



Town Of Littleton

Littleton Common Proposed Zoning Bylaws

1 new zoning district, 2 overlay zones

Area A

Village Common
Business Zone

Area B

Beaver Brook
Overlay District

Area C

Farmland Protection
Overlay Zone



Key Concepts for Area A

1. New Business Zone “Village Common”
2. Replaces Existing Business B Zone in the Village area
3. Includes All Property Zoned Business B in the Village area



Area A Village Common Business Zone

Implements the Vision for Littleton, by:

1. Allowing for special permit for Mixed Use:
More variety for development in the Common Area
2. Establishing Enhanced Design Guidelines:
Promotes a strong and attractive business district.
Applies to all projects undergoing site plan review

Key Concepts for Area B

1. Establishes an Overlay, which is added “on top” of the “regular” or “underlying” zoning
2. The Overlay is an optional set of regulations under which a developer may apply for a permit, if they are willing to meet the guidelines of a master plan for a site.
Overlay Master Plan Special Permit=Additional Uses
+ Additional Design Guidelines
3. If Overlay not chosen, the underlying zoning controls



Area B

Beaver Brook Overlay Zoning

Implements the Vision for Littleton, by:

1. Providing more flexibility for using the property, including uses from either of the existing Industrial Zones, on a single site, provided there is a master plan for the overall development
2. The special permit review of the master plan includes review under stronger design standards

Planning Board will hold a public hearing for a Special Permit if developer chooses to use the Overlay

Project will still go to town meeting for concept design approval if the proposal includes retail of more than 60,000 sq. ft.



Key Concepts for Area C

1. Protection of Agricultural Soils
2. Preservation of rural character and roadside views
3. Allowing special permit processes for appropriate economic development opportunities for landowners



Area C

Farmland Protection Overlay District

Implements the Vision for Littleton, by:

1. Providing additional uses allowed in farm areas, to help to keep farms economically viable
2. Promoting better design by providing incentives to preserve roadside areas and prime agricultural soils
3. Allows flexibility of development options (residential or business), while protecting town's interests with strong special permit criteria