



Downtown Business District

Proposed Zoning Revision

5 April 2016

Why are zoning changes needed?

- Imbalance between commercial and residential growth
- Concerns about the quality, scale and character of recent development
- Desire to create an identifiable, pedestrian-friendly downtown in Milton
- Interim zoning adopted in 2015 to provide time to re-examine current zoning





What are the goals?

Establishing a well-defined, mixed-use, compact and walkable downtown centered around the intersection of Route 7, Railroad Street and Middle Road.





What are the goals?

Transforming Route 7, Middle Road, Centre Drive and Bombardier Road into “main streets” defined by sidewalks, crosswalks, street trees, landscaping and pedestrian-oriented buildings set close to the sidewalk.



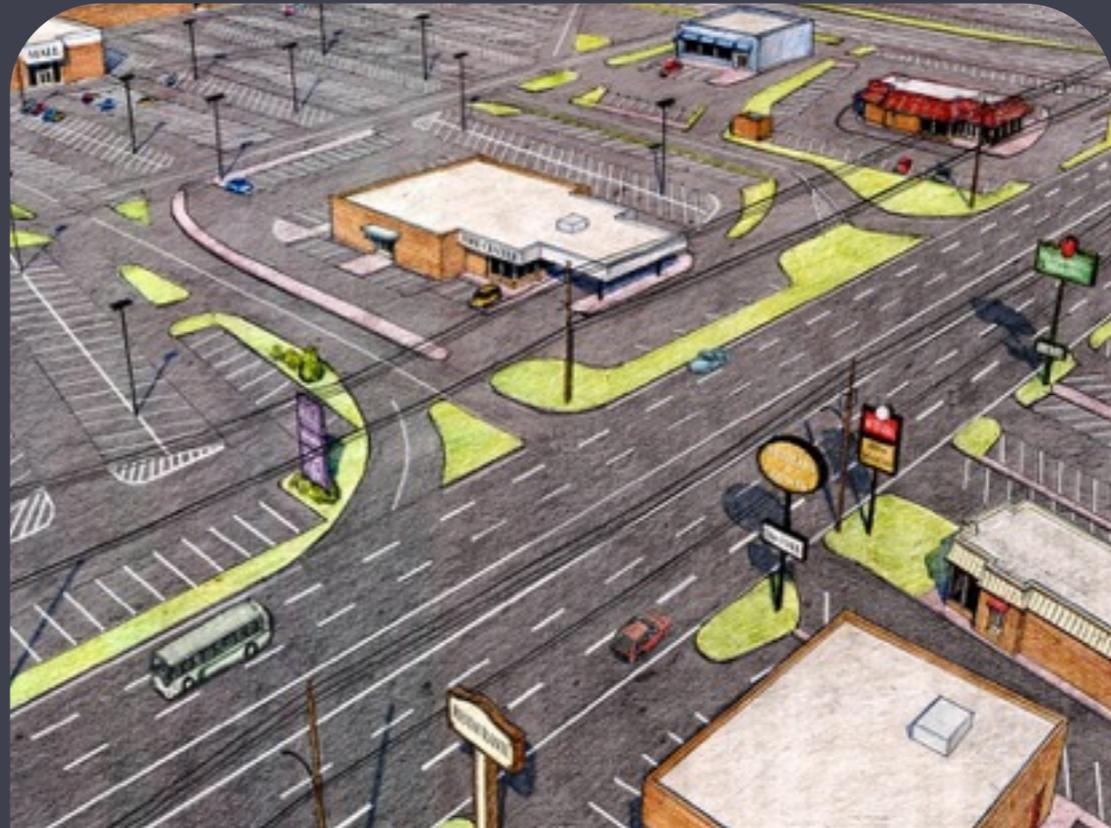


What are the goals?

Encouraging quality and efficient construction with durable, low-maintenance materials and distinctive designs.



**Isn't that
what the
current DB1
zone does?**



**Under current zoning,
development that furthers
those goals is possible, but it is
not guaranteed.**



How would the DB1 zoning change?

Rebalance commercial space and housing

- Residential would only be allowed on upper floors
- No building could include more than 15 dwelling units
- But allowable density would increase to 1 dwelling unit per 3,000 sf of lot area



How would the DB1 zoning change?

