

Chapter 400. District Regulations

Section 4001. Downtown Business (DB1) District¹

4001.A **Purpose.** The purpose of the Downtown Business District is to designate and reinforce this area as Milton’s downtown by:

- (1) Establishing a well-defined, mixed-use, compact and walkable downtown centered around the intersection of Route 7, Railroad Street and Middle Road.
- (2) Featuring the highest density of development and the greatest diversity of land uses in an area that is served by public infrastructure and transit.
- (3) Transforming Route 7, Middle Road, Centre Drive and Bombardier Road into “main streets” defined by sidewalks, crosswalks, street trees and landscaping, and pedestrian-oriented buildings located close to the street and sidewalk.
- (4) Promoting pedestrian-oriented infill along street frontages and within underutilized parcels.
- (5) Developing an interconnected network of complete streets that disperse and calm traffic, and safely accommodate pedestrians and bicyclists.
- (6) Encouraging quality and efficient construction with durable, low-maintenance materials and distinctive designs.

4001.B **Permitted Uses.** The Zoning Administrator may issue a zoning permit for the following uses:

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| (1) Upper floor residential | (13) Indoor recreation |
| (2) Accessory dwelling | (14) Outdoor recreation, public |
| (3) Home occupation | (15) Religious facility |
| (4) Family childcare home | (16) Healthcare facility |
| (5) Bed and breakfast | (17) Education facility |
| (6) Shop or store | (18) Government facility |
| (7) Open market | (19) Cultural facility |
| (8) Office or professional service | (20) Funeral home or cremation facility |
| (9) Personal or business service | (21) Daycare facility |
| (10) Restaurant | (22) Transit facility |
| (11) Tavern | (23) Essential services |
| (12) Media broadcast facility or studio | (24) Communication antenna |
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- (27) The applicant must receive site plan approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for any of the uses not bolded.
- (28) The applicant must obtain conditional use approval from the Development Review

¹ Elsewhere in the regulations, there will be a provision that allows for multiple principal uses on a lot or within a building such as “Any combination of permitted or conditional uses and accessory uses may be allowed on a single lot or within a single building in accordance with all applicable requirements of these regulations.”

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Board before the Zoning Administrator may issue a permit for:

- (a) Construction of 6,000 square feet or more of commercial or industrial space;
- (b) A mixed-use development containing 6 or more dwelling units;
- (c) A use with drive-through or drive-in service (see *); or
- (d) An adult-oriented use (see *).

(29) Upper floor residential will only be allowed within mixed-use buildings with at least the ground floor designed for and occupied by commercial uses. If the upper floor residential will be senior housing, the ground level may be used for non-residential purposes accessory to the senior housing such as common areas, support services or offices.

(30) The Town of Milton will treat any single-family or two-family dwelling in existence prior to October 11, 2005 as a permitted use. New single-family or two-family dwellings are prohibited.

4001.C **Conditional Uses.** The applicant must obtain conditional use approval from the Development Review Board before the Zoning Administrator may issue a zoning permit for the following uses:

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|-------------------------------|---|
| (1) Congregate living | (8) Lawn, garden or farm supply |
| (2) Assisted living | (9) Light industry |
| (3) Skilled nursing services | (10) Data center or information services |
| (4) Home business | (11) Laboratory or research facility |
| (5) Inn | (12) Wholesale trade |
| (6) Rooming or boarding house | (13) Supervision or rehabilitative services |
| (7) Hotel or motel | (14) Parking |

