

Included with your materials are:

- A) This memorandum.
- B) The February 20 version of the code with the one voted amendment included (5 stories from 6).
- C) The “redlined” version of the code with staff suggested amendments incorporated and identified with staff comments.
- D) A memorandum from Horsley Witten Group as background to explain the MBTA Communities Act and the compliance exercises required of MBTA communities.

After the Planning Board and CED hearing, the respective boards can forward to the Council recommended changes to the form-based code. If there are no changes recommended other than staff recommended changes, the boards may simply recommend the additions and deletions noted in this memo and in the “redlined” version.

Please reach out to Bob Rulli or me if you have any questions regarding the proposed zoning changes. Given the complexity of any zoning change, we have tried to make this as simple and straight forward as possible after a confusing start.

2024-2-20 Version with One Voted Amendment

Second Reading Draft, dated March 12.

This draft is the same version presented to the Town Council on February 20, 2024 with one amendment made at the Council's March 12 meeting. At that meeting, the Council approved a reduction from 6 stories to 5 stories under 9.8.6.4 Transitional Frontage, section 4 and 9.8.6.5 Flex Frontage, section 4. That change is reflected in this document.

Central Business District: Proposed Zoning Text Edits

Below are recommendations for zoning text changes for the CBD. This includes changes to: Sec. 3.2 Table of Use Regulations; Sec. 4.2 Table of Dimensional Requirements; Sec. 6.1.4 for CBD Parking; Sec. 9.6, currently the standards for mixed-use in the CBD, modified as the standards for the Central Business District, Standard (CBD-S) proposed to remain under the purview of the Planning Board; a new Sec. 9.8 for the Central Business District, Redevelopment (CBD-R) that will focus on form-based code under administrative review; and Sec. 10.6 Site Plan Approval.

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3.2 TABLE OF USE REGULATIONS

The following edits should be made to the table . . .

A. Residential Uses

4. Multi-family dwellings

Consider marking this with an asterisk under CBD (rather than 'N') and adding a footnote below the Residential Uses table that says, "See Sections 9.6 and 9.8"

4a. Mixed use buildings

Mark as 'Y' under CBD (rather than 'PB')

{ . . . }

A. Accessory Uses and Off-Street Parking

15. Conversion of existing structure into a mixed use with a maximum of one commercial use on the first floor and two residential units. The conversion shall maintain the appearance of the existing structure.

Consider striking this use since Mixed use buildings are proposed to be a permitted use per the above.

4.2 TABLE OF DIMENSIONAL REQUIREMENTS

Central Business District, Standard & Redevelopment

Minimum Lot Size	No minimum lot size for existing non-conforming lots. Newly created lots require 10,000 sq. ft.
Minimum Lot Area Per Dwelling Unit	See Sec. 9.6.7 Density for CBD-S – N/A for CBD-R
Minimum Lot Frontage	No minimum lot frontage for existing non-conforming lots. New lots require 100 feet.
Minimum Depth FRONT/REAR/SIDE	No setback front or side requirements for existing non-conforming lots. New lots require 5' front and 5' side setbacks. All lots require 15 feet rear setback.
Maximum Building Height STORY/FEET	3.5 /45' CBD-S 4/45' CBD-R
Maximum % Building Coverage	No restrictions – determine by the required yard depth and parking requirements.
Maximum % Lot Coverage	80%
Minimum % Open Space	20%
Maximum % Impervious	N/A

- See Section 9.8 for exceptions to maximum building height in CBD-R

6.1.4 CBD Parking.

1. In the Central Business District, required off-street parking facilities or loading bays may be located on any lot within five hundred feet of the principal use they are designed to serve. Where the inclusion of loadings bays is not practical, loading from the street will be allowed during prescribed posted hours. The distance shall be measured as a straight line between the two closest points of the property lines. If the property on which the off-site parking is located is owned by anyone other than the property owner of the principal use, the property owner of the principal use must secure a letter of agreement with the other property owner confirming the indefinite use of the property for off-site parking.
2. In the Central Business District, all off-street parking spaces (surface or structured) and loading bays which are to be constructed or expanded, shall be constructed or expanded between a principal building and the rear and/or side lot lines unless otherwise allowed under paragraph 3, below. Such parking spaces or bays shall be set back at least the same distance as the principal building from the right of way of any street or a minimum of twenty feet, whichever is greater.
3. In the Central Business District-S, all off-street parking facilities existing as of the effective date of these provisions may be expanded between the setback line of the principal building and any street, provided a special permit is granted by the Planning Board. The special permit shall be granted if the Planning Board determines that such expansion could not be adequately accommodated elsewhere on the lot, and the design and layout of said improvements and related appurtenances are approved under Section 10.6 Site Plan Approval.
4. Applicants for development or redevelopment within the Central Business District-S or R, who cannot meet parking requirements on site (and/or off site per Section 6.1.4.1 above) shall demonstrate that there will, at a minimum, be no net loss of parking on site. Parking below the minimum requirement established in this section shall be allowed only through a special permit granted by the Planning Board, and shall be subject to the following requirements:
 - a. The applicant cannot meet the parking standards of these bylaws on the property where the use is proposed and/or on any lot within five hundred feet.
 - b. As many parking spaces as reasonably feasible have been added on site and/or off site in an attempt to meet the parking requirements, and, at a minimum, there has been no reduction in the existing number of parking spaces on site.

An applicant for no net loss of parking must submit an application for a special permit which contains a statement addressing both of the requirements set forth above.

9.6 CENTRAL BUSINESS DISTRICT, STANDARD (CBD-S)

9.6.1 Purpose. The purpose of this Section is to allow for mixed-use development within the Central Business District, Standard (CBD-S) to expand small retail and restaurant uses while providing flexibility to respond to changing household sizes and needs.

9.6.2 Powers and Administrative Procedures. The demolition of an existing building on a property in the CBD-S, and any subsequent redevelopment of that property, may be allowed through the site plan and special permit process. Any new construction that does not involve demolition of an existing building and any addition to an existing building are allowed by right and shall not require a special permit but will require site plan review, so long as they comply with all other sections of these zoning bylaws, including Section 4.2 Table of Dimensional Requirements. Special permits for demolition shall not be required where emergency or immediate demolition is required to protect the safety and welfare of the public as determined by the Building Inspector.

The Planning Board is hereby designated the Special Permit Granting Authority (SPGA) for demolition in the CBD-S. The SPGA shall adopt rules relative to the issuance of special permits for demolition in the CBD-S and file a copy with the Town Clerk. The SPGA shall follow the procedural requirements for special permits as set forth in Section 9 of M.G.L. Chapter 40A. Note that historic properties in this area are also subject to Chapter 120 (Historic Properties) of the Town Code, including Article IV Demolition Delay.

9.6.3 Finding; Conditions. In all matters in which it has jurisdiction to issue Special Permits pursuant to the provisions of this Section, the Planning Board may issue such Special Permits only upon a finding that the proposed demolition and redevelopment is in harmony with the general purpose and intent of this Section. Any such Special Permit shall be subject to such conditions and safeguards as the Planning Board may prescribe and shall include design guidelines applicable to development of the site. In reviewing any application for such a Special Permit, the Planning Board shall give due consideration to promoting the public health, safety, convenience, and welfare; shall encourage the most appropriate use of land; and shall permit no building or use that is injurious, noxious, offensive or detrimental to its neighborhood.

9.6.4 Approval Criteria. No Special Permit or Site Plan under this Section shall be granted unless the Planning Board finds that:

1. The Plan complies with the provisions of this Article.
2. The impact of the development activities shown on the Plan is anticipated to be of benefit to the Town.
3. The Plan provides adequately for the convenience and safety of vehicular and pedestrian movement within the Project and in relation to streets, property or improvements outside the Project.

4. The Plan provides for the adequacy of the methods of disposal of sewage, refuse and other wastes, provision of utilities, and the methods of drainage for surface water and seasonal flooding, if any, and adequate provision of water for domestic purposes.

After notice and public hearing and after due consideration of the reports and recommendations of other town boards, commissions and/or departments, the SPGA may grant such a permit. The SPGA shall also impose, in addition to any applicable conditions specified in this section, such applicable conditions as the SPGA finds reasonably appropriate to improve the site design, housing, traffic flow, safety and/or otherwise serve the purpose of this section. Such conditions shall be imposed in writing and the applicant may be required to post a bond or other surety for compliance with said conditions in an amount satisfactory to the SPGA.

9.6.5 Application. No special permit for demolition in the CBD-S shall be granted unless the application and site plan meet the requirements contained in this Section and the SPGA's Rules and Regulations for demolition in the CBD-S applications.

9.6.6 Requirements. All development within the CBD-S, unless otherwise specified below, is subject to the following requirements:

1. The location, size, and proposed uses of the development are properly located on the site.
2. Adjacent properties are protected from nuisance caused by noise, fumes, drainage, shading, traffic, and/or glare of lights.
3. Significant natural features are preserved as much as possible.
4. Historic features or buildings are preserved as much as possible.
5. Properties located within the Historic District shall comply with the rules and regulations of the Historic District Commission.
6. For all new construction, ground floors must be designed to accommodate commercial use to a depth of at least 20 feet from the front façade, by maintaining a floor to ceiling height of at least 15 feet within this depth. (Note that any use allowed in the CBD per Section 3.2 Table of Use Regulations is permitted so long as the ground floor is designed to accommodate commercial uses.)
7. Architectural details of new buildings and additions, and textures of wall and roof materials, should be harmonious with the building's overall architectural style and should preserve and enhance the character of the surrounding area and meet the Design Standards of Section 9.6.8.
8. For new buildings and additions, the mass, proportion, and scale of the building, and proportions and relationships between doors and windows, should be harmonious among themselves and with those of the surrounding area and meet the Design Standards of

Section 9.6.8.

9. Parcels in contiguous ownership shall be designed as and considered one project.
10. Parking shall comply with Section 6.1.4 CBD Parking.
11. All drive aisle widths shall be a minimum of 18' unless one-way traffic is proposed, and all parking areas shall maintain a minimum of 10% of the gross area as landscaping in addition to any other requirement in this Ordinance.
12. Drives and parking areas shall not be illuminated by lighting fixtures higher than twenty (20) feet. Sidewalks shall not be illuminated by lighting fixtures higher than fifteen (15) feet.
13. All lighting fixtures shall be shielded to have a total cutoff of all light at less than ninety (90) degrees. The total cutoff of all light shall occur within the property lines of the parcel to be developed.

9.6.7 Density. The allowed residential density under this Section is 18 units per acre. For a mixed use or multi-family residential development in the CBD-S, Density Bonuses may be granted by special permit solely at the discretion of the Planning Board serving as the SPGA, if the Board finds that the bonus provides a significant benefit to the Town of Bridgewater or the public at large. The Planning Board may allow for density bonuses of additional residential units until the total residential density reaches up to 26 units per acre for the following:

1. Preservation of Historic Structures – 2 units for the preservation of 1 Structure.
2. Mixed Income Housing & Public Improvements - Any density bonus for residential units would require a minimum of 10% of the additional units to be income restricted. Any density bonus for commercial units would require a payment for public infrastructure improvements, the amount to be negotiated.
3. Providing Solar Energy or Green Roofs if allowed under the Town's zoning ordinance – 1 unit for the construction of solar energy or green roof for each building.

9.6.8 Design Standards. The standards below apply to any new construction as well as to additions, as relevant (for example, an addition to the rear of an existing building would not trigger compliance with standards related to frontages and front façades). Design standards do not apply to a change of use in an existing building that is not being expanded with an addition.

1. The building's location shall be visually parallel or perpendicular to the street. The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roof line, roof pitch, arrangement of openings, color, exterior materials, proportion and scale of existing buildings in the vicinity.

2. Buildings shall be placed close to the road and sidewalk to encourage pedestrian traffic; long horizontal facades shall be avoided by incorporating recesses and projections, of a minimum of two feet in depth; entrance ways shall be emphasized by use of rooflines, changes in materials, landscape treatments or other architectural elements; franchise architecture with highly contrasting color scheme, non-traditional forms, reflective siding and roof materials shall be avoided; drive-through elements shall be architecturally incorporated into the building; drive-through elements generally shall not face the street; the material used for additions shall complement the materials of the original structure.
3. Building styles do not necessarily have to be identical to existing styles or mimic historic styles but should be complimentary and enhance the appearance of the area.
4. Buildings may be 3.5 stories tall or 45' in height.
5. Rooflines: Pitched roofs are preferred, but flat roofs may be allowed for taller buildings and when green roofs are proposed; roof colors shall be earth tones or a color that is darker than the facade and garish roof colors shall not be used; visible roofing materials shall complement the color and texture of the building's facade; roof mounted mechanical equipment shall be screened from public view or grouped at the rear of the structure where visibility is limited.
6. Twenty percent (20%) of the gross square feet of each lot shall be vegetated open-space. A landscaping plan stamped by a Registered Landscape Architect shall be submitted to the SPGA for review and approval.
7. Street facades should ensure that the building and landscaping enhances the streetscape and does not detract from the character of the area.
8. Building Signs: sign colors shall complement the colors on the building; carved wooded signs are encouraged; internally illuminated signs are not allowed; lighting fixtures illuminating signs shall be located so light is directed only onto the sign facade.
9. A minimum of 30% of the building's street side facade shall contain windows or glass-fronted doors on the ground floor and a minimum of 20% on the upper stories. The windows shall be divided by muntins and framed with a casing trim; awnings shall be designed as an integral part of the building facade; metal awnings are discouraged.
10. The requirement for commercial development may be accommodated on an adjacent parcel or parcels, providing the commercial development is constructed in conjunction and coordination with the residential development and reflects the character of a village or town center. An approved site plan of the entire development project must outline project phasing and scheduling as well as conditions of approval. Unless otherwise

permitted elsewhere in this Section, no residential units are allowed on the ground floor of a mixed use development within the CBD-S.

9.6.9 Compliance. An as-built plan, certified by a registered professional land surveyor or engineer, shall be submitted to the Planning Board and the Building Inspector before the issuance of a permanent occupancy permit. The as-built plan shall attest to a development's conformity to its approved site plan by indicating landscaping, buildings, drainage flow, number of parking stalls, and limits of parking areas and drives.

Any changes in any approved special permit shall be submitted to the SPGA for review and approval prior to the issuance of a permanent occupancy permit.

9.8 CENTRAL BUSINESS DISTRICT, REDEVELOPMENT (CBD-R)

9.8.1 Purpose. The purpose of this Section is to allow for the redevelopment of the Central Business District, Redevelopment (CBD-R) to expand walkable, mixed-use commercial centers while responding to the need for multi-family residential development in proximity to retail, services, and transit.

9.8.2 Note on Definitions. Terms specifically defined in Section 9.8.17 are identified in ALL CAPITAL LETTERS.

9.8.3 Applicability. This Section 9.8 shall apply to all development in the CBD-R other than changes of use in an existing structure, without additions.

9.8.3.1 Exemptions. The following activities shall be exempt from the provisions of this Section 9.8.

1. Normal maintenance of stormwater management systems as defined by the WETLANDS PROTECTION ACT (MGL CH. 131, §40) regulation 310 CMR 10.04 and MGL CH. 40A §3.
2. Emergency projects necessary for the protection of the public health or safety, provided that the work is to be performed or has been ordered to be performed by any agency of the Commonwealth or by the Town Manager.
3. Emergency repairs to existing utilities.

9.8.4 Development Plan Review. This section establishes the procedural and substantive provisions for the development of land in order to meet the unique growth and development issues of the CBD-R. Any development proposal submitted under this section must submit a completed Town of Bridgewater FBC Checklist (Appendix A).

9.8.4.1 Determination of Compliance. Compliance with the Town of Bridgewater FBC Checklist will be determined by Town Staff.

9.8.4.2 Development Plan Review Process.

1. Preliminary Application Review
 - a. Prior to the submittal of a Development Plan Review application, all DEVELOPMENT PROJECTS shall submit materials to DCED for a preliminary application review meeting with DCED staff. The purpose of the preliminary application shall be to afford the applicant input from DCED staff during the

formative stages of the concept design and to highlight areas where the applicant may need to give additional attention prior to filing a Development Plan application. A preliminary application meeting is intended to encourage discussion and to provide guidance to the applicant. However, any opinions or advice offered by DCED staff shall not constitute or imply an approval or a denial of a project.

- b. The current owner of record or an authorized representative may request a preliminary application review meeting by submitting the required materials with a cover letter that is time-stamped at the Town Clerk's Office. The materials shall include one (1) original and seven (7) copies on a flash drive of the required conceptual materials per the CBD-R Preliminary Application Submission Requirements and Checklist.
- c. Prior to scheduling a preliminary application review meeting, and within ten (10) days of receiving the request, DCED shall notify the applicant as to whether the materials are adequate for a preliminary application review meeting and, if applicable, specify the time and location for the meeting. Said meeting shall be scheduled to occur within twenty (20) days of receiving the original request for a preliminary application review meeting. A petitioner may request to reschedule this meeting for another time through direct consultation with DCED.
- d. Comments shall be compiled by DCED staff and forwarded to the current owner of record or the authorized representative within five (5) business days of the review meeting. A copy of said comments shall be transmitted to the Building Inspector and the Town Clerk.

2. Development Plan Review Process

- a. Upon advisement from DCED on the preliminary application review, an applicant may submit a complete Development Plan to DCED pursuant to the requirements of Section 9.8.4.3 and the Development Plan Review Application and Checklist.
- b. DCED Staff shall review all applications for completeness within ten (10) days of receiving the application. If deemed incomplete, based on the contents of the Development Plan Review Application and Checklist, DCED shall send a letter to the applicant via certified mail detailing the missing items and the applicant shall be invited to resubmit. Once the DCED Director deems an application complete, Staff will schedule a public information meeting.
- c. Within thirty (30) days of deeming the application complete, DCED Staff shall determine whether the application satisfies all the checklist requirements. If it

does, the application shall be approved. If it does not, DCED Staff shall submit, in writing, any shortcomings to the applicant. Denied applications may be submitted again once any shortcomings are addressed.

- d. Where an application requires a variance as determined by the DCED Director, the application may be conditionally approved by DCED Staff, pending the outcome of the variance request as described in Section 9.8.6.