Uses allowed would not change significantly

- A wide range of retail, office, dining and service uses would be permitted
- Wholesale businesses, light industry and lodging would be conditional uses
- Warehousing and storage would not be allowed
- Larger-scale businesses would require conditional use approval



How would the DB1 zoning change?

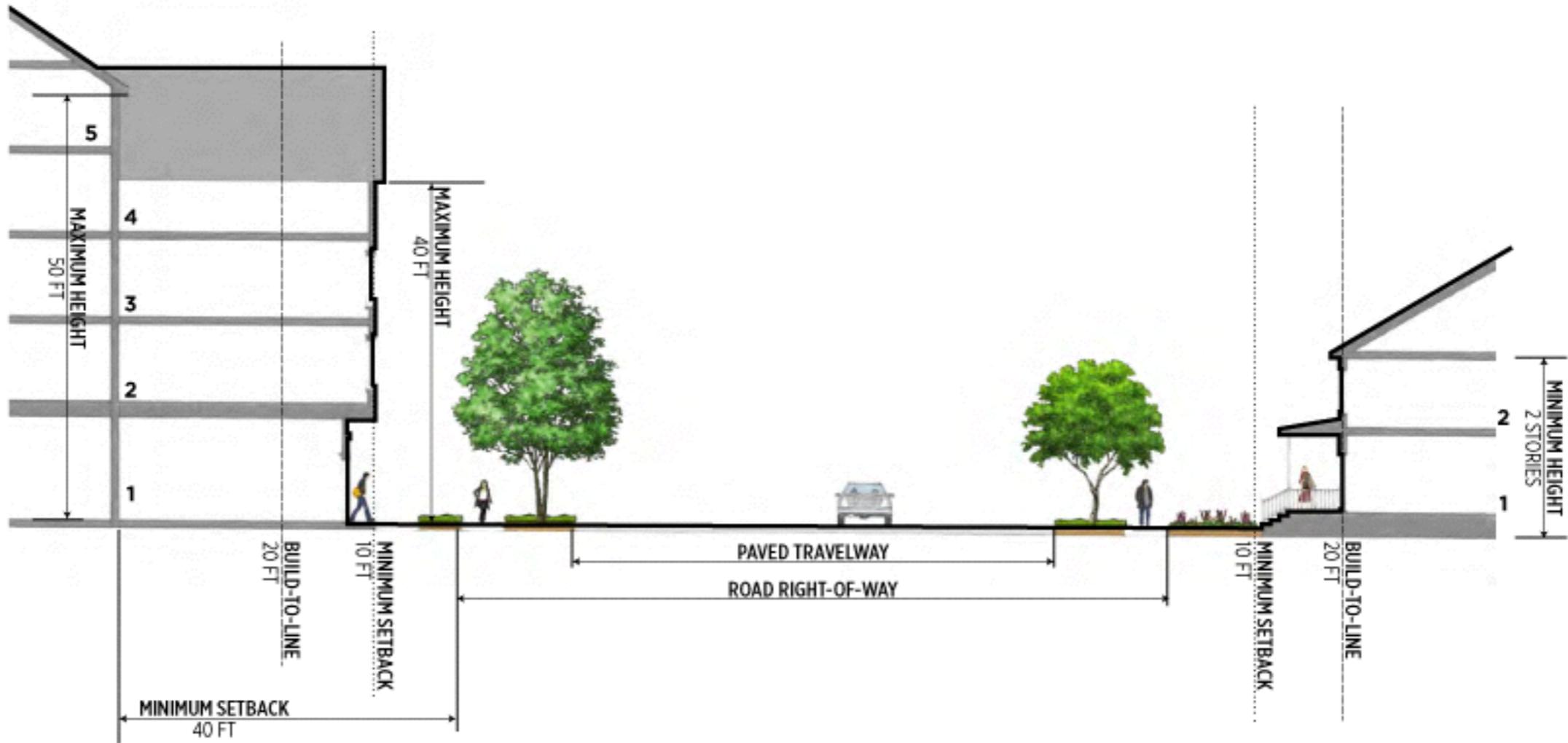
Dimensional standards would become more detailed and specific