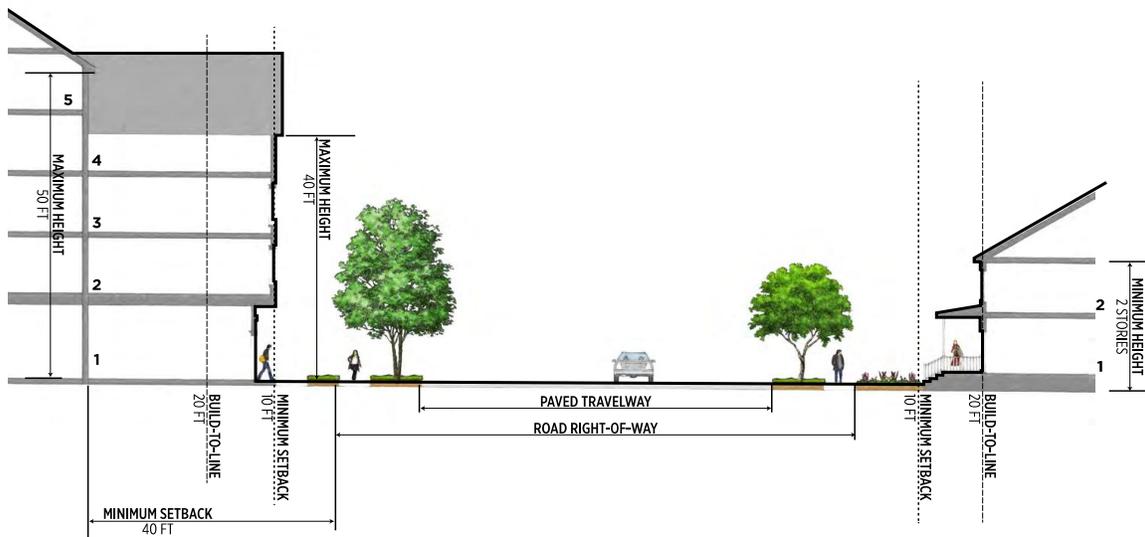
4001.D **Dimensional Standards.** The applicant must locate and design proposed development as follows:

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|-------------------------|--|
| (1) Lot size | 4,500 sf min |
| (2) Lot frontage | 30 ft min |
| (3) Lot coverage | 80% max (includes all impervious surfaces) |
| (4) Front setback | 10 ft min
20 ft min from principal bldg frontline for accessory bldgs |
| (5) Build-to line (BTL) | 20 ft |
| (6) Side setback | 10 ft min or 0 ft if buildings attached |
| (7) Rear setback | 10 ft min |
| (8) Residential density | 1 dwelling unit per 3,000 sf of lot area max
(also see Paragraph 4001.E(4) below) |
| (9) Floor area ratio | 4.0 max |
| (10) Building footprint | 6,000 sf max for principal buildings
4,000 sf max and less than principal bldg for accessory bldgs. |

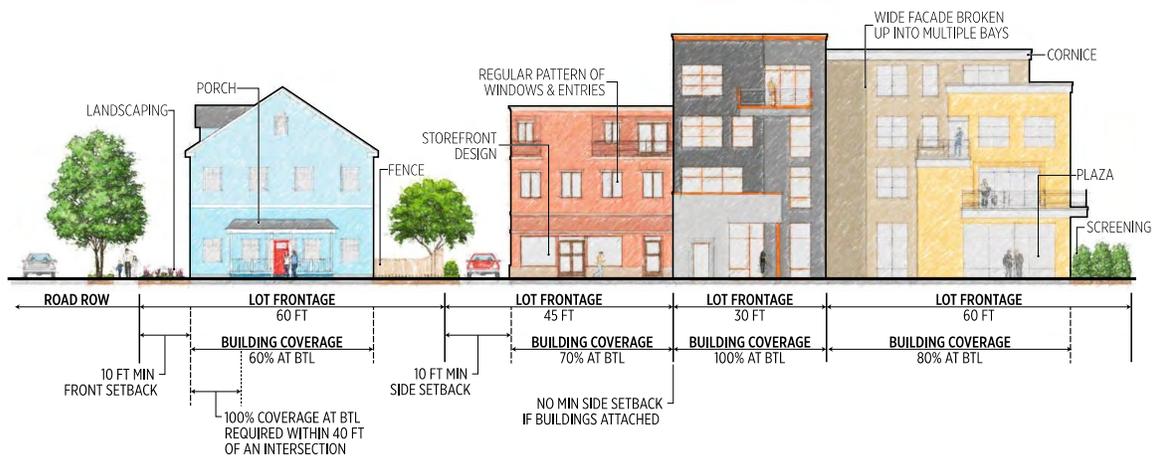
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- (11) Building height 2 stories min
 40 ft max within 40 ft of front lot line or district boundary
 50 ft max beyond 40 ft from front lot line or district boundary
 35 ft max and less than principal bldg for accessory bldgs
- (12) Ground floor height 12 ft min to 18 ft max for principal buildings
- (13) Upper floor height 9 ft min to 14 ft max for principal buildings
- (14) Building coverage 60% min of BTL
 30% min of BTL on secondary street (for corner buildings)
 100% min of BTL within 40 ft of a street intersection

