

## Contemplated Zoning Changes

The purpose of this document is to broadly summarize the zoning changes associated with the adoption of Scenario 2B. This document first addresses changes to existing zoning districts and then generally describes the new districts proposed.

It is anticipated that a stakeholder-approved version of this document along with a zoning map and a table of allowed uses will be included within the Memorandum of Understanding (MOU). Those documents will be the basis for creating an amended Reuse Plan and zoning by-laws in a collaborative stakeholder process to occur between the time the MOU is executed and the October and November votes on disposition.

### Changes to Existing Zoning Districts

#### **1. Environmental Business (Rename “Special Use - Walker Road”)**

##### Presently Allowed Uses:

Environmental light industrial, industrial, research and development uses; municipal uses; accessory office uses. Allows for expansion of the existing wastewater treatment plant.

##### Proposed Changes:

- Allow all presently allowed uses plus ~~non-environmental light industrial, industrial, and other~~ research and development uses as well as “cluster” residential development.
- Change Light Industrial with Environmental Component and Industrial with Environmental Component to prohibited uses.
- Zoning protection of areas where development is constrained due to rare species and wetlands.
- “Environmental uses” to be allowed in all districts other than residential districts.

#### **2. Gateway I (Jackson Road)**

##### Presently Allowed Uses:

Small-scale office; cultural; conference; academic, institutional, and civic; municipal uses. Site of proposed Oxbow Visitors Center.

Proposed Changes:

None

**3. Gateway II (Shriver Job Corps Center)**

Presently Allowed Uses:

Small-scale office; cultural; conference; academic, institutional, and civic; municipal; dormitory uses.

Proposed Changes:

- No changes proposed for area of district used by Shriver Job Corps Center.
- Rezone all other areas of district to “Town Center” (see description, page 8) to allow residential, commercial, and office uses.

**4. Special Use I (Rename “Special Use- Salerno”)**

Presently Allowed Uses:

Office; research and development; cultural, conference, health care; academic, institutional, civic; municipal.

Proposed Changes:

- Allow all presently allowed uses plus uses allowed in “Suburban Residential”, “Village Residential I”, and “Village Residential II” districts (see descriptions, pages 7-8).
- Specify standards for buffers between residential and non-residential uses.
- Maintain current dimensional standards for non-residential uses, including maximum height of 45 feet–. Proposed residential uses may not exceed 45 feet in height.
- Re-zone area of adjacent “Open Space / Recreation” district comprising the eastern and southern slope of plateau as “Natural Resources” District (see description, page 8) to provide a permanent buffer between development and Route 2 and the Guilford freight rail line.

-Re-zone Red Tail Golf Course to become “Suburban Residential”, “Village Residential I”, and “Village Residential II” districts (see descriptions, pages 7-8).

### **5. Special Use II (Rename “Special Use- Moore Army Airfield”)**

#### Presently Allowed Uses:

Office; light industrial, industrial; research and development; municipal uses.

#### Proposed Changes:

- Allow all presently allowed uses except for Dormitories.
- Additionally, allow plus uses allowed in “Suburban Residential”, “Village I Residential”, and “Village II Residential” residential districts (see descriptions, pages 7-8).
- Allow proposed recreation fields as a municipal use.
- Require recreation field area to be contiguous with residential area.
- Explicitly prohibit stand-alone warehousing and distribution, most retail uses, and permanent hazardous waste storage.
- Specify standards for buffers between residential and non-residential uses.
- By contractual agreement, residential areas will be limited to 20 acres and a maximum of 200 units.

### **6. Residential I (Discontinued )**

#### Presently Allowed Uses:

Municipal uses; single-family, two-family, and multi-family residential.

#### Proposed Changes:

- The present district will be expanded to the south to encompass a portion of the Innovation and Technology Business district and to the east to encompass three blocks currently in the Innovation and Technology Center district (see zoning map for more detail).
- Rezone as Suburban Residential, Village Residential I, and Village Residential II districts (see descriptions, pages 7-8)

-Limited “neighborhood service” uses (coffee shop, newsstand, etc.) may be allowed on the ground floor of multi-family buildings and in other appropriate locations.

## **7. Residential II (Rename “Historic Residential”)**

### Presently Allowed Uses:

Municipal uses; single-family, two-family, and multi-family residential.

### Proposed Changes:

- Allow for all presently allowed uses.
- Leave existing zoning effectively “as is” to ensure that any infill development is consistent with the historic development pattern and architecture.
- Note that the housing area south of Cavite Street is removed from this district and zoned “Village Residential I” (See zoning map for district boundaries and page 8 for district description).

## **8. Business/Commercial Services**

### Presently Allowed Uses:

Small-scale office; cultural, conference, academic; institutional, civic, municipal; lodging; retail uses.

### Proposed Changes:

- None.

## **9. Village Growth I (Rename “Shirley Mixed-Use”)**

### Presently Allowed Uses:

-Small-scale office; cultural, conference; academic, institutional, civic; municipal; lodging; retail uses.

### Proposed Changes:

- Current zoning will remain unchanged the area of the district with frontage on Front Street.

-A new residential district will be developed generally consistent with the residential densities and unit type mix exhibited in the adjacent Shirley Village.

#### **10. Village Growth II (Rename “Special Use- Lovell Road”)**

##### Presently Allowed Uses:

Small-scale office; light industrial; research and development; cultural, conference; academic, institutional, civic; municipal, and lodging.