9.8.4.3 Development Plan Review Submittals.

1. The current owner of record or an authorized representative shall submit a copy of the development plan review application to DCED after the original application is time-stamped at the Town Clerk's Office.
2. All plans and drawings submitted to the Staff shall be prepared by a professional licensed in the Commonwealth of Massachusetts in the applicable discipline (i.e. architecture, landscape architecture, and engineering) and shall include all information required as part of the Development Plan Review Application and Checklist.

9.8.5 Waivers and Variances.

9.8.5.1 Waivers. A waiver may be requested for any of the checklist requirements referenced in Section 9.8.4 which may not be applicable to a particular project. An applicant may request a waiver, which may be granted at the discretion of the DCED.

9.8.5.2 Variances. Variances may be sought through the Board of Appeals per Section 10.3.2 Powers of the Board of Appeals.

9.8.6 Envelope Standards.

9.8.6.1 Introduction.

1. The BUILDING ENVELOPE STANDARDS (BES) establish both the limitations and specific requirements for building form and frontages.
2. The form and function regulations work together to create the STREET-SPACE while allowing the building design greater latitude behind the façades.

9.8.6.2 General Standards. The following regulations apply to all BES, unless expressly stated otherwise within an individual BES or on the REGULATING PLAN.

1. Transitions. When the BES designation changes from Mixed-use (MU) or Transitional Frontage to Flex Frontage along the STREET-SPACE FRONTAGE or at the BLOCK CORNER within a DEVELOPMENT PROJECT or BES SITE, the applicant should

continue the MU or Transitional Frontage for a maximum additional distance of 50 feet along that STREET-SPACE FRONTAGE or around that BLOCK CORNER.

2. Façade Composition

a. Intent and Guiding Illustrations

- i. Façade Compositions should create building facades that bring out changes in plane, material texture, and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest for the pedestrian environment by providing human-scaled architectural character and avoiding large areas of undifferentiated or blank building facades. Through the careful selection of materials, FENESTRATION, and ornamentation, the FAÇADE COMPOSITION should appear as a unified whole rather than a collection of unrelated parts. The statements in this paragraph and illustrations which follow on the following page are advisory only. Specific prescriptions of this section are provided in the standards below:

1. Requirements and Configurations

- a. Building FACADES must have changes in the surface plane through the use of elements such as bay windows, cornices, piers, pilasters, recessed storefronts, lobby entrances, seat walls, sills, wall thickness, or recessed or projecting windows.
- b. The maximum length of the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall be no more than 100 feet for all BES frontages. Modifications to the façade of existing buildings are exempt. DEVELOPMENT PROJECTS with STREET-SPACE frontage of less than 150 feet on a BLOCK FACE are exempt from the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER.
- c. Building FACADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.

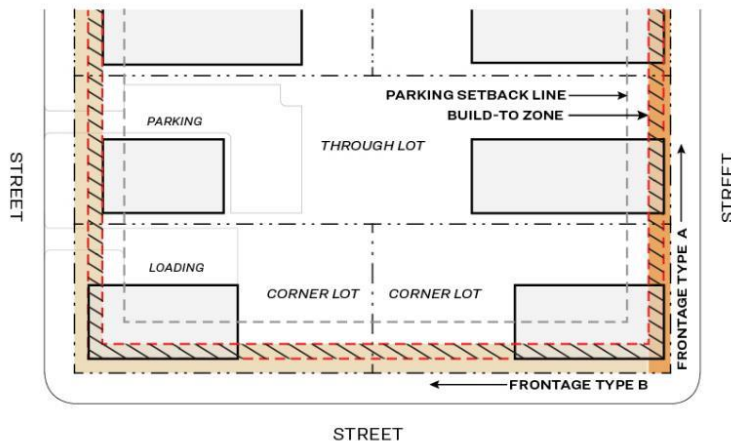
- d. The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each FAÇADE.

3. Height

- a. The height of all buildings is regulated in STORIES. The minimum length and height of the FACADE that is required at the BUILD-TO ZONE is shown on the appropriate BUILDING ENVELOPE STANDARD.
- b. A half story is not included in the maximum STORY limit.
- c. Where any part of a parking structure constructed or approved under this Ordinance is located within 30 feet of another building constructed or approved under this Ordinance that portion of the parking structure shall be no taller than the allowable height for that building's primary roof ridge or parapet height.
- d. A MEZZANINE is internally accessible from, and a continuation of, the GROUND STORY use. Any STORY above the GROUND STORY that does not meet the definition of a MEZZANINE shall be considered a STORY.
- e. The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.
- f. Roof access for amenities is permitted (and does not count against the maximum STORY limit of their BES). Occupiable space for associated amenities, building code requirements, or other common area spaces is permitted within the penthouse enclosure.

4. Siting

- a. Building FACADES shall be built to the BUILD-TO ZONE as prescribed in the BES.
- b. The PARKING SETBACK LINE is 20 feet behind the property line and extends vertically from the first-floor level as a plane unless otherwise indicated on the REGULATING PLAN or in the BES. Vehicle parking shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade, on-street, or as otherwise indicated on the REGULATING PLAN or in the BES.



- c. CORNER LOTS and THROUGH LOTS shall satisfy all BES frontage requirements for each designated BES. For such lots, garbage bins, pick-up locations, and loading docks shall be located behind the PARKING SETBACK LINE. (See Diagram)
- d. Curb cuts and driveways shall be located at least 50 feet away from any BLOCK CORNER or parking GARAGE ENTRY on the same BLOCK face.
- e. One curb cut per BES SITE is permitted on Broad Street, or two if the distance between is over 200 feet.

5. Elements

- a. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE with street FRONTAGE. No GROUND STORY FAÇADE may include a section greater than 75 feet without a functioning entry door unless otherwise specified in the BES.
- b. Neither BALCONIES nor STOOPS shall be enclosed above a height of 44 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a BALCONY above. BALCONIES may be a single-floor platform or multiple platforms stacked at the upper STORY levels.
- c. Half stories are permitted within all BES frontages. On any street FRONTAGE, windows in half stories may be located only in DORMERS and/or windows in gable-ends.
- d. DORMERS are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the FACADE length. DORMERS do not constitute a STORY when

they meet the foregoing standards.

- e. All FRONT PORCHES shall be completely covered, either by a roof or by being inset into the main body of the building. FRONT PORCHES may be screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET-SPACE.

6. Permitted Encroachments

- a. BAY WINDOWS, ramps, SHOPFRONTS, stairs, and STOOPS are permitted to encroach any required setbacks for a maximum of four (4) feet. Except for BALCONIES and upper-story BAY WINDOWS, none of these elements may encroach into any adjacent sidewalk.
- b. AWNINGS, BALCONIES, upper-story BAY WINDOWS, CANOPIES, and overhanging EAVES are permitted to encroach any required setbacks and the public right-of-way.
- c. A FRONT PORCH may encroach the front setback for a maximum of eight (8) feet.
- d. Temporary displays or café seating are permitted in the FRONTAGE ZONE of any adjacent sidewalk provided they do not encroach into any CLEAR PATH.
- e. Neither BALCONIES nor STOOPS may project to within 5 feet of a COMMON LOT LINE.

7. Uses

- a. All uses shall conform with Sec. 3.2 Table of Use Regulations.

8. Civic Buildings

- a. Publicly-owned CIVIC BUILDINGS are exempt from this Section 9.8.5.

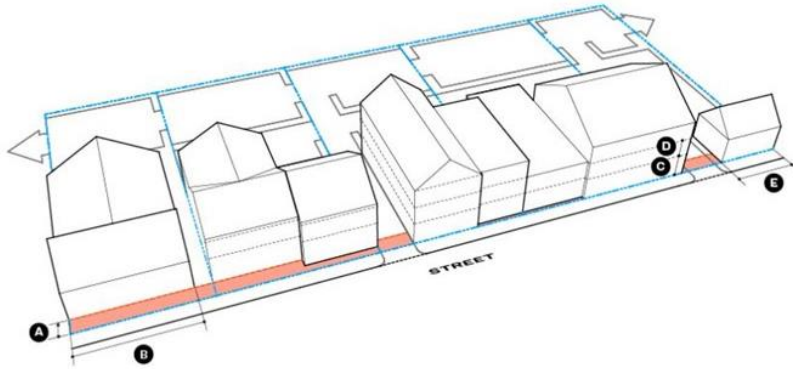
9.8.6.3 Mixed-use Frontage.

- 1. Illustrations And Intent. The photos and statements below are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Village Center Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The purpose of this frontage is to develop village-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. New development should continue the character and historic patterns of Central Square. This frontage requires GROUND STORY activation through commercial and other uses that address the needs of the community and strengthen Bridgewater's historical core and sense of place.



2. Siting



A Primary Front Setback (min/max)	0 ft	10 ft
Side Setback (min)	0 ft	
Rear Setback (min)	0 ft*	
Lot Coverage (max)	90%	

* If abutting Residential, the minimum rear setback is twenty (20) feet.

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	90%
Upper Story Fenestration (min/max)	20%	70%
Commercial Ground Story Space Depth (min)	25 ft	
Blank Wall (max)	20 ft	

4. Massing & Height

B Building width (max)	200 ft	
C Façade Build Out (min)	80%	
D Ground Story Height (min/max)	15 ft	20 ft
E Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4 stories	
Building Footprint (max)	6,000 sf	

* If located behind Frontage buildings, 16,000 sf is permitted.

5. Design Standards

- a. Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.
- b. When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.
- c. Building support functions, such as lobbies, rental offices, and club/activity rooms may be located at grade; however, excluding the lobby, no more than 25% of the BES SITE FRONTAGE shall be occupied by such uses.
- d. Loading and servicing shall be to the rear and off an alley, if present.
- e. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

9.8.6.4 Transitional Frontage.

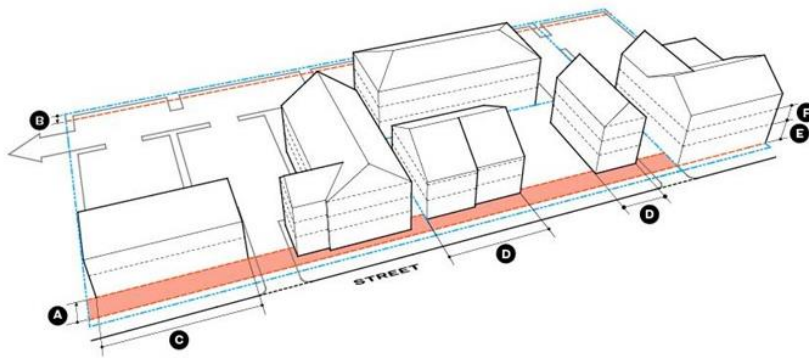
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Transitional Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The purpose of this frontage is to develop neighborhood-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. This frontage requires a CONVERTIBLE GROUND STORY to provide flexibility to changing community needs and ensure commercial activity can be located anywhere along the frontage type.





2. Siting



● Primary Front Setback (min/max)	5 ft	20 ft
Side Setback (min)	0 ft	
● Rear Setback (min)	10 ft*	
Lot Coverage (max)	75%	
Building Separation (min)	12 ft	

* If abutting Residential, the minimum rear setback is twenty (20) feet.

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	70%
Upper Story Fenestration (min/max)	20%	70%
Convertible Ground Story Space Depth (min)	30 ft	
Blank Wall (max)	20 ft	

4. Massing & Height

C Building width (max)	200 ft	
D Façade Build Out (min)	50%	
E Ground Story Height (min/max)	15 ft	20 ft
F Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4 stories*	
Building Footprint (max)	6,000 sf*	

* Up to ~~6~~ 5 stories is permitted for lots over 160,000 square feet provided the structure is behind FRONTAGE buildings on Broad Street, Spring Street or Plymouth Street and provided that any additional stories are occupied only by residential uses.

** If located behind FRONTAGE buildings, 25,000 sf is permitted.

Commented [MD1]: The Council voted an amendment at its March 12 to reduce the allowable number of stories from 6 to 5 under this section.

5. Design Standards

- Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.
- When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.
- Loading and servicing shall be to the rear and off the alley, if present.
- Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

- e. For RESIDENTIAL UNITS on the GROUND STORY, the finished floor elevation shall be no less than 3 feet above the average elevation of the fronting sidewalk for the BES SITE. Alternatively, the windowsills can be raised to a maximum of five (5) ft if landscaping is provided between the building and the right-of-way.

9.8.6.5 Flex Frontage

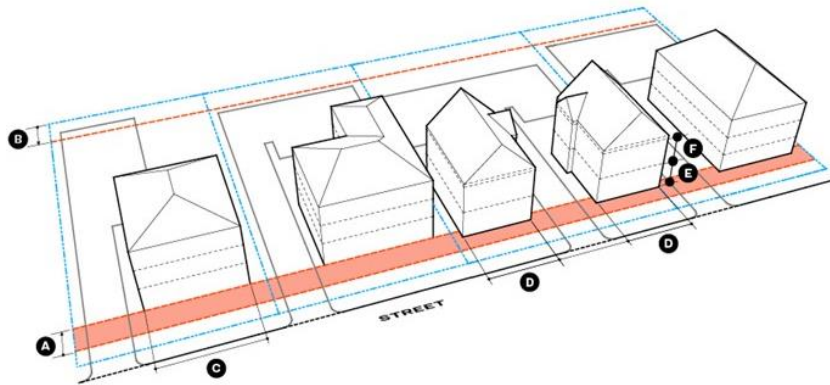
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Flex Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The purpose of this frontage is to develop neighborhood-scale buildings with a range of uses and housing types. Neighborhood-friendly businesses are allowed and encouraged, especially at intersections and adjacent to the village and neighborhood center frontages. All building space along the street frontage shall be commercial, retail, office or restaurant uses.





2. Siting



A Primary Front Setback (min/max)	10 ft	25 ft
Side Setback (min)	0 ft	
B Rear Setback (min)	20 ft	
Lot Coverage (max)	75%	
Building Separation (min)	12 ft	

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	70%
Upper Story Fenestration (min/max)	20%	70%
Blank Wall (max)	20 ft	

4. Massing & Height

Ⓒ Building width (max)	150 ft	
Ⓓ Façade Build Out (min)	50%	
Ⓔ Ground Story Height (min/max)	10 ft	20 ft
Ⓕ Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4stories*	
Building Footprint (max)	3500 sf	

* Up to 65 stories is permitted for lots over 160,000 square feet provided the structure is behind FRONTAGE buildings on Broad Street, Spring Street or Plymouth Street and provided that any additional stories are occupied only by residential uses.

** If located behind FRONTAGE buildings, 8,000 sf is permitted.

Commented [MD2]: The Council voted an amendment at its March 12 to reduce the allowable number of stories from 6 to 5 under this section.

5. Design Standards

- a. Loading and servicing shall be to the rear and off the alley, if present.
- b. For RESIDENTIAL UNITS on the GROUND STORY, the finished floor elevation shall be no less than 3 feet above the average elevation of the fronting sidewalk for the BES SITE. Alternatively, the windowsills can be raised to a maximum of five (5) feet if landscaping is provided between the building and the right-of-way.

9.8.7 General Architectural Standards

9.8.7.1 General Intent. The primary purposes of the General Architectural Standards, working in tandem with the Building Envelope Standards, are to:

1. reinforce, enhance, and support a vibrant and safe pedestrian environment through the application of high-quality materials and architectural designs and
2. to achieve an aesthetic that promotes a distinct visual identity, is rich in character, creates inviting public spaces, and is strengthened by the diversity and quality of its architecture and public spaces.

The character of new building facades should complement the materials and general scale of surrounding neighborhood buildings and, through the application of these standards, create a cohesive ensemble of buildings.

9.8.8 Building Wall Materials. All Illustrations and precedent images that follow are for illustrative purposes only, with no regulatory effect. They are provided as examples and shall not

imply that every element in the image is permitted.

9.8.8.1 Intent. The BUILDING WALL MATERIALS standards are intended to achieve simple configurations and solid craftsmanship. The building walls should be developed using construction techniques and structural constraints of time-tested, long-lasting building materials.

9.8.8.2 General Standards for all Buildings/Building Envelope Standards

1. To achieve simple configurations, the type and color variation of BUILDING WALL MATERIALS should be minimal and kept to three (3) or fewer.
2. BUILDING WALL MATERIALS appearing heavier in weight shall be used below materials appearing lighter in weight (i.e. wood above brick; stone above brick; brick below metal panel; etc.).
3. Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
4. Brick MASONRY may be painted.
5. All STUCCO surfaces shall have a smooth or sand finish and shall be painted.
6. All exposed MASONRY walls (i.e. STREET WALLS, GARDEN WALLS, other free-standing walls, parapet) shall have a cap to protect the top of the wall from the weather.
7. The following building wall materials are prohibited: EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products; Vinyl and aluminum siding; Prefabricated STUCCO panels and sprayed on STUCCO finishes.

9.8.8.3 Permitted Materials

1. Permitted building wall materials are masonry (brick, ground-face block, stone, or cast stone), clapboard (wood, Hardie board, or similar), cedar shingles, and terracotta.
 - a. Composition board may have smooth or grained finish.
2. Permitted ORNAMENTATION MATERIALS are metal or cementitious panels or elements, thin/veneer brick panels or tile, ceramic tile, stucco, and other decorative elements.

Examples of appropriate masonry walls



Examples of appropriate siding materials



9.8.9 Doors

9.8.9.1 Intent

1. Permitted materials for doors include wood, metal, glass, and pre-engineered metal and glass systems.
2. Garage doors:
 - a. When an alley is within or adjacent to a BES site, garage doors shall face toward the alley.
 - b. Garage doors clearly visible from the STREET-SPACE shall be no more than 12 feet in width, and where there are multiple garage doors, there shall be a separation between garage doors of at least 12 inches.

9.8.10 Windows

9.8.10.1 Requirements and Configurations

1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:
 - a. This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical or square glass or unenclosed openings.
 - b. Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section with a minimum width of 7 inches between glass or unenclosed openings.
 - c. Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.
2. Windows shall correspond to the clear height within a building and shall not span across the building structure such as floor structural and mechanical thicknesses. Windows on different story levels shall be separated by a minimum of 18-inch wall or framing element.
3. BAY WINDOWS shall create an opening of between four and eight feet in the main wall and shall project no more than 36 inches beyond the BUILD-TO ZONE.
4. Permitted window types: single-, double-, and triple-hung, casement, awning, clerestory, and transom.
5. When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed. Shutters shall be constructed of wood and shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear to be operable.
6. On all upper stories, a minimum of 40 percent of window glass area per story shall be operable and openable.
7. All window glass shall be clear and non-reflective, except as may be required for LEED or other green building standards.
8. FENESTRATIONS should be inset from the plane of the exterior wall surface.