- Minimum and maximum setback
- Minimum building height of 2 stories and a reduction in the maximum height
- Build-to-line with a minimum amount of building coverage
- Maximum building footprint



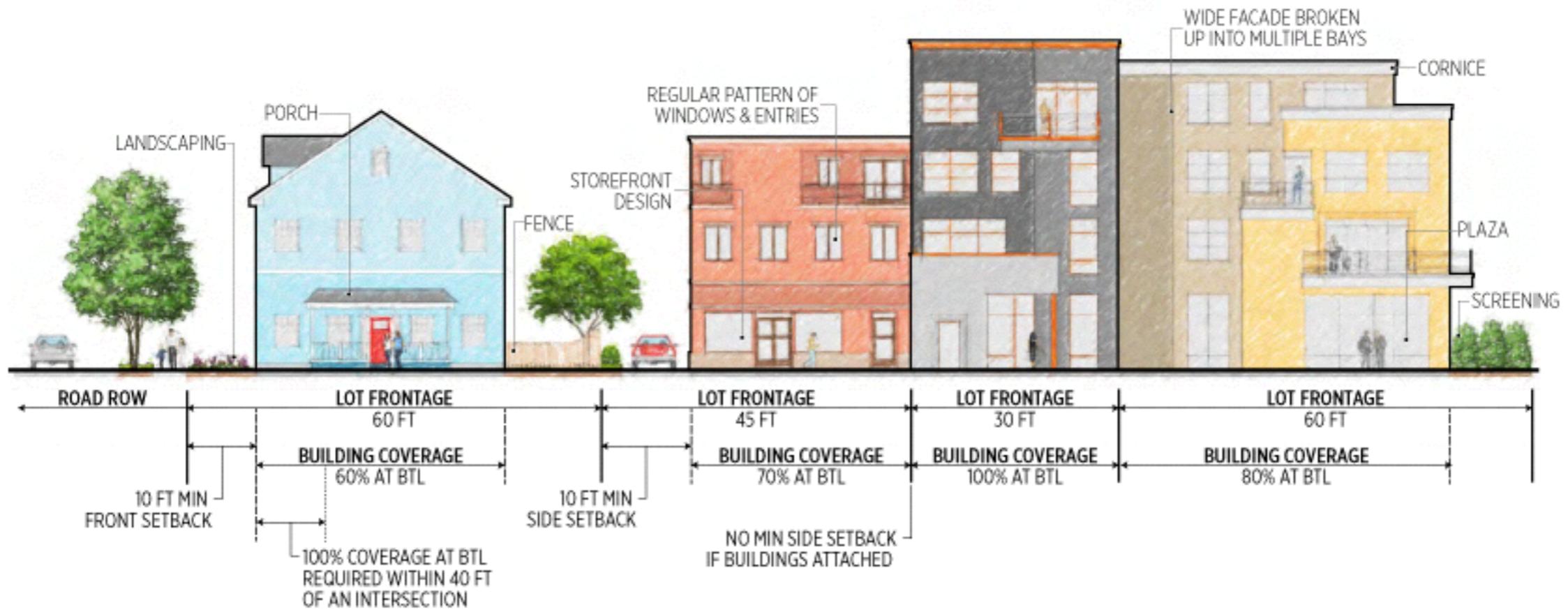


DOWNTOWN BUSINESS DISTRICT PROPOSED DIMENSIONAL STANDARDS





DOWNTOWN BUSINESS DISTRICT PROPOSED DIMENSIONAL & DEVELOPMENT STANDARDS



How would the DB1 zoning change?

Development standards that would address architecture and site design issues

- Building facades would have to incorporate storefront windows, porches or other architectural elements
- Large buildings would have to incorporate changes in wall plane and roof form
- Parking would have to be to the side or rear of buildings





How would the DB1 zoning change?

Additional site plan review criteria that deal with:

- Building placement
- Building form and massing
- Building materials
- Building windows and doors
- Energy efficiency
- Residential storage
- Common & private open spaces
- Service areas
- Landscaping and screening
- Vehicular circulation
- Sidewalks
- Street trees
- Internal walkways
- Bicycle parking and storage
- Transit shelters
- Parking