##### Proposed Changes:

- ~~-Allow all presently allowed uses plus uses consistent with the residential densities and unit type mix exhibited in the adjacent Shirley Village.~~
- ~~-Specify standards for buffers between residential and non residential uses. To be determined.~~

#### **11. Innovation and Technology Business**

##### Presently Allowed Uses:

Office; light industrial, industrial; research and development; health care, academic, institutional, civic; and municipal uses.

##### Proposed Changes:

- Uses in the district will remain unchanged.
- The boundaries of the district will be modified as shown on the zoning map to i) exclude the Maple-Spruce area (to be zoned “Suburban Residential” described on p. 7-8); ii) exclude the Sherman Square parcel (to be zoned “Town Center” described below); iii) exclude the Davao site (to be zoned “Village Residential I” and “Village Residential II” described on p. 7-8); and iv) to exclude the Red Tail Golf Course (to be zoned “Suburban Residential”, “Village I Residential”, and “Village II Residential” districts (see descriptions, pages 7-8).
- The eastern side of Barnum Road east of the Guilford freight rail line is proposed to be zoned Innovation and Technology Business.

## **12. Rail, Industrial, and Trade Related Uses**

### Presently Allowed Uses:

Light industrial, industrial; research and development; municipal; accessory office.

### Proposed Changes:

~~-Add additional uses of research and development, office, and light industrial for east side of Barnum Road.~~

~~-West-East side of Barnum Road east of the Guilford freight rail line to become part of the Innovation and Technology Business District.~~

~~-Confirm this will not result in nonconforming situations for current users~~

## **13. Innovation and Technology Center (Discontinued)**

### Presently Allowed Uses:

Office; light industrial; industrial; research and development; cultural; conference, academic, institutional, civic; and municipal.

### Proposed Changes:

-This district is proposed to be discontinued and replaced by several new districts.

-As shown on the zoning map, the western part of the district is proposed to be zoned Village Residential I and Village Residential II and added to the Grant housing area.

The parade ground is proposed to be squared off and zoned as the Municipal / Open Space District. Vicksburg Square and the area surrounding the chapel are proposed to be zoned "Town Center" (see page 8 for district descriptions).

-The area surrounding the Bachelor Office Quarters (BOQs) is proposed to be zoned Village Residential II.

## **14. Open Space and Recreation**

### Presently Allowed Uses:

Cultural and accessory municipal.

### Proposed Changes:

-Separate allowable uses into two new zoning districts-“Municipal / Open Space District” and “Natural Resources District”.

These districts are further defined on page 8.

### **Proposed New Zoning Districts**

#### **1. Suburban Residential**

A district to support the more “suburban” residential areas ~~proposed as part of the housing plansuch as the southern end of the Grant Road neighborhood and a portion of the Davao parcel.~~ This district will allow “large lot” (approximately 8,000 square feet) and “medium lot” (approximately 6,000 square feet) single family homes. The district has a density range of approximately 4 to 8 units per acre.

#### **2. Village Residential I**

A district to support the “village” densities proposed ~~for the center of the Grant Road neighborhood and portions of the Davao parcelas part of the housing plan.~~ Specifically, the district will allow “medium lot” (approximately 6,000 square feet) and “small lot” (approximately 4,000 square feet) single family homes as well as townhomes. The proposed district has a density range of 6 to 14 units per acre.

#### **3. Village Residential II**

A district that allows a higher density residential buildout~~in portions of the Grant Road neighborhood, allowing providing~~ for townhomes and 3.5 story multifamily buildings. It will also allow for small scale neighborhood commercial uses (i.e. coffee shop, newspaper/magazine shop) with specific design standards in appropriate areas. The district has a residential density range of 6 to 24 units per acre.

#### **4. Town Center**

A “mixed use” district that will be designed to accommodate typical downtown densities for a combination of residential and commercial uses such as retail, restaurant, small office/professional office for example. Civic and institutional uses would also be allowed.

While multiple uses in a given structure would be encouraged, this would not be required.

~~The district includes Vicksburg Square, Sherman Square, and the future “Downtown Devens” area, as well as adjacent portions of the Army Enclave.~~ The district has a residential density range of 14 units per acre to 24 units per acre.

### **5. Municipal / Open Space**

The Municipal Open Space Active Recreation district will allow for public open space, recreation fields, playgrounds, trail systems, accessory parking, municipal, academic, institutional, and civic uses.

### **6. Natural Resources**

The Natural Resources district will allow for no uses other than trail systems, limited accessory parking, roads, utilities, and other infrastructure. The intention of the district is to offer a high level of protection to land with high resource value. This district would be for land to be protected by Article 97 and potentially Conservation Restrictions.

Devens Contemplated Zoning – Summary Table

Existing Zoning District	Proposed Zoning Districts (refer to proposed Zoning Map for locations)
Residential I	Suburban Residential, Village Residential I, Village Residential II
Residential II	Historic Residential
Business Commercial Services	No change
Open Space and Recreation	Municipal / Open Space Natural Resources
Innovation and Technology Center	Keep Rezone part to Town Center
Innovation and Technology Business	Replace with Village I, II and Town Center
Rail, Industrial and Trade	Change east side of Barnum to ITB, remainder unchanged
Village Growth I	Shirley Mixed-Use
Village Growth II	<del>Special Use – Lovell Road</del> To be determined
Gateway I	No change
Gateway II	Shriver unchanged, rezone remainder to Town Center
Special Use I	Special Use – Salerno, golf course rezoned Suburban Residential, Village I, and Village II
Special Use II	Special Use – Airfield
Environmental Business Zone	Special Use – Walker Road

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