9. Permitted materials for windows are wood, metal, glass, vinyl, fiberglass, and pre-engineered metal and glass systems.

Examples of appropriate doors



Examples of appropriate windows



9.8.11 Shopfronts

1. Requirements & Configurations

- a. The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. A durable BUILDING WALL MATERIAL shall be used below the SHOPFRONT window glass.
- b. SHOPFRONT window glass shall be clear, with a light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements).
- c. Window signs or other opaque window treatments or applications should be minimized. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet.

- d. SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.
- e. SHOPFRONTS shall be differentiated from the FAÇADE above by an EXPRESSION LINE.

Examples of appropriate shopfronts



9.8.12 Awnings and Canopies

9.8.12.1 Requirements & Configurations

1. The top of all AWNINGS shall be mounted no more than one (1) foot above the opening below. AWNINGS shall shade windows.
2. AWNINGS shall be made of durable fabric and may be either fixed or retractable. High gloss, plasticized, shiny, or reflective materials are prohibited.
3. Backlit AWNINGS are prohibited.
4. CANOPIES shall be mounted to the building wall and supported either from below brackets or from above by cables or chains or be structurally integrated with the building.
5. CANOPY framing shall be constructed of either metal or wood.
6. Permitted CANOPY roofing materials are metal standing seam (5V crimp or equivalent), slate, and glass.
7. For SHOPFRONTS and lobbies, AWNINGS and CANOPIES are encouraged to provide weather protection and reduce glare for display areas.
8. CANOPIES and AWNINGS should extend above the adjacent CLEAR SIDEWALK a minimum depth of three (3) to a maximum of six (6) feet and a minimum clear height of eight (8) feet.
9. CANOPIES or AWNINGS should not project within two (2) feet of a curb.

Examples of appropriate awnings and canopies



9.8.13 Roofs

9.8.13.1 Detached dwellings and two-family or duplexes shall be limited to gable, hip, and gambrel roofs. Shed roofs are permitted on DORMERS, PORCHES, STOOPS, CANOPIES, and BALCONIES.

9.8.13.2 Flat roofs shall have a parapet around the entire perimeter of the building.

9.8.13.3 All pitched roofs shall be as follows:

1. Roofs shall have a slope of no less than 4:12 to 12:12, except that the steep portion a gambrel roof may have a pitch up to 24:12.
2. All roofs, except shed roofs, shall be symmetrically sloped.
3. Pitched roofs, except those on the FAÇADE side of the building, may be “cut out” to allow roof access for terraces and mechanical equipment. The cut-out area shall not be within two (2) feet of the roof edge nor the ridge.
4. Roof eaves shall overhand the walls below.
5. Permitted roofing materials for pitched roofs are metal, slate, synthetic slate, cedar shingles, and composition shingles. Corrugated metal roofs are prohibited.

Examples of appropriate roofs



9.8.14 Mechanical Equipment and Ventilation

9.8.14.1 Requirements & Configurations

1. If MECHANICAL EQUIPMENT is located at grade, and CLEARLY VISIBLE FROM THE STREET-SPACE, it shall be screened by a PRIVACY FENCE or GARDEN WALL.

2. Air conditioning units shall not be installed over a doorway or protrude through any façade with FRONTAGE.
3. All MECHANICAL EQUIPMENT on a roof shall be screened.
4. All screening of MECHANICAL EQUIPMENT and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse to minimize visibility from surrounding streets and shall be a maximum height of 10 feet.
5. Louvers
 - a. Louvers should be installed in a clear zone above any shopfront windows.
 - b. Louvers should be finished to match the color of the surrounding shopfront elements and integrated with the façade design.
 - c. Insulated panels should be installed behind unused louvers that can be removed if the louvers are needed.

9.8.15 Street Walls, Garden Walls, and Privacy Fences

9.8.15.1 Garden Walls

1. Permitted materials for GARDEN WALLS are brick stone, cast stone, or other masonry faced with stucco, iron, steel, or a combination of masonry, iron, and steel. GARDEN WALLS may include panels of wood, metal, or dimensional composite material between piers.

9.8.15.2 Privacy Fences

1. Permitted materials for fences are wood, metal, dimensional composite material, and wood/dimensional composite material with masonry piers.
2. Chain link fences are prohibited.

9.8.15.3 Gates

1. Permitted materials for gates are wood, dimensional composite material, and metal, or combinations thereof.

9.8.16 Parking

1. Parking shall comply with Section 6.1.4 CBD Parking

9.8.17 Defined Terms. The following terms are defined as set forth below for the purpose of the CBD-R. Terms not defined here but defined elsewhere in the Town of Bridgewater Zoning Ordinance, shall have the meanings defined in the Town of Bridgewater Zoning Ordinance. If there are any conflicts between the terms defined in this Section 9.8.17 and those defined in Section 11.0 Definitions, those of Section 9.8.17 shall take precedence in the case of projects under this Section 9.8 .

Awning: A cantilevered, projected or suspended from a building to cover the sidewalk portion of the STREET-SPACE; or a roof-like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a CANOPY because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

Balcony: An exterior platform attached to the upper floors of the building FACADE.

Bay Window: A U-shaped (or similarly shaped) enclosure including a window, extending the interior space of the building outward from the FACADE.

BES Site: That portion of a DEVELOPMENT PROJECT that is subject to the standards of a single BUILDING ENVELOPE STANDARD.

Block: An increment of land that may include lots, alleys, BES SITES, and tracts, that is circumscribed and not traversed by STREET-SPACES (pedestrian pathways excepted).

Block Corner: The outside corner of a BLOCK at the intersection of any two STREET-SPACES. Inside corners, where the resulting angle formed by the BLOCK FACE is less than 190 degrees (concave) are not considered BLOCK CORNERS for the purposes of this Ordinance.

Block Face: The portion of a block between BLOCK CORNERS fronting a street.

Bracket: An architectural element and structural member that projects from a wall and may support weight.

Building Envelope Standards (BES): The part of this Ordinance that establishes basic parameters regulating building form.

Building Wall Materials: Primary materials that cover more than 25 percent of the building FACADE excluding FENESTRATION.

Build-to Zone: The area between a minimum and maximum setback where the FAÇADE of the building must be built within. Façade build-out requirements must also be met within this area.

Canopy: A bracketed or suspended cover projecting from the building over the sidewalk portion of the STREET-SPACE, or a roof-like covering placed over the sidewalk, windows, or doors, to provide protection from sun and rain and, unlike an awning, it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

Cap: The protective top layer of a masonry wall, such as a garden wall or parapet, is exposed to weather from above.

Civic Buildings: Buildings that house town and municipal uses and are on sites designated for those uses on the REGULATING PLAN.

Clear Height: Within a structure, the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Clear Path: An area within a STREET-SPACE that is prescribed to be clear of obstructions, paved with smooth concrete, and that allows public passage.

Clearly Visible from the STREET-SPACE: Many requirements of this Ordinance apply only where the subject is “CLEARLY VISIBLE FROM THE STREET-SPACE.” A building element more than 40 feet from a REQUIRED BUILDING LINE or STREET-SPACE is not CLEARLY VISIBLE FROM THE STREET-SPACE (such as elements facing a COMMON LOT LINE). Also, Common or party walls are not CLEARLY VISIBLE FROM THE STREET-SPACE. This does not exempt vehicle parking lots or parking structures from any BUILDING ENVELOPE STANDARD requirements.

Common Lot Lines: Lot lines shared by adjacent private lots.



Complete and Discrete Vertical Facade Composition: A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in all of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a ‘human scale’ for the STREET-SPACE:

1. Different fenestration type (window shape, proportion, and/or grouping);
2. Change in wall material, or in the case of masonry, a change in color and/or proportion of masonry units employed;
3. Change in total fenestration percentage of 10 percent or more; and

4. Change in the height of the cornice or roof line.

Corner Lot: A lot in which one side lot line is adjacent to a street or STREET-SPACE and where special frontage standards, building placement, fencing, and landscape requirements may apply.

Development Project: A property that is the subject of Town approval for development.

Dormer: A projecting architectural feature with a vertical window built out from a pitched roof.

Expression Line: A line prescribed at a certain level of a building for a major part of the width of a FACADE, expressed by a variation in material or by a limited projection such as a molding, BALCONY, or CANOPY.

Façade: The building elevation facing a STREET-SPACE. Building walls facing private interior courts, common lot lines, alleys, and PEDESTRIAN PATHWAYS are not FACADES.

Facade Composition: The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FACADE.

Fenestration: Glass area (including mullions and similar window frame elements with a dimension less than one inch) and/or unenclosed openings in the building wall area.

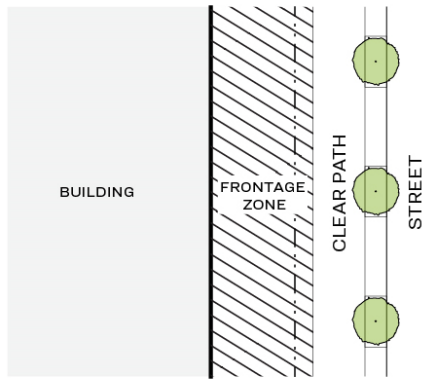
Front Porch: A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels and attached to a FACADE.

Front Yard: A private open space extending across the entire frontage width of the BES SITE between the FACADE and the CLEAR WALKWAY area of the sidewalk. This area is contiguous with the STREET-SPACE and includes any FRONT PORCH.

Front Yard Fence: The fence or wall located along and surrounding the FRONT YARD or a FRONTAGE ZONE.

Frontage: That portion of the building that is coincident with the BUILD-TO ZONE as required by this Ordinance.

Frontage Zone: The area within the STREET-SPACE between the building and the CLEAR PATH of any sidewalk.



Garage Entry: An opening in the building FAÇADE and/or STREET WALL, located behind a curb cut, where vehicles may enter into the BLOCK interior for general parking and business servicing.

Garden Wall: A wall defining a property line and/or delineating a private area.

Grade: The ground level or elevation at the outside of the building on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. The average GRADE shall be calculated individually along each Façade to establish the GROUND STORY.

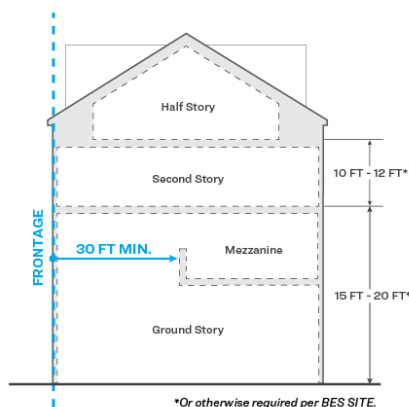
Ground Story: The first occupiable level of a building where at least 50 percent of the finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the SECOND STORY.

Header: A visible horizontal member (or assembly of members) spanning the top of a wall opening, such as for a door or window.

Masonry: A building wall material which may consist of brick, stone, concrete block, or cast stone, and which is bound together by mortar. This does not include pre-fabricated panels of masonry or masonry veneers.

Mechanical Equipment: Equipment including any heating, ventilation, and air conditioning (HVAC) or electrical machinery, including air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans (not including public sidewalk waste bins), storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, cellular antenna, and similar elements. Mechanical equipment does not include

solar panels or that which may be needed to power accessibility equipment, such as power door openers and wheelchair lifts.



Mezzanine: A partial STORY between the GROUND STORY and the SECOND STORY that is set back from the BUILDING FRONTAGE at least 30 feet and is no more than one third of the floor areas of the GROUND STORY.

Ornamentation Materials: Materials used to provide architectural accent on the FACADE and cover less than 25 percent of the FACADE excluding FENESTRATION.

Parking Setback Line: A line or plane that extends vertically up from the GROUND STORY floor level (unless otherwise noted on the REGULATING PLAN or BES) and is generally parallel to the property lot line. The PARKING SETBACK LINE establishes the closest point to the in which parking may be placed within the BES SITE.

Privacy Fence: A fence along alleys, pedestrian pathways, or COMMON LOT LINES.

Regulating Plan: The plan designates the STREET-SPACE frontage types and public spaces and includes the coding key for the BUILDING ENVELOPE STANDARDS.

Residential: Those uses set forth in Part A. Residential Uses in Section 3.2 Table of Use Regulations.

Second Story: The next story above the GROUND STORY.

Shopfront: That portion of the GROUND STORY FAÇADE FENESTRATION intended for marketing or merchandising of retail, business, and consumer service establishments per Section 3.2 Table of Use Regulations.

Sill: A horizontal member (or assembly of members) at the base of a window opening.

Stoop: An entry platform on the FACADE of a building that may be roofed but is not enclosed.

Story Height: The distance between one floor level and the floor level next above, or if there is no floor above, the ceiling above.

Street-Space: All space forward of and between REQUIRED BUILDING LINES, including but not limited to streets, PLAZAS, PEDESTRIAN PATHWAYS, MINI-PARKS, NEIGHBORHOOD PARKS, sidewalks, and transit service operator passenger platforms, but not GARAGE ENTRIES or ALLEYS.

Vestibule: An open or enclosed passage or hall, of not more than 30 square feet, between an exterior opening or door and the interior of a building.

Zero-Step Entry/Exit: An entrance that is flush at the threshold without steps.

10.6 SITE PLAN APPROVAL

10.6.1 Applicability. The following types of activities and uses require site plan review by the Planning Board:

1. Construction, exterior alteration or exterior expansion of or change of use within a municipal, institutional or residential structure with two or more dwelling units.

* CBD-R is exempt from this and should follow the Development Plan Review Process.

2024-3-20 Version with Proposed Amendments and Staff Comments
Maps and Checklist

Second Reading Draft with staff recommendations.
This draft is the same as the Second Reading Draft, dated March 12 with staff-recommended amendments that the Town Council may take up at an upcoming meeting. Staff recommendations are noted.

Central Business District: Proposed Zoning Text Edits

Below are recommendations for zoning text changes for the CBD. This includes changes to: Sec. 3.2 Table of Use Regulations; Sec. 4.2 Table of Dimensional Requirements; Sec. 6.1.4 for CBD Parking; Sec. 9.6, currently the standards for mixed-use in the CBD, modified as the standards for the Central Business District, Standard (CBD-S) proposed to remain under the purview of the Planning Board; a new Sec. 9.8 for the Central Business District, Redevelopment (CBD-R) that will focus on form-based code under administrative review; and Sec. 10.6 Site Plan Approval.

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Commented [MD1]: Staff suggestion: The Table of Contents is changed to include various appendices

3.2 TABLE OF USE REGULATIONS

The following edits should be made to the table . . .

A. Residential Uses

4. Multi-family dwellings

Consider marking this with an asterisk under CBD (rather than 'N') and adding a footnote below the Residential Uses table that says, "See Sections 9.6 and 9.8"

4a. Mixed use buildings

Mark as 'Y' under CBD (rather than 'PB')

{ . . . }

A. Accessory Uses and Off-Street Parking

15. Conversion of existing structure into a mixed use with a maximum of one commercial use on the first floor and two residential units. The conversion shall maintain the appearance of the existing structure.

Consider striking this use since Mixed use buildings are proposed to be a permitted use per the above.

4.2 TABLE OF DIMENSIONAL REQUIREMENTS

Central Business District, Standard & Redevelopment

Minimum Lot Size	No minimum lot size for existing non-conforming lots. Newly created lots require 10,000 sq. ft.
Minimum Lot Area Per Dwelling Unit	See Sec. 9.6.7 Density for CBD-S – N/A for CBD-R
Minimum Lot Frontage	No minimum lot frontage for existing non-conforming lots. New lots require 100 feet.
Minimum Depth FRONT/REAR/SIDE	No setback front or side requirements for existing non-conforming lots. New lots require 5' front and 5' side setbacks. All lots require 15 feet rear setback.
Maximum Building Height STORY/FEET	3.5 /45' CBD-S 4/45' CBD-R
Maximum % Building Coverage	No restrictions – determine by the required yard depth and parking requirements.
Maximum % Lot Coverage	80%
Minimum % Open Space	20%
Maximum % Impervious	N/A

- See Section 9.8 for exceptions to maximum building height in CBD-R

6.1.4 CBD Parking.

1. In the Central Business District, required off-street parking facilities or loading bays may be located on any lot within five hundred feet of the principal use they are designed to serve. Where the inclusion of loadings bays is not practical, loading from the street will be allowed during prescribed posted hours. The distance shall be measured as a straight line between the two closest points of the property lines. If the property on which the off-site parking is located is owned by anyone other than the property owner of the principal use, the property owner of the principal use must secure a letter of agreement with the other property owner confirming the indefinite use of the property for off-site parking.
2. In the Central Business District, all off-street parking spaces (surface or structured) and loading bays which are to be constructed or expanded, shall be constructed or expanded between a principal building and the rear and/or side lot lines unless otherwise allowed under paragraph 3, below. Such parking spaces or bays shall be set back at least the same distance as the principal building from the right of way of any street or a minimum of twenty feet, whichever is greater.
3. In the Central Business District-S, all off-street parking facilities existing as of the effective date of these provisions may be expanded between the setback line of the principal building and any street, provided a special permit is granted by the Planning Board. The special permit shall be granted if the Planning Board determines that such expansion could not be adequately accommodated elsewhere on the lot, and the design and layout of said improvements and related appurtenances are approved under Section 10.6 Site Plan Approval.
4. Applicants for development or redevelopment within the Central Business District-S or R, who cannot meet parking requirements on site (and/or off site per Section 6.1.4.1 above) shall demonstrate that there will, at a minimum, be no net loss of parking on site. Parking below the minimum requirement established in this section shall be allowed only through a special permit granted by the Planning Board, and shall be subject to the following requirements:
 - a. The applicant cannot meet the parking standards of these bylaws on the property where the use is proposed and/or on any lot within five hundred feet.
 - b. As many parking spaces as reasonably feasible have been added on site and/or off site in an attempt to meet the parking requirements, and, at a minimum, there has been no reduction in the existing number of parking spaces on site.