DOWNTOWN BUSINESS DISTRICT
 PROPOSED DIMENSIONAL STANDARDS



DOWNTOWN BUSINESS DISTRICT
 PROPOSED DIMENSIONAL & DEVELOPMENT STANDARDS



4001.E **Development Standards.** The applicant must locate and design proposed development as follows:

- (1) New or substantially modified principal buildings must be oriented to the street with facades that incorporate at least one of the following:
 - (a) A storefront design with clear glass windows offering views into the building interior composing a minimum of 60% of the ground level wall area up to 10 feet above the finished grade.
 - (b) An open porch, gallery or arcade at least 6 feet deep. A gallery or arcade must extend the full width of the facade. A porch must extend along at least 40% of the facade.
 - (c) A landscaped patio, terrace, plaza, courtyard or pocket park adjoining the sidewalk offering outdoor seating or dining. The area of this feature must equal or exceed the width of the building facade multiplied by 5 feet.
 - (d) For residential buildings, a decorative fence or wall not more than 4 feet high along the lot frontage, a landscaped front yard and a walkway leading to a front entrance that faces the street.
 - (e) For civic or religious buildings, other distinctive architectural elements characteristics of such building types.
- (2) New or substantially modified principal buildings must:
 - (a) Incorporate visible changes in wall plane and roof form that break up wide facades into multiple bays. A bay must not be more than 32 feet wide.
 - (b) Incorporate a cornice or roof overhang.
 - (c) Feature a regular pattern of windows and entries on the facade. Stretches of solid or blank walls between windows or entries must not be more than 20 feet wide.
 - (d) Incorporate at least one ground-level entrance for each 60 feet of building facade width. The distance between ground-level entrances along a single, continuous facade must not be more than 80 feet.
 - (e) Provide pedestrian access from the public sidewalk or street to ground-level entrance(s) on the facade.
 - (f) Locate vehicular and service entrances to the side or rear, except that the DRB may approve front entrances for structured or under-building parking.
- (3) Any land development that requires major site plan approval must:
 - (a) Eliminate or relocate any pre-existing parking or vehicular use areas between the street and building to the maximum extent feasible given site-specific conditions. All new parking or vehicular use areas must be located to the side or rear of the principal building.
 - (b) Landscape the area between the street and building so that at least 20% of the ground will be covered with a mix of trees, shrubs, perennial plants and groundcovers (excluding turf grass) within 4 growing seasons.
 - (c) Plant or preserve at least one tree within the front yard setback for each 30 feet of road frontage.

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- (4) New mixed-use buildings must:
 - (a) Allocate at least 20% of their floor area to non-residential uses.
 - (b) Locate all dwelling units on upper floors.
 - (c) Not contain more than 20 dwelling units per building.
 - (d) Locate and design any structured parking to maintain a pedestrian-oriented streetscape. Structured parking that is not entirely below ground level along the street must be set back at least 20 feet from the building front line and screened by active uses so that parking will not be visible from the street.