An applicant for no net loss of parking must submit an application for a special permit which contains a statement addressing both of the requirements set forth above.

9.6 CENTRAL BUSINESS DISTRICT, STANDARD (CBD-S)

9.6.1 Purpose. The purpose of this Section is to allow for mixed-use development within the Central Business District, Standard (CBD-S) to expand small retail and restaurant uses while providing flexibility to respond to changing household sizes and needs.

9.6.2 Powers and Administrative Procedures. The demolition of an existing building on a property in the CBD-S, and any subsequent redevelopment of that property, may be allowed through the site plan and special permit process. Any new construction that does not involve demolition of an existing building and any addition to an existing building are allowed by right and shall not require a special permit but will require site plan review, so long as they comply with all other sections of these zoning bylaws, including Section 4.2 Table of Dimensional Requirements. Special permits for demolition shall not be required where emergency or immediate demolition is required to protect the safety and welfare of the public as determined by the Building Inspector.

The Planning Board is hereby designated the Special Permit Granting Authority (SPGA) for demolition in the CBD-S. The SPGA shall adopt rules relative to the issuance of special permits for demolition in the CBD-S and file a copy with the Town Clerk. The SPGA shall follow the procedural requirements for special permits as set forth in Section 9 of M.G.L. Chapter 40A. Note that historic properties in this area are also subject to Chapter 120 (Historic Properties) of the Town Code, including Article IV Demolition Delay.

9.6.3 Finding; Conditions. In all matters in which it has jurisdiction to issue Special Permits pursuant to the provisions of this Section, the Planning Board may issue such Special Permits only upon a finding that the proposed demolition and redevelopment is in harmony with the general purpose and intent of this Section. Any such Special Permit shall be subject to such conditions and safeguards as the Planning Board may prescribe and shall include design guidelines applicable to development of the site. In reviewing any application for such a Special Permit, the Planning Board shall give due consideration to promoting the public health, safety, convenience, and welfare; shall encourage the most appropriate use of land; and shall permit no building or use that is injurious, noxious, offensive, or detrimental to its neighborhood.

9.6.4 Approval Criteria. No Special Permit or Site Plan under this Section shall be granted unless the Planning Board finds that:

1. The Plan complies with the provisions of this Article.
2. The impact of the development activities shown on the Plan is anticipated to be of benefit to the Town.

3. The Plan provides adequately for the convenience and safety of vehicular and pedestrian movement within the Project and in relation to streets, property, or improvements outside the Project.
4. The Plan provides for the adequacy of the methods of disposal of sewage, refuse and other wastes, provision of utilities, and the methods of drainage for surface water and seasonal flooding, if any, and adequate provision of water for domestic purposes.

After notice and public hearing and after due consideration of the reports and recommendations of other town boards, commissions and/or departments, the SPGA may grant such a permit. The SPGA shall also impose, in addition to any applicable conditions specified in this section, such applicable conditions as the SPGA finds reasonably appropriate to improve the site design, housing, traffic flow, safety and/or otherwise serve the purpose of this section. Such conditions shall be imposed in writing and the applicant may be required to post a bond or other surety for compliance with said conditions in an amount satisfactory to the SPGA.

9.6.5 Application. No special permit for demolition in the CBD-S shall be granted unless the application and site plan meet the requirements contained in this Section and the SPGA's Rules and Regulations for demolition in the CBD-S applications.

9.6.6 Requirements. All development within the CBD-S, unless otherwise specified below, is subject to the following requirements:

1. The location, size, and proposed uses of the development are properly located on the site.
2. Adjacent properties are protected from nuisance caused by noise, fumes, drainage, shading, traffic, and/or glare of lights.
3. Significant natural features are preserved as much as possible.
4. Historic features or buildings are preserved as much as possible.
5. Properties located within the Historic District shall comply with the rules and regulations of the Historic District Commission.
6. For all new construction, ground floors must be designed to accommodate commercial use to a depth of at least 20 feet from the front façade, by maintaining a floor to ceiling height of at least 15 feet within this depth. (Note that any use allowed in the CBD per Section 3.2 Table of Use Regulations is permitted so long as the ground floor is designed to accommodate commercial uses.)

7. Architectural details of new buildings and additions, and textures of wall and roof materials, should be harmonious with the building's overall architectural style and should preserve and enhance the character of the surrounding area and meet the Design Standards of Section 9.6.8.
8. For new buildings and additions, the mass, proportion, and scale of the building, and proportions and relationships between doors and windows, should be harmonious among themselves and with those of the surrounding area and meet the Design Standards of Section 9.6.8.
9. Parcels in contiguous ownership shall be designed as and considered one project.
10. Parking shall comply with Section 6.1.4 CBD Parking.
11. All drive aisle widths shall be a minimum of 18' unless one-way traffic is proposed, and all parking areas shall maintain a minimum of 10% of the gross area as landscaping in addition to any other requirement in this Ordinance.
12. Drives and parking areas shall not be illuminated by lighting fixtures higher than twenty (20) feet. Sidewalks shall not be illuminated by lighting fixtures higher than fifteen (15) feet.
13. All lighting fixtures shall be shielded to have a total cutoff of all light at less than ninety (90) degrees. The total cutoff of all light shall occur within the property lines of the parcel to be developed.

9.6.7 Density. The allowed residential density under this Section is 18 units per acre. For a mixed use or multi-family residential development in the CBD-S, Density Bonuses may be granted by special permit solely at the discretion of the Planning Board serving as the SPGA, if the Board finds that the bonus provides a significant benefit to the Town of Bridgewater or the public at large. The Planning Board may allow for density bonuses of additional residential units until the total residential density reaches up to 26 units per acre for the following:

1. Preservation of Historic Structures – 2 units for the preservation of 1 Structure.
2. Mixed Income Housing & Public Improvements - Any density bonus for residential units would require a minimum of 10% of the additional units to be income restricted.
~~Any density bonus for commercial units would require a payment for public infrastructure improvements, the amount to be negotiated.~~
3. Providing Solar Energy or Green Roofs if allowed under the Town's zoning ordinance – 1 unit for the construction of solar energy or green roof for each building.

Commented [MD2]: Staff suggestion: This language should be deleted per the Attorney General's comments. Under *Koontz v. St. John's Water Management District* 133 S.Ct. 2686 (2013), monetary exactions as a condition of a land use permit must have essential nexus and rough proportionality to the proposed development.

9.6.8 Design Standards. The standards below apply to any new construction as well as to additions, as relevant (for example, an addition to the rear of an existing building would not trigger compliance with standards related to frontages and front façades). Design standards do not apply to a change of use in an existing building that is not being expanded with an addition.

1. The building's location shall be visually parallel or perpendicular to the street. The design of proposed buildings, structures and additions shall complement, whenever feasible, the general setback, roof line, roof pitch, arrangement of openings, color, exterior materials, proportion and scale of existing buildings in the vicinity.
2. Buildings shall be placed close to the road and sidewalk to encourage pedestrian traffic; long horizontal facades shall be avoided by incorporating recesses and projections, of a minimum of two feet in depth; entrance ways shall be emphasized by use of rooflines, changes in materials, landscape treatments or other architectural elements; franchise architecture with highly contrasting color scheme, non-traditional forms, reflective siding and roof materials shall be avoided; drive-through elements shall be architecturally incorporated into the building; drive-through elements generally shall not face the street; the material used for additions shall complement the materials of the original structure.
3. Building styles do not necessarily have to be identical to existing styles or mimic historic styles but should be complimentary and enhance the appearance of the area.
4. Buildings may be 3.5 stories tall or 45' in height.
5. Rooflines: Pitched roofs are preferred, but flat roofs may be allowed for taller buildings and when green roofs are proposed; roof colors shall be earth tones or a color that is darker than the facade and garish roof colors shall not be used; visible roofing materials shall complement the color and texture of the building's facade; roof mounted mechanical equipment shall be screened from public view or grouped at the rear of the structure where visibility is limited.
6. Twenty percent (20%) of the gross square feet of each lot shall be vegetated open-space. A landscaping plan stamped by a Registered Landscape Architect shall be submitted to the SPGA for review and approval.
7. Street facades should ensure that the building and landscaping enhances the streetscape and does not detract from the character of the area.
8. Building Signs: sign colors shall complement the colors on the building; carved wooded signs are encouraged; internally illuminated signs are not allowed; lighting fixtures illuminating signs shall be located so light is directed only onto the sign facade.

9. A minimum of 30% of the building's street side facade shall contain windows or glass-fronted doors on the ground floor and a minimum of 20% on the upper stories. The windows shall be divided by muntins and framed with a casing trim; awnings shall be designed as an integral part of the building facade; metal awnings are discouraged.
10. The requirement for commercial development may be accommodated on an adjacent parcel or parcels, providing the commercial development is constructed in conjunction and coordination with the residential development and reflects the character of a village or town center. An approved site plan of the entire development project must outline project phasing and scheduling as well as conditions of approval. Unless otherwise permitted elsewhere in this Section, no residential units are allowed on the ground floor of a mixed use development within the CBD-S.

9.6.9 Compliance. An as-built plan, certified by a registered professional land surveyor or engineer, shall be submitted to the Planning Board and the Building Inspector before the issuance of a permanent occupancy permit. The as-built plan shall attest to a development's conformity to its approved site plan by indicating landscaping, buildings, drainage flow, number of parking stalls, and limits of parking areas and drives.

Any changes in any approved special permit shall be submitted to the SPGA for review and approval prior to the issuance of a permanent occupancy permit.

9.8 CENTRAL BUSINESS DISTRICT, REDEVELOPMENT (CBD-R)

9.8.1 Purpose. The purpose of this Section is to allow for the redevelopment of the Central Business District, Redevelopment (CBD-R) to expand walkable, mixed-use commercial centers while responding to the need for multi-family residential development in proximity to retail, services, and transit.

9.8.2 Note on Definitions. Terms specifically defined in Section 9.8.17 are identified in ALL CAPITAL LETTERS.

9.8.3 Applicability. This Section 9.8 shall apply to all development in the CBD-R other than changes of use in an existing structure, without additions.

9.8.3.1 Exemptions. The following activities shall be exempt from the provisions of this Section 9.8.

1. Normal maintenance of stormwater management systems as defined by the WETLANDS PROTECTION ACT (MGL CH. 131, §40) regulation 310 CMR 10.04 and MGL CH. 40A §3.
2. Emergency projects necessary for the protection of the public health or safety, provided that the work is to be performed or has been ordered to be performed by any agency of the Commonwealth or by the Town Manager.
3. Emergency repairs to existing utilities.

9.8.4 Development Plan Review. This section establishes the procedural and substantive provisions for the development of land in order to meet the unique growth and development issues of the CBD-R. Any development proposal submitted under this section must submit a completed Town of Bridgewater FBC Checklist (Appendix A).

9.8.4.1 Determination of Compliance. Compliance with the Town of Bridgewater FBC Checklist will be determined by Town Staff.

9.8.4.2 Development Plan Review Process.

1. Preliminary Application Review

- a. Prior to the submittal of a Development Plan Review application, all DEVELOPMENT PROJECTS shall submit materials to DCED for a preliminary application review meeting with DCED staff. The purpose of the preliminary application shall be to afford the applicant input from DCED staff during the formative stages of the concept design and to highlight areas where the applicant may need to give additional attention prior to filing a Development Plan application. A preliminary application meeting is intended to encourage discussion and to provide guidance to the applicant. However, any opinions or advice offered by DCED staff shall not constitute or imply an approval or a denial of a project.
- b. The current owner of record or an authorized representative may request a preliminary application review meeting by submitting the required materials with a cover letter that is time-stamped at the Town Clerk's Office. The materials shall include one (1) original and seven (7) copies on a flash drive of the required conceptual materials per the CBD-R Preliminary Application Submission Requirements and Checklist.
- c. Prior to scheduling a preliminary application review meeting, and within ten (10) days of receiving the request, DCED shall notify the applicant as to whether the materials are adequate for a preliminary application review meeting and, if applicable, specify the time and location for the meeting. Said meeting shall be scheduled to occur within twenty (20) days of receiving the original request for a preliminary application review meeting. A petitioner may request to reschedule this meeting for another time through direct consultation with DCED.
- d. Comments shall be compiled by DCED staff and forwarded to the current owner of record or the authorized representative within five (5) business days of the review meeting. A copy of said comments shall be transmitted to the Building Inspector and the Town Clerk.

2. Development Plan Review Process

- a. Upon advisement from DCED on the preliminary application review, an applicant may submit a complete Development Plan to DCED pursuant to the requirements of Section 9.8.4.3 and the Development Plan Review Application and Checklist.

- b. DCED Staff shall review all applications for completeness within ten (10) days of receiving the application. If deemed incomplete, based on the contents of the Development Plan Review Application and Checklist, DCED shall send a letter to the applicant via certified mail detailing the missing items and the applicant shall be invited to resubmit. Once the DCED Director deems an application complete, Staff will schedule a public information meeting.
- c. Within thirty (30) days of deeming the application complete, DCED Staff shall determine whether the application satisfies all the checklist requirements. If it does, the application shall be approved. If it does not, DCED Staff shall submit, in writing, any shortcomings to the applicant. Denied applications may be submitted again once any shortcomings are addressed.
- d. Where an application requires a variance as determined by the DCED Director, the application may be conditionally approved by DCED Staff, pending the outcome of the variance request as described in Section 9.8.6.

9.8.4.3 Development Plan Review Submittals.

- 1. The current owner of record or an authorized representative shall submit a copy of the development plan review application to DCED after the original application is time-stamped at the Town Clerk's Office.
- 2. All plans and drawings submitted to the Staff shall be prepared by a professional licensed in the Commonwealth of Massachusetts in the applicable discipline (i.e. architecture, landscape architecture, and engineering) and shall include all information required as part of the Development Plan Review Application and Checklist.

9.8.5 Waivers and Variances.

9.8.5.1 Waivers. A waiver may be requested for any of the checklist requirements referenced in Section 9.8.4 which may not be applicable to a particular project. An applicant may request a waiver, which may be granted at the discretion of the DCED.

9.8.5.2 Variances. Variances may be sought through the Board of Appeals per Section 10.3.2 Powers of the Board of Appeals.

9.8.6 Envelope Standards.

9.8.6.1 Introduction.

1. The BUILDING ENVELOPE STANDARDS (BES) establish both the limitations and specific requirements for building form and frontages.
2. The form and function regulations work together to create the STREET-SPACE while allowing the building design greater latitude behind the façades.

9.8.6.2 General Standards. The following regulations apply to all BES, unless expressly stated otherwise within an individual BES or on the REGULATING PLAN.

1. Transitions. When the BES designation changes from Mixed-use (MU) or Transitional Frontage to Flex Frontage along the STREET-SPACE FRONTAGE or at the BLOCK CORNER within a DEVELOPMENT PROJECT or BES SITE, the applicant should continue the MU or Transitional Frontage for a maximum additional distance of 50 feet along that STREET-SPACE FRONTAGE or around that BLOCK CORNER.
2. Façade Composition
 - a. Intent and Guiding Illustrations
 - i. Façade Compositions should create building facades that bring out changes in plane, material texture, and detail through the interplay of light and shadow. Façade Compositions should also provide comfort and interest for the pedestrian environment by providing human-scaled architectural character and avoiding large areas of undifferentiated or blank building facades. Through the careful selection of materials, FENESTRATION, and ornamentation, the FAÇADE COMPOSITION should appear as a unified whole rather than a collection of unrelated parts. The statements in this paragraph and illustrations which follow on the following page are advisory only. Specific prescriptions of this section are provided in the standards below:
 1. Requirements and Configurations
 - a. Building FACADES must have changes in the surface plane through the use of elements such as bay windows, cornices, piers, pilasters, recessed storefronts, lobby entrances, seat walls, sills, wall thickness, or recessed or projecting windows.

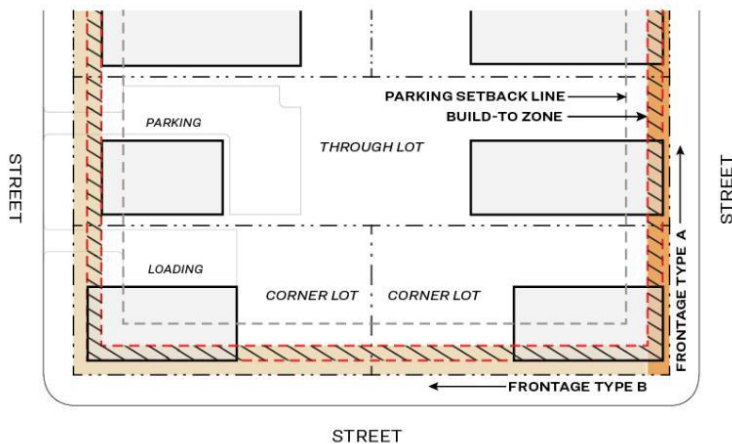
- b. The maximum length of the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITIONS along a FAÇADE on a BLOCK FACE shall be no more than 100 feet for all BES frontages. Modifications to the façade of existing buildings are exempt. DEVELOPMENT PROJECTS with STREET-SPACE frontage of less than 150 feet on a BLOCK FACE are exempt from the COMPLETE AND DISCRETE VERTICAL FAÇADE COMPOSITION requirement for that BLOCK FACE, provided that the DEVELOPMENT PROJECT does not encompass more than one BLOCK CORNER.
- c. Building FACADES shall be designed so that each BLOCK CORNER encompasses a distinct COMPLETE AND DISCRETE VERTICAL FACADE COMPOSITION.
- d. The average distance between STREET-SPACE entry doors shall be no greater than 60 feet for each FAÇADE.

3. Height

- a. The height of all buildings is regulated in STORIES. The minimum length and height of the FACADE that is required at the BUILD-TO ZONE is shown on the appropriate BUILDING ENVELOPE STANDARD.
- b. A half story is not included in the maximum STORY limit.
- c. Where any part of a parking structure constructed or approved under this Ordinance is located within 30 feet of another building constructed or approved under this Ordinance that portion of the parking structure shall be no taller than the allowable height for that building's primary roof ridge or parapet height.
- d. A MEZZANINE is internally accessible from, and a continuation of, the GROUND STORY use. Any STORY above the GROUND STORY that does not meet the definition of a MEZZANINE shall be considered a STORY.
- e. The prescribed minimum CLEAR HEIGHT for an individual STORY shall be met by at least 80 percent of that individual STORY area.
- f. Roof access for amenities is permitted (and does not count against the maximum STORY limit of their BES). Occupiable space for associated amenities, building code requirements, or other common area spaces is permitted within the penthouse enclosure.

4. Siting

- a. Building FACADES shall be built to the BUILD-TO ZONE as prescribed in the BES.
- b. The PARKING SETBACK LINE is 20 feet behind the property line and extends vertically from the first-floor level as a plane unless otherwise indicated on the REGULATING PLAN or in the BES. Vehicle parking shall be located behind the PARKING SETBACK LINE, except where parking is provided below grade, on-street, or as otherwise indicated on the REGULATING PLAN or in the BES.



- c. CORNER LOTS and THROUGH LOTS shall satisfy all BES frontage requirements for each designated BES. For such lots, garbage bins, pick-up locations, and loading docks shall be located behind the PARKING SETBACK LINE. (See Diagram)
- d. Curb cuts and driveways shall be located at least 50 feet away from any BLOCK CORNER or parking GARAGE ENTRY on the same BLOCK face.
- e. One curb cut per BES SITE is permitted on Broad Street, or two if the distance between is over 200 feet.

5. Elements

- a. At least one functioning entry door shall be provided along each GROUND STORY FAÇADE with street FRONTAGE. No GROUND STORY FAÇADE may include a section greater than 75 feet without a functioning entry door unless otherwise specified in the BES.

- b. Neither BALCONIES nor STOOPS shall be enclosed above a height of 44 inches from their floor, except with insect screening and/or columns/posts supporting a roof or connecting with a BALCONY above. BALCONIES may be a single-floor platform or multiple platforms stacked at the upper STORY levels.
- c. Half stories are permitted within all BES frontages. On any street FRONTAGE, windows in half stories may be located only in DORMERS and/or windows in gable-ends.
- d. DORMERS are permitted so long as they do not break the primary eave line, are individually less than 15 feet wide, and their collective width is not more than 60 percent of the FACADE length. DORMERS do not constitute a STORY when they meet the foregoing standards.
- e. All FRONT PORCHES shall be completely covered, either by a roof or by being inset into the main body of the building. FRONT PORCHES may be screened when all architectural elements (columns, railings, etc.) occur on the outside of the screen on the side facing the STREET-SPACE.

6. Permitted Encroachments

- a. BAY WINDOWS, ramps, SHOPFRONTS, stairs, and STOOPS are permitted to encroach any required setbacks for a maximum of four (4) feet. Except for BALCONIES and upper-story BAY WINDOWS, none of these elements may encroach into any adjacent sidewalk.
- b. AWNINGS, BALCONIES, upper-story BAY WINDOWS, CANOPIES, and overhanging EAVES are permitted to encroach any required setbacks and the public right-of-way.
- c. A FRONT PORCH may encroach the front setback for a maximum of eight (8) feet.
- d. Temporary displays or café seating are permitted in the FRONTAGE ZONE of any adjacent sidewalk provided they do not encroach into any CLEAR PATH.
- e. Neither BALCONIES nor STOOPS may project to within 5 feet of a COMMON LOT LINE.

7. Uses

- a. All uses shall conform with Sec. 3.2 Table of Use Regulations.

8. Civic Buildings

- a. Publicly owned CIVIC BUILDINGS are exempt from Section 9.8.5.

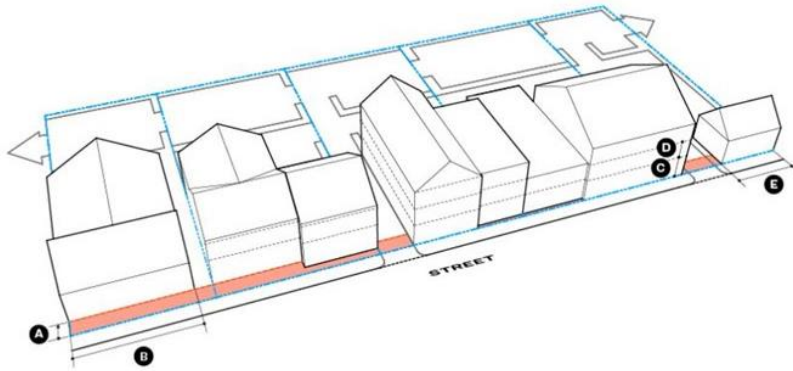
9.8.6.3 Mixed-use Frontage.

1. Illustrations And Intent. The photos and statements below are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Village Center Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The purpose of this frontage is to develop village-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. New development should continue the character and historic patterns of Central Square. This frontage requires GROUND STORY activation through commercial and other uses that address the needs of the community and strengthen Bridgewater's historical core and sense of place.



2. Siting



A Primary Front Setback (min/max)	0 ft	10 ft
Side Setback (min)	0 ft	
Rear Setback (min)	0 ft*	
Lot Coverage (max)	90%	

* If abutting Residential, the minimum rear setback is twenty (20) feet.

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	90%
Upper Story Fenestration (min/max)	20%	70%
Commercial Ground Story Space Depth (min)	25 ft	
Blank Wall (max)	20 ft	

4. Massing & Height

B Building width (max)	200 ft	
C Façade Build Out (min)	80%	
D Ground Story Height (min/max)	15 ft	20 ft
E Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4 stories	
Building Footprint (max)	6,000 sf	

* If located behind Frontage buildings, 16,000 sf is permitted.

5. Design Standards

- a. Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.
- b. When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.
- c. Building support functions, such as lobbies, rental offices, and club/activity rooms may be located at grade; however, excluding the lobby, no more than 25% of the BES SITE FRONTAGE shall be occupied by such uses.
- d. Loading and servicing shall be to the rear and off an alley, if present.
- e. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.

9.8.6.4 Transitional Frontage.

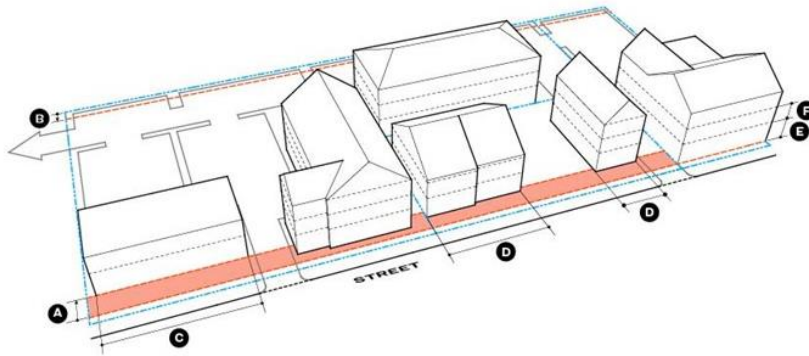
1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Transitional Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The purpose of this frontage is to develop neighborhood-scale mixed-use buildings that are close to the sidewalk and support pedestrian activity. This frontage requires a CONVERTIBLE GROUND STORY to provide flexibility to changing community needs and ensure commercial activity can be located anywhere along the frontage type.





2. Siting



A Primary Front Setback (min/max)	5 ft	20 ft
Side Setback (min)	0 ft	
B Rear Setback (min)	10 ft*	
Lot Coverage (max)	75%	
Building Separation (min)	12 ft	

* If abutting Residential, the minimum rear setback is twenty (20) feet.

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	70%
Upper Story Fenestration (min/max)	20%	70%
Convertible Ground Story Space Depth (min)	30 ft	
Blank Wall (max)	20 ft	

4. Massing & Height

C Building width (max)	200 ft	
D Façade Build Out (min)	50%	
E Ground Story Height (min/max)	15 ft	20 ft
F Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4 stories*	
Building Footprint (max)	6,000 sf*	

* Up to **56** stories is permitted for lots over 160,000 square feet provided the structure is behind FRONTAGE buildings on Broad Street, Spring Street or Plymouth Street and provided that any additional stories are occupied only by residential uses.

** If located behind FRONTAGE buildings, 25,000 sf is permitted.

Commented [MD3]: Staff comment: This change was already voted by Town Council at its March 12 meeting.

5. Design Standards

- a. Buildings at TERMINATED VISTAS serve as focal points and should be articulated with design features and character that respond visually to their location.
- b. When a use other than retail occupies the GROUND STORY, the space should be designed to accommodate retail such as providing adequate clear height for ventilation and exhaust.
- c. Loading and servicing shall be to the rear and off the alley, if present.
- d. Within 8 feet of a BLOCK CORNER, the GROUND STORY FAÇADE may be chamfered to form a corner entry.
- e. For RESIDENTIAL UNITS on the GROUND STORY, the finished floor elevation shall be no less than 3 feet above the average elevation of the fronting sidewalk for the BES SITE. Alternatively, the windowsills can be raised to a maximum of five (5) ft if landscaping is provided between the building and the right-of-way.

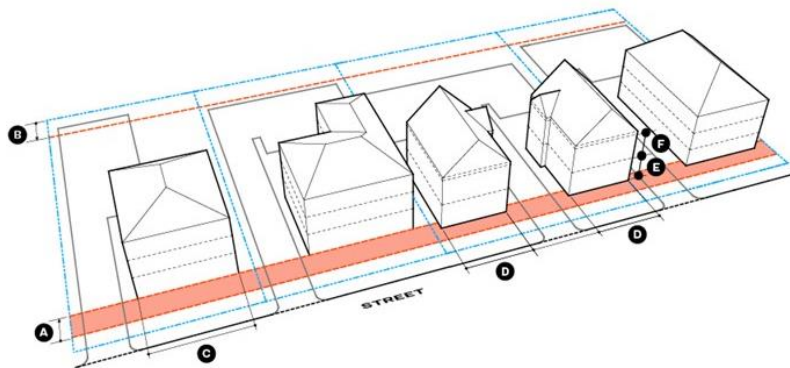
9.8.6.5 Flex Frontage

1. Illustrations And Intent. These photos and statements are provided as illustrations of intent and are advisory only. They do not have the power of law. Refer to the standards on the following pages for the specific prescriptions and restrictions of the Flex Frontage Building Envelope Standard. Where these photos or statements may be inconsistent with the regulations, the regulations prevail.

The purpose of this frontage is to develop neighborhood-scale buildings with a range of uses and housing types. Neighborhood-friendly businesses are allowed and encouraged, especially at intersections and adjacent to the village and neighborhood center frontages. All building space along the street frontage shall be commercial, retail, office or restaurant uses.



2. Siting



A Primary Front Setback (min/max)	10 ft	25 ft
Side Setback (min)	0 ft	
B Rear Setback (min)	20 ft	
Lot Coverage (max)	75%	
Building Separation (min)	12 ft	

3. Use & Elements

Ground Floor Fenestration (min/max)	30%	70%
Upper Story Fenestration (min/max)	20%	70%
Blank Wall (max)	20 ft	

4. Massing & Height

C Building width (max)	150 ft	
D Façade Build Out (min)	50%	
E Ground Story Height (min/max)	10 ft	20 ft
F Upper Story Height (min/max)	10 ft	12 ft
Ground Story Clear Height (min)	12 ft	
Upper Story Clear Height (min)	8 ft	
Building Height (max)	4stories*	
Building Footprint (max)	3500 sf	

* Up to **56** stories is permitted for lots over 160,000 square feet provided the structure is behind FRONTAGE buildings on Broad Street, Spring Street or Plymouth Street and provided that any additional stories are occupied only by residential uses.

** If located behind FRONTAGE buildings, 8,000 sf is permitted.

Commented [MD3]: Staff comment: This change was already voted by Town Council at its March 12 meeting.

5. Design Standards

- a. Loading and servicing shall be to the rear and off the alley, if present.
- b. For RESIDENTIAL UNITS on the GROUND STORY, the finished floor elevation shall be no less than 3 feet above the average elevation of the fronting sidewalk for the BES SITE. Alternatively, the windowsills can be raised to a maximum of five (5) feet if landscaping is provided between the building and the right-of-way.

9.8.7 General Architectural Standards

9.8.7.1 General Intent. The primary purposes of the General Architectural Standards, working in tandem with the Building Envelope Standards, are to:

1. reinforce, enhance, and support a vibrant and safe pedestrian environment through the application of high-quality materials and architectural designs and
2. to achieve an aesthetic that promotes a distinct visual identity, is rich in character, creates inviting public spaces, and is strengthened by the diversity and quality of its architecture and public spaces.

The character of new building facades should complement the materials and general scale of surrounding neighborhood buildings and, through the application of these standards, create a cohesive ensemble of buildings.

9.8.8 Building Wall Materials. All Illustrations and precedent images that follow are for illustrative purposes only, with no regulatory effect. They are provided as examples and shall not imply that every element in the image is permitted.

9.8.8.1 Intent. The BUILDING WALL MATERIALS standards are intended to achieve simple configurations and solid craftsmanship. The building walls should be developed using construction techniques and structural constraints of time-tested, long-lasting building materials.

9.8.8.2 General Standards for all Buildings/Building Envelope Standards

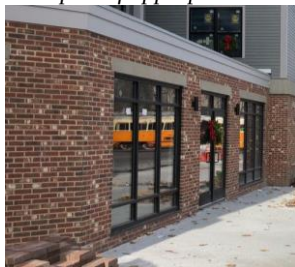
1. To achieve simple configurations, the type and color variation of BUILDING WALL MATERIALS should be minimal and kept to three (3) or fewer.
2. BUILDING WALL MATERIALS appearing heavier in weight shall be used below materials appearing lighter in weight (i.e. wood above brick; stone above brick; brick below metal panel; etc.).

3. Siding shall be wood or composite material. Where siding, including panels, is not mitered at corners, siding shall incorporate corner boards on the outside building corners to conceal raw edges.
4. Brick MASONRY may be painted.
5. All STUCCO surfaces shall have a smooth or sand finish and shall be painted.
6. All exposed MASONRY walls (i.e. STREET WALLS, GARDEN WALLS, other free-standing walls, parapet) shall have a cap to protect the top of the wall from the weather.
7. The following building wall materials are prohibited: EIFS (Exterior Insulation and Finishing System), Styrofoam, and all other foam-based products; Vinyl and aluminum siding; Prefabricated STUCCO panels and sprayed on STUCCO finishes.

9.8.8.3 Permitted Materials

1. Permitted building wall materials are masonry (brick, ground-face block, stone, or cast stone), clapboard (wood, Hardie board, or similar), cedar shingles, and terracotta.
 - a. Composition board may have smooth or grained finish.
2. Permitted ORNAMENTATION MATERIALS are metal or cementitious panels or elements, thin/veneer brick panels or tile, ceramic tile, stucco, and other decorative elements.

Examples of appropriate masonry walls



Examples of appropriate siding materials



9.8.9 Doors

9.8.9.1 Intent

1. Permitted materials for doors include wood, metal, glass, and pre-engineered metal and glass systems.
2. Garage doors:
 - a. When an alley is within or adjacent to a BES site, garage doors shall face toward the alley.
 - b. Garage doors clearly visible from the STREET-SPACE shall be no more than 12 feet in width, and where there are multiple garage doors, there shall be a separation between garage doors of at least 12 inches.

9.8.10 Windows

9.8.10.1 Requirements and Configurations

1. All windows shall be vertically proportioned such that their height is greater than their width, and shall meet the following:
 - a. This proportion shall be measured to include all glass or unenclosed openings, and frame elements with a dimension less than 7 inches between glass or unenclosed openings, as one unit. Windows may include vertical or square glass or unenclosed openings.

- b. Windows may be grouped horizontally, but only if each is separated by a frame element, column, pier, or wall section with a minimum width of 7 inches between glass or unenclosed openings.
 - c. Where muntins are used to divide panes of glass (either as true-divided lite windows or simulated-divided lite windows), muntins shall be applied to the exterior of the glass to create shadow and dimension.
- 2. Windows shall correspond to the clear height within a building and shall not span across the building structure such as floor structural and mechanical thicknesses. Windows on different story levels shall be separated by a minimum of 18-inch wall or framing element.
- 3. BAY WINDOWS shall create an opening of between four and eight feet in the main wall and shall project no more than 36 inches beyond the BUILD-TO ZONE.
- 4. Permitted window types: single-, double-, and triple-hung, casement, awning, clerestory, and transom.
- 5. When used, shutters shall be sized to fit the adjacent window such that the opening would be covered if both shutter leaves were closed. Shutters shall be constructed of wood and shall be mounted with appropriate hinges fastened to window frames and tiebacks fastened to masonry joints so as to appear to be operable.
- 6. On all upper stories, a minimum of 40 percent of window glass area per story shall be operable and openable.
- 7. All window glass shall be clear and non-reflective, except as may be required for LEED or other green building standards.
- 8. FENESTRATIONS should be inset from the plane of the exterior wall surface.
- 9. Permitted materials for windows are wood, metal, glass, vinyl, fiberglass, and pre-engineered metal and glass systems.

Examples of appropriate doors



Examples of appropriate windows



9.8.11 Shopfronts

1. Requirements & Configurations

- a. The bottom of all SHOPFRONT window glass shall be between 1 and 3 feet above the adjacent fronting CLEAR SIDEWALK and shall run from the sill to a minimum of 8 feet above the adjacent fronting CLEAR SIDEWALK. A durable BUILDING WALL MATERIAL shall be used below the SHOPFRONT window glass.
- b. SHOPFRONT window glass shall be clear, with a light transmission of at least 90 percent (modified as necessary to meet applicable building and energy code requirements).
- c. Window signs or other opaque window treatments or applications should be minimized. A minimum of 80 percent of the window surface shall allow a view into the building interior for a depth of at least 15 feet.
- d. SHOPFRONT doors shall contain at least 60 percent transparent glass. Solid (completely opaque) doors are prohibited.
- e. SHOPFRONTS shall be differentiated from the FAÇADE above by an EXPRESSION LINE.

Examples of appropriate shopfronts



9.8.12 Awnings and Canopies

9.8.12.1 Requirements & Configurations

1. The top of all AWNINGS shall be mounted no more than one (1) foot above the opening below. AWNINGS shall shade windows.
2. AWNINGS shall be made of durable fabric and may be either fixed or retractable. High gloss, plasticized, shiny, or reflective materials are prohibited.
3. Backlit AWNINGS are prohibited.

4. CANOPIES shall be mounted to the building wall and supported either from below brackets or from above by cables or chains or be structurally integrated with the building.
5. CANOPY framing shall be constructed of either metal or wood.
6. Permitted CANOPY roofing materials are metal standing seam (5V crimp or equivalent), slate, and glass.
7. For SHOPFRONTS and lobbies, AWNINGS and CANOPIES are encouraged to provide weather protection and reduce glare for display areas.
8. CANOPIES and AWNINGS should extend above the adjacent CLEAR SIDEWALK a minimum depth of three (3) to a maximum of six (6) feet and a minimum clear height of eight (8) feet.
9. CANOPIES or AWNINGS should not project within two (2) feet of a curb.

Examples of appropriate awnings and canopies



9.8.13 Roofs

9.8.13.1 Detached dwellings and two-family or duplexes shall be limited to gable, hip, and gambrel roofs. Shed roofs are permitted on DORMERS, PORCHES, STOOPS, CANOPIES, and BALCONIES.

9.8.13.2 Flat roofs shall have a parapet around the entire perimeter of the building.

9.8.13.3 All pitched roofs shall be as follows:

1. Roofs shall have a slope of no less than 4:12 to 12:12, except that the steep portion a gambrel roof may have a pitch up to 24:12.
2. All roofs, except shed roofs, shall be symmetrically sloped.
3. Pitched roofs, except those on the FAÇADE side of the building, may be “cut out” to allow roof access for terraces and mechanical equipment. The cut-out area shall not be within two (2) feet of the roof edge nor the ridge.
4. Roof eaves shall overhand the walls below.
5. Permitted roofing materials for pitched roofs are metal, slate, synthetic slate, cedar shingles, and composition shingles. Corrugated metal roofs are prohibited.

Examples of appropriate roofs



9.8.14 Mechanical Equipment and Ventilation

9.8.14.1 Requirements & Configurations

1. If MECHANICAL EQUIPMENT is located at grade, and CLEARLY VISIBLE FROM THE STREET-SPACE, it shall be screened by a PRIVACY FENCE or GARDEN WALL.
2. Air conditioning units shall not be installed over a doorway or protrude through any façade with FRONTAGE.
3. All MECHANICAL EQUIPMENT on a roof shall be screened.
4. All screening of MECHANICAL EQUIPMENT and penthouses placed on a roof shall be set back from the roof line by a distance at least equivalent to the height of the screening or penthouse to minimize visibility from surrounding streets and shall be a maximum height of 10 feet.
5. Louvers
 - a. Louvers should be installed in a clear zone above any shopfront windows.
 - b. Louvers should be finished to match the color of the surrounding shopfront elements and integrated with the façade design.
 - c. Insulated panels should be installed behind unused louvers that can be removed if the louvers are needed.

9.8.15 Street Walls, Garden Walls, and Privacy Fences

9.8.15.1 Garden Walls

1. Permitted materials for GARDEN WALLS are brick stone, cast stone, or other masonry faced with stucco, iron, steel, or a combination of masonry, iron, and steel. GARDEN WALLS may include panels of wood, metal, or dimensional composite material between piers.

9.8.15.2 Privacy Fences

1. Permitted materials for fences are wood, metal, dimensional composite material, and wood/dimensional composite material with masonry piers.
2. Chain link fences are prohibited.

9.8.15.3 Gates

1. Permitted materials for gates are wood, dimensional composite material, and metal, or combinations thereof.

9.8.16 Parking

1. Parking shall comply with Section 6.1.4 CBD Parking

9.8.17 Defined Terms. The following terms are defined as set forth below for the purpose of the CBD-R. Terms not defined here but defined elsewhere in the Town of Bridgewater Zoning Ordinance, shall have the meanings defined in the Town of Bridgewater Zoning Ordinance. If there are any conflicts between the terms defined in this Section 9.8.17 and those defined in Section 11.0 Definitions, those of Section 9.8.17 shall take precedence in the case of projects under this Section 9.8 .

Awning: A cantilevered, projected or suspended from a building to cover the sidewalk portion of the STREET-SPACE; or a roof-like covering, usually of canvas, metal, or similar material and often adjustable, placed over the sidewalk, windows, or doors to provide protection from sun and rain. It is distinguished from a CANOPY because it is not permanent, nor a structural portion or architectural feature of the building and does not support substantial weight.

Balcony: An exterior platform attached to the upper floors of the building FACADE.

Bay Window: A U-shaped (or similarly shaped) enclosure including a window, extending the interior space of the building outward from the FACADE.

BES Site: That portion of a DEVELOPMENT PROJECT that is subject to the standards of a single BUILDING ENVELOPE STANDARD.

Block: An increment of land that may include lots, alleys, BES SITES, and tracts, that is circumscribed and not traversed by STREET-SPACES (pedestrian pathways excepted).

Block Corner: The outside corner of a BLOCK at the intersection of any two STREET-SPACES. Inside corners, where the resulting angle formed by the BLOCK FACE is less than 190 degrees (concave) are not considered BLOCK CORNERS for the purposes of this Ordinance.

Block Face: The portion of a block between BLOCK CORNERS fronting a street.

Bracket: An architectural element and structural member that projects from a wall and may support weight.

Building Envelope Standards (BES): The part of this Ordinance that establishes basic parameters regulating building form.

Building Wall Materials: Primary materials that cover more than 25 percent of the building FACADE excluding FENESTRATION.

Build-to Zone: The area between a minimum and maximum setback where the FAÇADE of the building must be built within. Façade build-out requirements must also be met within this area.

Canopy: A bracketed or suspended cover projecting from the building over the sidewalk portion of the STREET-SPACE, or a roof-like covering placed over the sidewalk, windows, or doors, to provide protection from sun and rain and, unlike an awning, it is a permanent, durable, structural portion of the building as opposed to a light covering of canvas, metal or other similar material.

Cap: The protective top layer of a masonry wall, such as a garden wall or parapet, is exposed to weather from above.

Civic Buildings: Buildings that house town and municipal uses and are on sites designated for those uses on the REGULATING PLAN.

Clear Height: Within a structure, the distance between the floor and ceiling. For entrances and other external building features, the unobstructed distance from the ground to the bottom of the lowest element above.

Clear Path: An area within a STREET-SPACE that is prescribed to be clear of obstructions, paved with smooth concrete, and that allows public passage.

Clearly Visible from the STREET-SPACE: Many requirements of this Ordinance apply only where the subject is “CLEARLY VISIBLE FROM THE STREET-SPACE.” A building element more than 40 feet from a REQUIRED BUILDING LINE or STREET-SPACE is not CLEARLY VISIBLE FROM THE STREET-SPACE (such as elements facing a COMMON LOT LINE). Also, Common or party walls are not CLEARLY VISIBLE FROM THE STREET-SPACE. This does not exempt vehicle parking lots or parking structures from any BUILDING ENVELOPE STANDARD requirements.

Common Lot Lines: Lot lines shared by adjacent private lots.



Complete and Discrete Vertical Facade Composition: A FACADE COMPOSITION that includes similar and related building elements that are distinct from adjacent FACADE COMPOSITIONS in all of the following ways, in order to break down the apparent scale of a large building into smaller apparent pieces in order to maintain a ‘human scale’ for the STREET-SPACE:

1. Different fenestration type (window shape, proportion, and/or grouping);
2. Change in wall material, or in the case of masonry, a change in color and/or proportion of masonry units employed;
3. Change in total fenestration percentage of 10 percent or more; and
4. Change in the height of the cornice or roof line.

Corner Lot: A lot in which one side lot line is adjacent to a street or STREET-SPACE and where special frontage standards, building placement, fencing, and landscape requirements may apply.

Development Project: A property that is the subject of Town approval for development.

Dormer: A projecting architectural feature with a vertical window built out from a pitched roof.

Expression Line: A line prescribed at a certain level of a building for a major part of the width of a FACADE, expressed by a variation in material or by a limited projection such as a molding, BALCONY, or CANOPY.

Façade: The building elevation facing a STREET-SPACE. Building walls facing private interior courts, common lot lines, alleys, and PEDESTRIAN PATHWAYS are not FACADES.

Facade Composition: The arrangement and proportion of materials and building elements (windows, doors, columns, pilasters, bays) on a given FACADE.

Fenestration: Glass area (including mullions and similar window frame elements with a dimension less than one inch) and/or unenclosed openings in the building wall area.

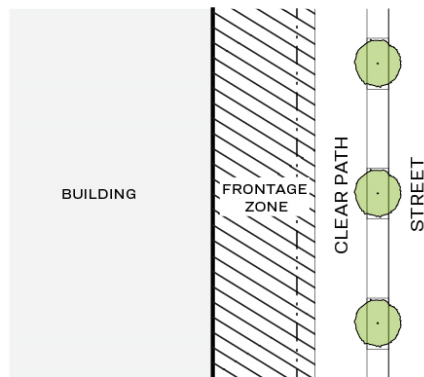
Front Porch: A single ground floor platform or two to three platforms stacked at the ground and upper STORY levels and attached to a FACADE.

Front Yard: A private open space extending across the entire frontage width of the BES SITE between the FACADE and the CLEAR WALKWAY area of the sidewalk. This area is contiguous with the STREET-SPACE and includes any FRONT PORCH.

Front Yard Fence: The fence or wall located along and surrounding the FRONT YARD or a FRONTAGE ZONE.

Frontage: That portion of the building that is coincident with the BUILD-TO ZONE as required by this Ordinance.

Frontage Zone: The area within the STREET-SPACE between the building and the CLEAR PATH of any sidewalk.



Garage Entry: An opening in the building FAÇADE and/or STREET WALL, located behind a curb cut, where vehicles may enter into the BLOCK interior for general parking and business servicing.

Garden Wall: A wall defining a property line and/or delineating a private area.

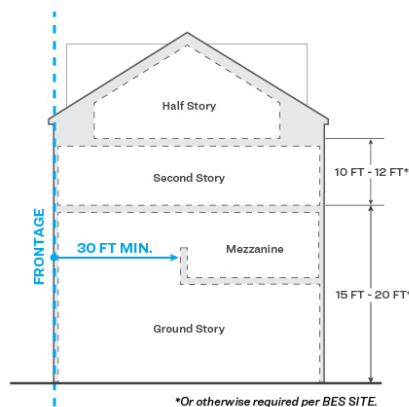
Grade: The ground level or elevation at the outside of the building on a lot after grading or construction, as shown on a grading plan certified by a licensed surveyor, or where a grading plan is not required, as submitted to the Zoning Office on the accepted elevation drawings. The average GRADE shall be calculated individually along each Façade to establish the GROUND STORY.

Ground Story: The first occupiable level of a building where at least 50 percent of the finished floor elevation is at or above grade and within the finished floor elevation parameters established in the designated BES. The next STORY above the GROUND STORY is the SECOND STORY.

Header: A visible horizontal member (or assembly of members) spanning the top of a wall opening, such as for a door or window.

Masonry: A building wall material which may consist of brick, stone, concrete block, or cast stone, and which is bound together by mortar. This does not include pre-fabricated panels of masonry or masonry veneers.

Mechanical Equipment: Equipment including any heating, ventilation, and air conditioning (HVAC) or electrical machinery, including air compressors, hoods, mechanical pumps, exterior water heaters, water softeners, utility and telephone company transformers, meters or boxes, garbage cans (not including public sidewalk waste bins), storage tanks, generators, electric vehicle (EV) chargers, geothermal wells, cellular antenna, and similar elements. Mechanical equipment does not include solar panels or that which may be needed to power accessibility equipment, such as power door openers and wheelchair lifts.



Mezzanine: A partial STORY between the GROUND STORY and the SECOND STORY that is set back from the BUILDING FRONTAGE at least 30 feet and is no more than one third of the floor areas of the GROUND STORY.

Ornamentation Materials: Materials used to provide architectural accent on the FACADE and cover less than 25 percent of the FACADE excluding FENESTRATION.

Parking Setback Line: A line or plane that extends vertically up from the GROUND STORY floor level (unless otherwise noted on the REGULATING PLAN or BES) and is generally parallel to the property lot line. The PARKING SETBACK LINE establishes the closest point to the in which parking may be placed within the BES SITE.

Privacy Fence: A fence along alleys, pedestrian pathways, or COMMON LOT LINES.

Regulating Plan: The plan designates the STREET-SPACE frontage types and public spaces and includes the coding key for the BUILDING ENVELOPE STANDARDS.

Residential: Those uses set forth in Part A. Residential Uses in Section 3.2 Table of Use Regulations.

Second Story: The next story above the GROUND STORY.

Shopfront: That portion of the GROUND STORY FAÇADE FENESTRATION intended for marketing or merchandising of retail, business, and consumer service establishments per Section 3.2 Table of Use Regulations.

Sill: A horizontal member (or assembly of members) at the base of a window opening.

Stoop: An entry platform on the FACADE of a building that may be roofed but is not enclosed.

Story Height: The distance between one floor level and the floor level next above, or if there is no floor above, the ceiling above.

Street-Space: All space forward of and between REQUIRED BUILDING LINES, including but not limited to streets, PLAZAS, PEDESTRIAN PATHWAYS, MINI-PARKS, NEIGHBORHOOD PARKS, sidewalks, and transit service operator passenger platforms, but not GARAGE ENTRIES or ALLEYS.

Vestibule: An open or enclosed passage or hall, of not more than 30 square feet, between an exterior opening or door and the interior of a building.

Zero-Step Entry/Exit: An entrance that is flush at the threshold without steps.

9.9 MBTA Communities Overlay District (MBTACOD)

9.9.1 Purpose. The purpose of the MBTA Communities Overlay District (MBTACOD) is to allow multifamily housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Locate housing within walking distance of public transit and Bridgewater's Town Center to promote general public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality.
3. Support public investment in public transit and pedestrian- and bike-friendly infrastructure.
4. Increase the municipal tax base through private investment in new residential developments.

9.9.2 General Requirements. Within the MBTACOD, multifamily housing shall be allowed as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

9.9.3 Applicability and Subdistricts of the Overlay District. The MBTACOD is an overlay district and all requirements and permitting procedures for the underlying zoning shall continue to apply unless otherwise specified below. The MBTACOD is divided into two subdistricts: Partial CBD Subdistrict, which overlays a portion of the Central Business District - R(CBD) and Residential D Subdistrict, which overlays a portion of land south of Plymouth Street and east of the railroad tracks zoned Residential D (R-D). The boundaries of the MBTACOD and its subdistricts are as depicted on the Bridgewater Zoning Map, as amended.

9.9.4 Requirements.

1. Multi-family dwellings shall be permitted by right within both subdistricts of the MBTACOD.
2. Regardless of other standards in the underlying zoning, the Town shall not limit residential density to less than 15 units per acre in either subdistrict of the MBTACOD.
3. Within the Residential D Subdistrict, the 10,000 SF minimum lot area per dwelling unit for the R-D zoning district shall not apply.
4. Within the Residential D Subdistrict, multi-family residential development shall require one (1) parking spot per unit plus one (1) visitor parking spot per every third unit.
5. Within the Residential Development multi-family residential development shall follow the Flex-Zone Design Guidelines.

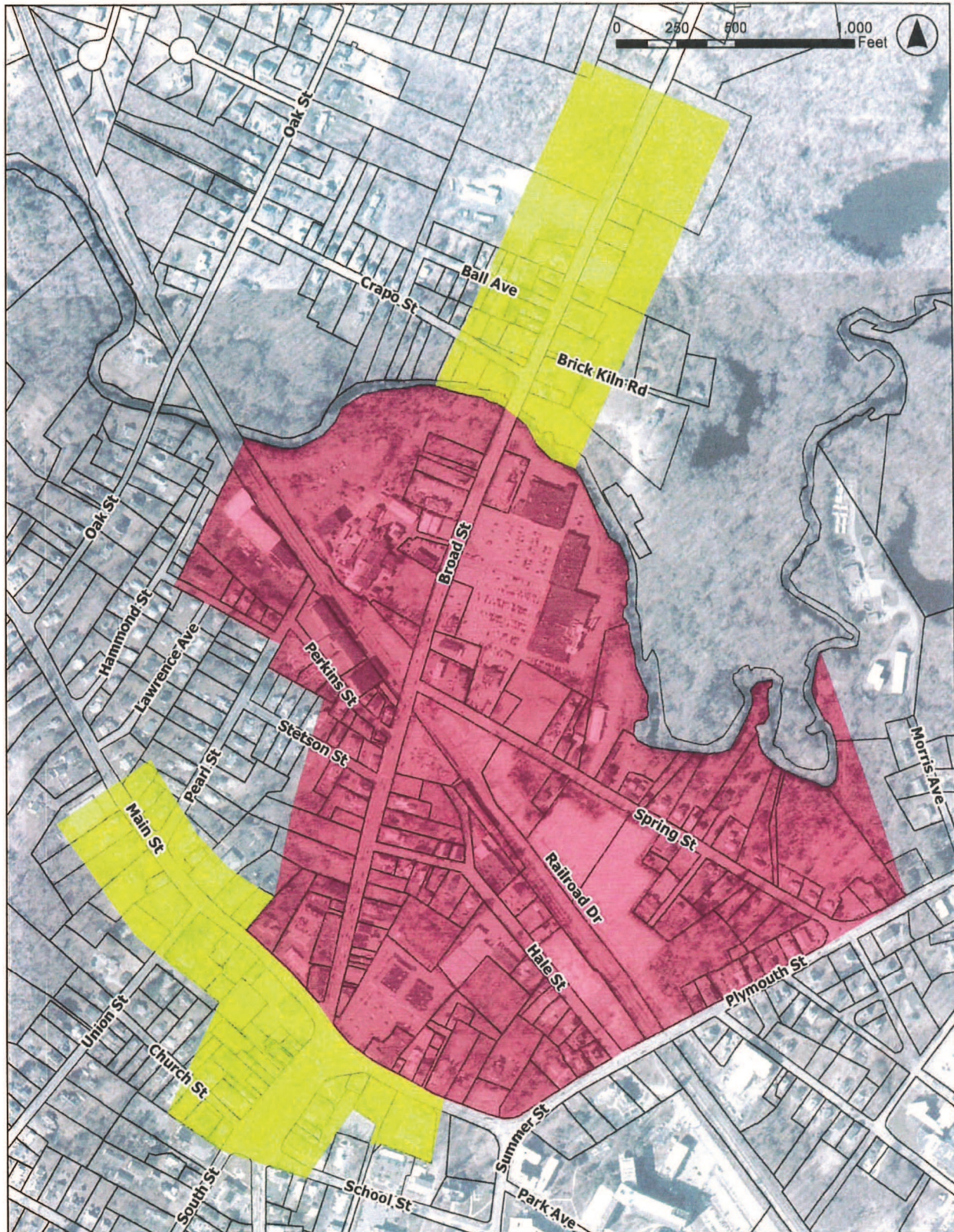
Commented [MD4]: Staff comment: The addition of section 9.9 does not change the substance of the remaining proposed revisions to zoning. It is language recommended by the Town's consultants to ensure compliance with the MBTA Communities law passed in January of 2021.

10.6 SITE PLAN APPROVAL

10.6.1 Applicability. The following types of activities and uses require site plan review by the Planning Board:

1. Construction, exterior alteration or exterior expansion of or change of use within a municipal, institutional or residential structure with two or more dwelling units.

* CBD-R is exempt from this and should follow the Development Plan Review Process.



CBD Zoning Districts



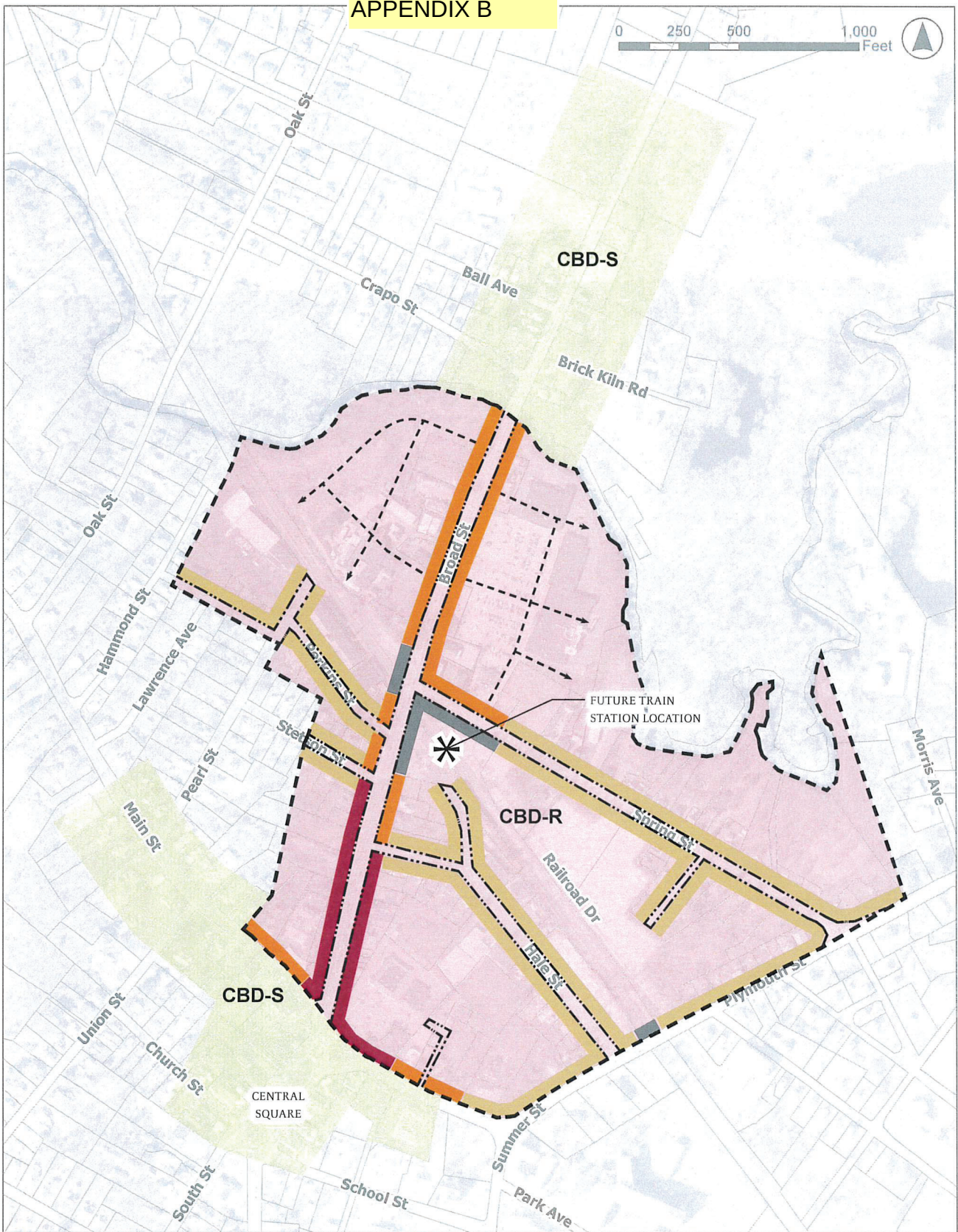
Date: 2/2/2024
 Source: MassGIS, Town of Bridgewater
 This map is for informational purposes only and is not suitable for legal, engineering, or surveying purposes.

Legend

CBD Zoning Districts

- CBD-Redevelopment
- CBD-Standard

Commented [MD]: Staff suggestion . Maps and checklist added to Form Based Code.



FRONTAGE TYPES REGULATING PLAN

2/5/24



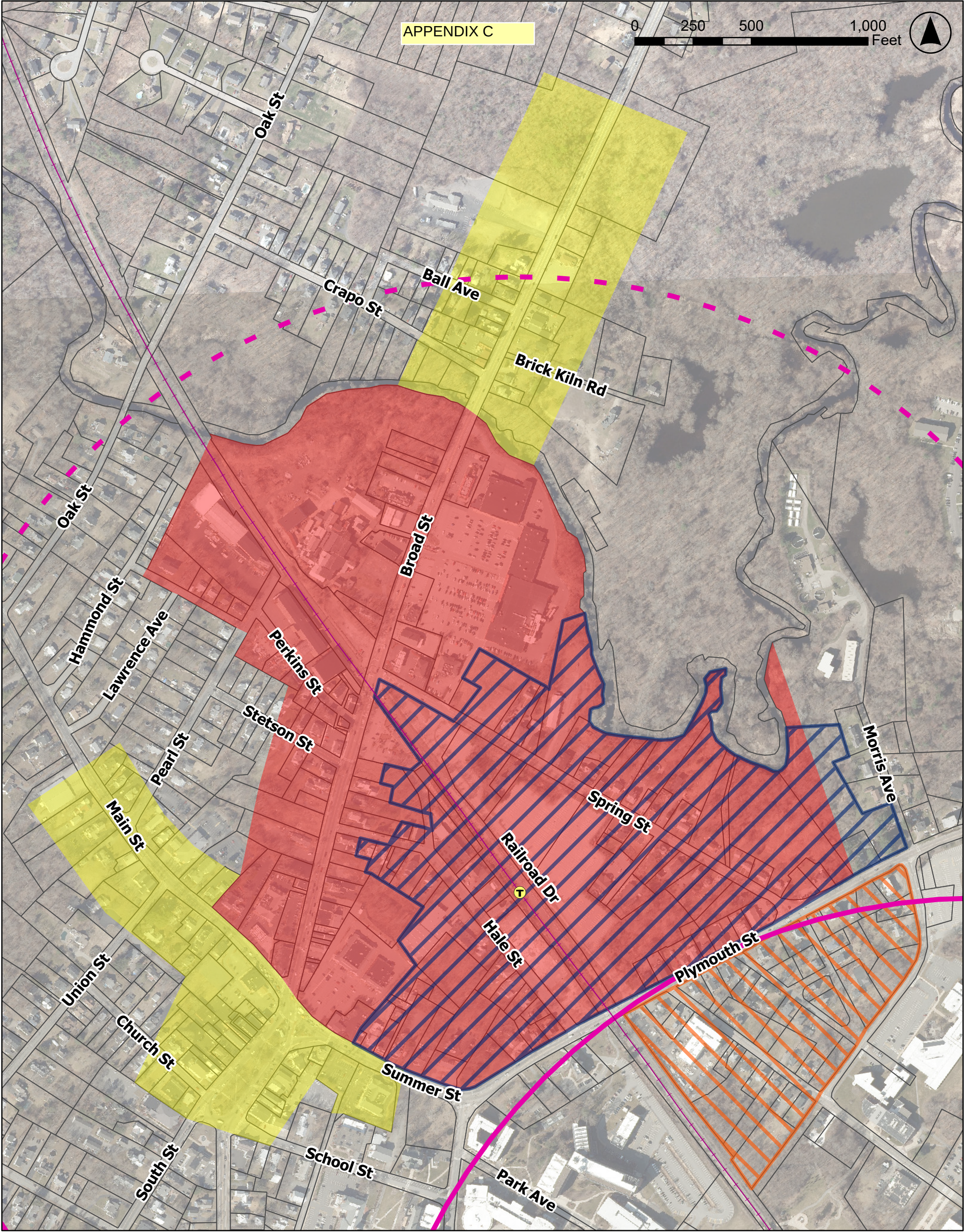
UNION

Legend

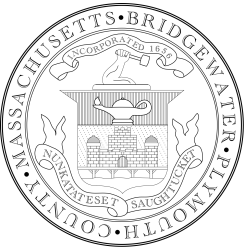
- Mixed-use Frontage
- Transitional Frontage
- Flex Frontage
- Railroad
- Potential Future Frontage*

Commented [MD]: Staff suggestion : Maps and checklist added to Form Based Code

*Large parcels are encouraged to develop new streets that create smaller block sizes to promote a walkable, pedestrian-friendly environment.



MBTA OVERLAY



Date: 3/11/2024
Source: MassGIS, Town of Bridgewater
This map is for informational purposes only and is not suitable for legal, engineering, or surveying purposes.

Legend

MBTA Commuter Rail

- Commuter Rail
- Transit Station Area (1/2 mile)
- Proposed Transit Station Area (1/2 mile)
- Proposed Bridgewater Station Site

MBTA Communities Districts (Draft)

- Sub-District Partial CBD
- Sub-District Residential D
- CBD Zoning Districts (Draft)**
- CBD-Redevelopment
- CBD-Standard

Commented [MD]: Staff suggestion . Maps and Checklist added to Form Based Code

TOWN OF BRIDGEWATER FBC SUBMISSION CHECKLIST

DATE:	
APPLICANT/DEVELOPER:	
APPLICATION BY:	
DAYTIME PHONE:	
EMAIL ADDRESS:	
CONTACT:	
PROJECT TITLE:	
SITE ADDRESS:	
PROJECT LOCATION:	
CHECK APPROPRIATE BOXES:	
APPROVAL PROCESS	PROJECT ELEMENTS
	HISTORIC STRUCTURE OR FACADE
ADMINISTRATIVE REVIEW	PUBLIC OPEN SPACE (S)
	CONSERVATION AREA OR ADJACENT TO CONSERVATION AREA
FORM BASED CODE	(See additional submission requirements below if these elements are included)
CBD-Redevelopment	

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
(For tracking, insert date of submission or X)					
Plans, Drawings and Reports for Preliminary/Community/Final Review Phase Submissions, shall include, at a minimum, the information outlined below. See FBC SUBMISSION INSTRUCTIONS: A minimum of 5 complete sets are required for each FBC Application submission (Preliminary Review, Administrative Review, and Final Review) and 1 digital copy on thumb drive. CED Staff may require the applicant to provide additional sets, if needed.					
1. CIVIL ENGINEERING PLANS:					
A. Certified Survey Plan at Scale that is appropriate for the size of the project, ranging from 1" = 10' to 1" = 30' with survey metadata (coordinate system, horizontal/vertical datum, source of property lines, etc.) prepared by a Massachusetts Licensed Engineer					
1. Dimensions of Lot area (square feet and acres) for each parcel					
2. North Arrow					
3. Types, dimensions, and locations of existing easements					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
	(For tracking, insert date of submission or X)				
4. Location, dimensions, size and uses of existing structures and below-grade structures, number parking spaces, number residential and hotel units, and distance from side lot lines and centerlines of adjacent streets					
5. Topography at 2-foot intervals					
6. Location and height in feet of existing structures on adjacent contiguous site and across adjacent streets					
7. Full Cross-Sections of adjacent streets from curb to curb, with dimensions, including full intersections					
8. Show location of trees on site with caliper of 3 inches or greater.					
9. Historic district and/or structures on the site or adjacent sites – add a note on the plot and location plan if there are not any					
10. Resource protections areas – include a note on the plot and location plan if there are none					
11. Metes and Bounds Narrative Description of the property					
B. Current aerial photograph of full site and surrounding uses					
C. General Land Use Plan and Zoning district designations for parcel (s), including the Map and Parcel number(s).					
E. Plot and Location Plan at a 1"=25' scale. However, a different scale could be used that is appropriate for the size of the project, ranging from 1"=10' to 1"=30'. All civil sheets should use the same scale chosen for the project. Final engineering plans will need to be submitted at 1"=25' scale.					
1. Lot dimensions and site area, individual parcel Dimensions and area, and area within each existing and proposed zoning district and/or FBC Building Envelope Standard (i.e. frontage type)					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
	(For tracking, insert date of submission or X)				
2. North Arrow					
3. Public street and right-of-way dedications					
4. Proposed grading at 2-foot contour intervals					

	APPLICANT		STAFF			STAFF NOTES
			1ST	2ND	3RD	
	EX FEATURES	PROP FEATURES	EX/ PROP	EX/ PROP	EX/ PROP	
5. Location, dimension, connection, label and description of proposed and existing underground, surface, and aerial utilities and structures within the property, on the periphery of the site and in the full street. Show relationship of underground utilities to street tree placement:						
a) Water meter vaults & water meter clear zones						
b) Electric Transformer vaults						
c) Storm Sewer						
d) Gas						
e) Sanitary Sewer						
f) Water						
g) Electric						
h) Cable TV						
i) Telephone						
j) Fiber optics						
k) Other (please specify)						
6. Location, dimension, connection, label and description of proposed and existing surface and below grade structures within the property, on the periphery of the site.						
a) Full street sections and intersections.						
b) Sidewalks (full sidewalk and clear width)						
c) Curb and gutter						
d) Street lights						
e) Utility poles						
f) Bus Stops, if applicable						

	APPLICANT		STAFF			STAFF NOTES
			1ST	2ND	3RD	
	EX FEATURES	PROP FEATURES	EX/ PROP	EX/ PROP	EX/ PROP	
g) Street trees, tree pits and/or tree planting strips						
h) Transformer pads						
i) Fire hydrants and fire department connections						
j) Crosswalks						
k) ADA ramps and driveway entrances						
l) Traffic signal poles and cabinets						
m) Distance to all property lines and street center lines						
n) Corner vision obstruction area						
o) Physical relationship and distance to adjacent lots and buildings on same block, contiguous blocks and across adjacent streets						
p) Location of streets on adjacent sites and blocks, with garage and loading docks marked						
q) Driveways and driveway entrances on the same block and across the street						
r) Interior streets, sidewalks & open spaces						
s) Distance from shared property line or proposed subdivision line						
t) Surface parking and loading areas						
u) Size and location of garage air intake and exhaust vents						

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
7. Retail					
a) Location and square footage of retail spaces. Dimension the sidewalk frontage where the finished floor elevation(s) of the retail space(s) is equal to the finished grade of the sidewalk, and label these areas as the location of potential retail entrances.					
b) Label street/pedestrian access					
8. Proposed elevations at:					
a) Ramps					
b) Patios					
c) Plazas					
d) Top/bottom of privacy walls and fences					
e) Sidewalks and top of curb					
f) Ground/First floor and all entrances					
g) Garage & loading dock entrances					
9. Location of trees to be saved, and limits of clearing and grading					
10. Location of each building entrance and average elevation of the fronting sidewalk for each proposed building					
11. Buildable Area after any proposed dedications and/or vacations of land					
12. Location of and calculations for proposed Open Contiguous Lot Area or Private Open Area					
13. Types and dimensions of proposed vacations and/or types, dimensions and necessity for encroachments					
F. Presentation Plan at 1" = 25' scale showing proposed improvements only:					
1. Location, dimension, connection, label and description of all proposed surface structures within the property, on the periphery of the site, including:					
a) Buildings and building entrances					
b) Sidewalks (full sidewalk clear width)					
c) Curb and Gutter					
d) Bus stops/shelters, if applicable					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
e) Street trees, tree pits, and/or tree planting strips					
f) Crosswalks					
g) ADA ramps and driveway entrances					
h) Interior Streets, sidewalks, and open spaces					
i) Surface parking and loading areas					
j) Transformer Pads					
k) Fire hydrants and fire department connections					
l) Street lights					
m) Utility poles					
n) Traffic signal poles and cabinets					
o) Corner vision obstruction area					
p) Size and location of building air intake and exhaust vents					
q) Distance to all property lines and street center lines					
r) Distance from shared property line or proposed subdivision line					
2. Location and square footage of retail spaces					
3. Proposed limits of clearing and grading.					
4. North arrow orientation					
5. Symbol Key/Legend					
G. Striping and Marking Plan providing number, direction and width of existing and proposed travel and parking lanes, crosswalks, medians, bike lanes; width of existing and proposed curb cuts, planting areas, street lights, existing traffic signals (poles, span wires and/or mast arms), label and delineate fire lanes, if applicable.					
H. Existing and Proposed Street Cross-Sections from face of building to face of building showing: Required Building Lines and dimensions of sidewalks, planting areas, curb/gutter, parking lanes, bike and travel lanes, medians, and other street elements. Reference the Form Based Code Control Line (provided by the Town) and the existing center line (if different) in the existing and proposed cross sections.					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
2. ARCHITECTURAL PLANS:					
Architectural Plans at a scale that is appropriate for the size of the project. Architectural Plans submitted by a Licensed Architect, will include, by way of illustration and not limitation, the following:					
A. Floor Plans of each parking garage level, including:					
1. Elevations					
2. Dimensions of overall structure					
3. GFA of overall structure					
4. Layout and number of parking spaces					
5. Label and dimension of typical standard, compact and handicapped spaces					
6. Widths of each aisle					
7. Label and size of storage, mechanical, retail parking, and other non-parking areas					
8. Locations, labels, dimensions, and capacity of bicycle parking areas					
B. Ground Floor Plan					
1. Overall Dimension, Elevation and GFA					
2. Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, garage, and locations, labels, dimensions and capacity of bicycle parking areas					
3. Label building entrances for pedestrians and vehicles, including ground floor retail					
4. Location and information on landscaping, plazas and other site features					
C. Non-typical Floors					
1. Overall dimensions, elevation and GFA of each floor level					
2. Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage					
D. Typical Floors					
1. Overall dimensions, elevation and GFA of each floor level					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
2. Label all separate uses and access to separate uses, including storage, loading and service areas, retail and retail access/connections to service areas, recycling and trash collection areas, and garage					
E. Roof plan with elevations, showing main and penthouse roof elements and mechanical units					
F. Elevations of each building from the north, south, east and west (including interior elevations), including colored renderings as specified, showing:					
1. Height in feet of proposed building as measured from average elevation of the fronting sidewalk, to the Ground Story, English Basement, top of main roof, penthouse, and structures above the penthouse					
2. Number of floors and elevation of each floor including main roof, penthouse roof and any structures above penthouse roof, and slab-to-slab and interior clear heights of all floors					
3. Height, location and general design of structures above building height limit					
4. Label location and access to underground parking and loading (if applicable)					
5. Label façade and exterior surface materials and colors					
6. Complete street frontage (ground story), lobby and plaza level elevations showing complete design details, façade materials and colors at a scale of 1/8" = 1'					
7. Distance from shared property line and percentage of building wall openings/ fenestration					
8. General size and location of vents for garage air intake and exhaust, HVAC, and laundry					
G. Vertical cross-sectional views showing:					
1. Height, in feet, of proposed buildings measured from the average elevation of the fronting sidewalk to the main roof, penthouse roof, and to the top of all other buildings and/or structures					
2. Height, in feet, of proposed Ground Story finished floor elevation from the average elevation of the fronting sidewalk					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
3. Number of floors and elevation of each floor, including main roof, penthouse, and structures above the penthouse					
4. Height, location, and general design of structures proposed above the building height limit					
5. Label location and access to underground parking and loading					
6. Elevation of all floor grades above and below ground					
7. Buildings in relationship to surrounding uses:					
a) Distance between proposed buildings and adjacent lots					
b) Distance between proposed buildings and adjacent buildings, and those across streets					
c) Distance between proposed buildings and adjacent streets					
d) Height of proposed buildings and adjacent buildings					
e) Distance of building wall from the shared property line.					
8. Plazas and landscape area above structures, soil depth for all landscaping, and elevations at finished grade					
H. Screening plans for:					
1. Mechanical equipment					
2. Parking areas					
3. Loading areas					
4. Trash areas					
5. Penthouse areas					
3. CONCEPTUAL LANDSCAPE PLANS:					
A. Existing (to remain) and proposed building footprints and hardscape, and delineation of existing (to remain) and proposed underground structures					
B. Existing and proposed utilities and topography at 2' intervals					
C. Streetscape					
D. Label, design and size of plazas and other site features; location and types of landscaping; label other landscape elements; label street trees and streetscape elements					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
E. Label, size, design and elements of common open spaces (public/private), open space easements/dedications and required landscaping					
F. Tree survey of all trees on the site with a caliper of 3 inches and greater. Provide locations, sizes, and identification/species of all existing trees to be saved, trees to be removed, proposed limits of clearing and grading, and a calculation of the number of trees to be replaced in tabular form pursuant to the tree replacement formula					
4. ADDITIONAL INFORMATION:					
A. Completed Application Form with Signature and Application Fee (Fee due with First Preliminary Review Application)					
B. Description Of Proposed Use					
C. Disclosure Statement					
D. Statement of Consent by Property Owner					
E. Evidence of notification of Abutters					
F. Formal Response to Checklist comments for each review cycle					
G. Additional Information provided on application drawings or as attachments:					
1. Materials of special architectural features					
2. Treatment of mechanical shafts and balcony railings					
3. Exterior treatment of loading dock doors					
4. Context plan of street alignments, parking and travel lane designations, sidewalks, bike and transit facilities, and building lines within a 400-foot offset of development					
5. Any other special plans, data, or other documentation to demonstrate FBC CBD Redevelopment compliance (i.e. OCLA, lighting plans, sign plans, etc)					
H. Information Sheets					
1. Tabulation in chart form of parking and bicycle spaces required and provided, by building level and user type					

	APPLICANT	STAFF			STAFF NOTES
		1ST	2ND	3RD	
2. Tabulation in chart form of the square footage of all separate uses, by floor, and the totals for all floors, including storage, loading and service areas including height of loading docks, retail including retail slab-to-slab height, recycling and trash collection areas, and garage					
3. Tabulation in chart form of the total number of residential units by type, number of bedrooms/dens, and by floor area, per floor and total for all floors					
4. Tabulation in chart form of total number of hotel units by floor area, per floor, and total					
J. Green Building standards checklist, depending on which rating system is required by FBC CBD Redevelopment (LEED, Earthcraft, or Green Home Choice)					
K. Traffic Impact Analysis					
L. Vacation and Encroachment plat and application(s) or waiver form. The plan shall show the exact locations and types of vacations and/or encroachments.					
M. Phasing Plan					
N. Stormwater Management and Compliance Plan (24x36)					
1. Provide drainage calculations					
2. SWPPP					

Horsley Witten Memo for Bridgewater MTBA Communities 9-14-23



MEMORANDUM

TO: Robert Rulli, Director, Community & Economic Development, Town of
Bridgewater
FROM: Jeff C. Davis, Senior Planner
DATE: September 14, 2023
RE: MBTA Communities Compliance Model

Introduction

Horsley Witten Group, Inc. (HW) is providing technical assistance to the Town of Bridgewater through a grant from the Massachusetts Housing Partnership. The goal of the technical assistance is to help the Town meet the standards for MBTA Communities as laid out in Section 3A of MGL c. 40A. In brief, this law requires that an MBTA Community shall have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute:

- Minimum gross density of 15 units per acre
- Located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable
- No age restrictions and suitable for families with children

Final compliance guidelines were released by the state's Department of Housing and Community Development (DHCD) in August 2022 (now the Executive Office of Housing and Livable Communities or HLC). It is important to note that on top of the targets for housing density, the guidelines also limit the amount of affordable housing that can be required in an MBTA Communities zoning district to 10%. This can be increased to up to 20% in conjunction with a 40R district (<https://www.mass.gov/service-details/chapter-40r>) or by conducting an economic analysis to verify that the local housing market is strong enough to support additional affordable housing through the private development sector.

HLC has also released a "compliance model" that calculates whether a municipality's zoning and other policies comply with the law. HW is working with Bridgewater to "test" different scenarios in the compliance model and come up with one or more viable alternatives that both comply with state law and meet the needs and objectives of the Town.

For more information on the requirements related to Section 3A, please visit:

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

The specific compliance guidelines can be found here:

<https://www.mass.gov/doc/compliance-guidelines-for-multi-family-zoning-districts-under-section-3a-of-the-zoning-act/download>

Targets for Bridgewater

MBTA Communities fall into four different categories: Rapid Transit (those with T stations), Commuter Rail (those with commuter rail stations), Adjacent Community (those without a rail transit station, but adjacent to a municipality that has one or more), and Adjacent Small Town (Adjacent Communities of 7,000 people or less or a population density of less than 500 persons per square mile). Each of these types of communities must hit different targets for the minimum number of multi-family housing units that could theoretically be allowed per zoning, as well as minimum land area for the zoning district(s) where multi-family housing is allowed by right and how much of that area must be within ½ mile of a transit station.

Bridgewater is considered a Commuter Rail Community and therefore needs to reach the following targets:

- Minimum multi-family housing unit capacity: 1,401 units
- Minimum land area: 50 acres
- Minimum gross density: 15 units per acre
- Minimum percent of district land area and unit capacity to be located in the station area (1/2-mile radius around a station): 20%
- Compliance Deadline: December 31, 2024

*Note: The MBTA Communities law (Section 3A) does not set a target for the actual production of housing. In other words, no one is counting the number of multi-family housing units a community has today or may have in the future. The law also does not take into account the existing land uses in a district or the availability of infrastructure. Communities are simply required to have zoning that **allows** for a certain amount of multi-family housing by right. While the zoning must allow for gross average density of at least 15 units per acre, there may be other legal or practical limitations, including lack of infrastructure or infrastructure capacity, that result in actual housing production at lower density than the zoning allows.*

Analysis of Existing Station Area

The Town initially asked HW to explore at least a couple major scenarios for MBTA Communities district boundaries. One scenario adhered to the station area as it exists today, near Bridgewater State University. The other assumed a future scenario where the station area has been moved farther north closer to the town center. See the memo provided by HW to the Town dated May 30, 2023, for the details of this initial analysis.

The Town is developing a vision for a more vibrant, mixed-use town center (including a zoning overhaul for the Central Business District – CBD), and a relocated MBTA station can help support this vision. In the long term, the Town is requesting that the Executive Office of Housing and Living Communities allow the station area to be calculated around the proposed new platform location. In the immediate term, the Town is exploring options just within the radius around the existing station.

It is important to note that the Town is strongly behind the intent of the MBTA Communities legislation but feels that mixed-use is critical to the success of transit-oriented development. The Town had strongly encouraged the state to amend the legislation to allow municipalities to require commercial ground floor uses within MBTA Communities districts, so long as residential is allowed above. While HLC did revise the MBTA Communities guidelines relative to mixed-use, MBTA Communities districts are still not allowed to require mixed-use or ground floor commercial, but other mixed-use districts may be used to offset the required unit capacity within an MBTA Communities district by up to 25%.

Existing Station Area Objectives and Boundaries

Major objectives and directions from the Town included the following:

- Try to minimize the land area within the station area and keep the bulk of the district in the current CBD.
- Do not include areas of the CBD where commercial ground floor uses in mixed-use buildings are desired – particularly parcels that front on Broad Street or the town green.
- Maintain different dimensional standards for parcels currently in the CBD versus those within the Residential D (R-D).

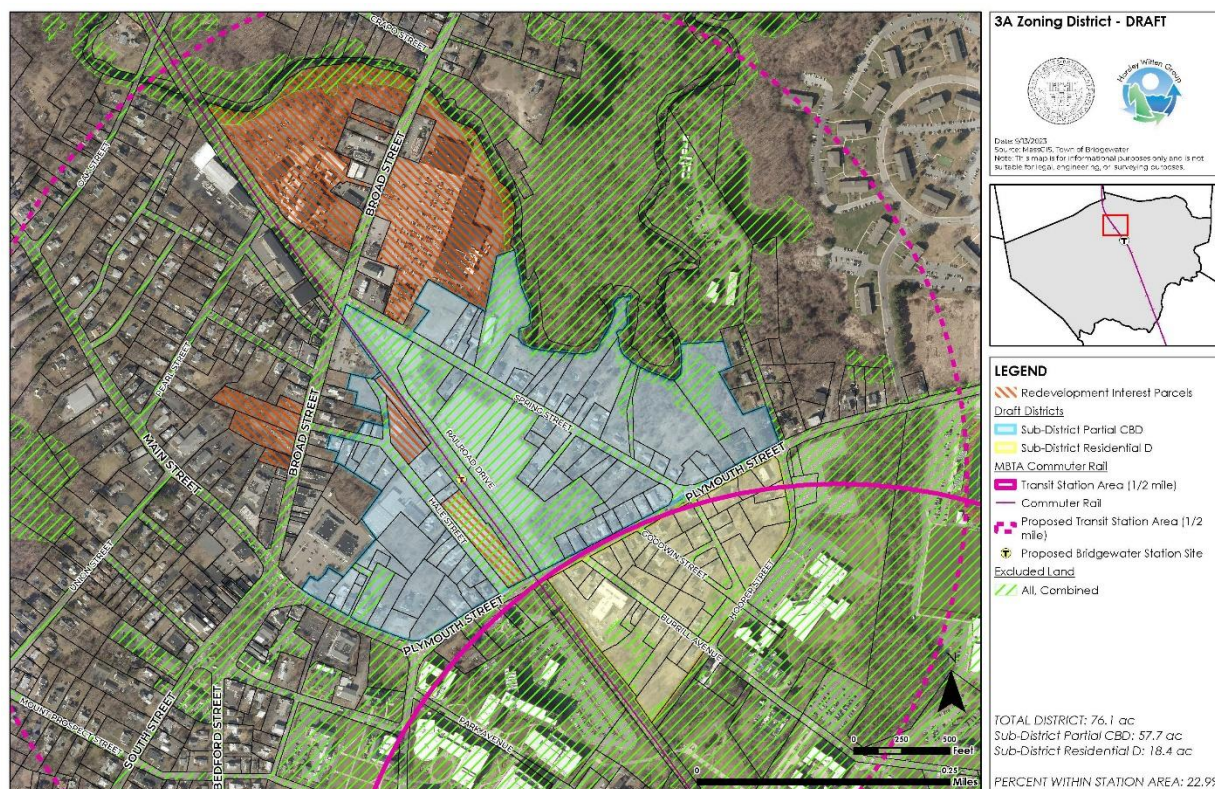


Figure 1 - Proposed MBTA Communities District Boundary

As seen in the map above, HW included several properties currently zoned R-D – shaded in pale orange – that largely fall within the ½ mile radius of the existing MBTA station. In addition, we added several parcels currently zoned CBD – shaded in pale blue – that fall outside the station area. The latter was sized to ensure at least 20% of the proposed district’s land area is within the current station area. It was also drawn to exclude portions of the CBD where ground floor commercial is desired.

Existing Station Area Assumptions

HW assumes an MBTA Communities overlay district would be developed under this scenario to include just the parcels noted in the map above. As a start, HW used the current standards for the CBD and R-D zoning districts as a base for the standards of a new overlay district. However, as described below, there are several adjustments that would need to be made to both districts’ standards for them to comply with the MBTA Communities law. There are many ways to meet the unit and density requirements of the model – adjusting minimum lot size, parking standards, etc. HW is presenting the standards below as a first draft for this new geography with the goal of minimizing the changes to the existing standards. HW fully expects to adjust the standards in discussion with the Town.

- **Make sure multi-family housing is allowed by right.** Currently, multi-family residential is only allowed by special permit in the CBD and only as part of mixed-use development. In the R-D, multi-family residential is not allowed at all, though two-family homes are allowed by special permit. To comply with the law, multi-family residential must be allowed by right. For purposes of the law, Site Plan Approval is considered by right should the Town wish to use that process.
- **Eliminate the cap on bedrooms per unit.** Currently, mixed-use residential in the CBD is restricted to no more than two (2) bedrooms per unit. This is not allowed per the law and would need to be eliminated in the MBTA Communities district.
- **Building height.** Currently, building height is capped at three (3) stories in the R-D and three and a half (3.5) stories in the CBD (or four (4) stories in the CBD if a Mixed-Use development is proposed per Sec. 19 of the Zoning Bylaws). HW proposes maintaining the current by right height limits in both CBD and the R-D.
- **Reduce the minimum lot size.** HW found with this new geography it is possible to meet the standards of the compliance model using the Town’s current minimum lot sizes for the CBD (10,000 SF for new lots) and the R-D (18,500 SF). However, these can be adjusted. Reducing these minimums could help increase the unit capacity and allow the Town to adjust other factors, such as adding in a reasonable standard for maximum dwelling units per acre.
- **Eliminate the minimum lot area per dwelling unit.** Currently, the minimum lot area per dwelling unit in the CBD is 2,420 SF (with a special permit) and in the R-D is 10,000 SF. Adding a minimum lot area per dwelling unit standard makes it very difficult to meet the unit capacity and density required by the law. In addition, doing so in the R-D makes it very difficult to locate at least 20% of the unit capacity there. HW proposes eliminating this standard. Other factors will serve to limit the residential density, as discussed below.

- **Do not set a maximum dwelling units per acre standard.** The current limit is 18 units per acre in the CBD for mixed-use development, with additional density (up to 26 units per acre) allowed in exchange for certain amenities. There is no such limit in the R-D, however that is because currently nothing denser than a two-family home is allowed. HW suggests eliminating this cap. If that is not acceptable, HW tested several caps that produce the required densities while still ensuring at least 20% of the unit capacity falls within the station area. Setting the model at 36 units per acre in the CBD and 32 units per acre in the R-D seems to work. However, given the other de facto limits on density in the model, such as parking and building height, the dwelling units per acre in this test is only 20.9 for the CBD and 18.7 for the R-D, for an average of 20.4.
- **Parking.** HW suggests leaving the parking standards as they are today in the CBD and reducing the standard in the R-D to match. In the CBD, residential units in a mixed-use development require one (1) spot per unit plus one (1) visitor spot per every third unit. In other words, 1.33 spots per unit. In the R-D, two (2) spots are required per unit. HW suggests using 1.33 spots per unit for both subdistricts. Note that reducing the parking requirement can have a significant impact on the model. If the Town is willing to reduce these parking requirements further, HW may be able to adjust residential density standards to closer to what the Town requires today.
- **Other dimensional requirements.** Other dimensional requirements, such as front, side, and rear setbacks, minimum lot frontage, maximum building coverage, and minimum open space requirements remain the same.

Existing Station Area Test Results

Based on the proposed zoning assumptions described above, HW used the Compliance Model to test the capacity for this proposed district. In summary, the results were as follows:

District Area: **76.1 acres** (50 acre minimum required)

Modeled Unit Capacity: **1,820 units** (1,401 units required)

Dwelling Units per Acre: **25.9** (15 required)

% Unit Capacity within the Station Area: **21.2%** (20% required)

% Land Area within the Station Area: **22.9%** (20% required)

As can be seen, this iteration complies with the minimum standards. However, as explained above, this is just one of many alternatives. There are many options for tradeoffs in the model. If a certain assumption is not acceptable for the Town, HW can look for adjustments elsewhere to make up for it. Note that this assumption provides approximately 26 dwelling units per acre, or the maximum currently allowed in the CBD.