

**ARTICLE 4**  
**Planning Board/Board of Selectmen**  
**Zoning Amendment: Littleton Village Common District**  
**(Area A)**

To see if the Town will vote to amend the Zoning Map and Zoning By-Law of the Town of Littleton as follows:

1. Amend the Zoning Map by establishing the Village Common District to include all parcels currently zoned Business (B) along Great Road and King Street, as shown on the map entitled "Village Common District Map," dated March 19, 2010 and prepared by the Metropolitan Area Planning Council," on file with the Town Clerk.

2. Amend §173-2 by inserting, in alphabetical order, a definition for MIXED USE, as follows:

MIXED USE: A combination of residential and commercial uses, arranged vertically (in multiple stories of buildings), or horizontally (adjacent to one another in one or more buildings within a lot).

3. Amend §173-22.A by deleting subsection (1) therefrom in its entirety and inserting in its place the following:

(1) For the purpose of this chapter, the Town of Littleton is hereby divided into the following types of zoning districts:

Residence District	R
Business Districts	
Village Common	VC
Business	B
Industrial Districts	
Industrial A	I-A
Industrial B	I-B

4. Amend the Use Regulations Schedules set forth in §173-26 by adding, between the columns for the R and B Districts, a new column for the Village Common District, to be labeled VC, and, except as otherwise provided pursuant to this Article, containing the same entry as appears in the B District column.

5. Further amend the Use Regulations Schedules set forth in §173-26 by inserting, immediately below the row labeled "Multifamily dwelling," a new row as follows:

	<u><b>R</b></u>	<u><b>VC</b></u>	<u><b>B</b></u>	<u><b>IA</b></u>	<u><b>IB</b></u>
<b>Mixed Use</b>	N	P	N	N	N

6. Insert a new §173-20, as follows:

**§173-20. Special Design Provisions for the Village Common District.**

The Planning Board shall consider the following additional design criteria in conducting Site Plan Review for projects in the Village Common zoning district. The Planning Board may adopt additional Design Guidelines to advance the goals of the Village Common.

**Design Goals**

Buildings and renovations shall be of a design similar to or compatible with traditional architecture in the Town of Littleton in terms of scale, massing, roof shape, spacing and exterior materials. The design standards are intended to promote quality development consistent with the Town's sense of history, human scale and pedestrian-oriented village character.

**Building Scale**

The size and detailing of buildings shall reflect the community preference for moderate-scale structures that resemble houses or barns, and do not resemble "big box shopping centers". New buildings and/or substantial alterations shall incorporate features to add visual interest while reducing the appearance of bulk or mass. Such features include varied facades, rooflines, roof heights, materials, and details such as brick chimneys or shutters.

Buildings shall relate to the pedestrian scale by:

- Including appropriate architectural details to add visual interest along the ground floor of all facades that face streets, squares, pedestrian pathways, parking lots, or other significant pedestrian spaces.
- Articulate the base, middle, and top of the facade separated by cornices, string cornices, step-backs or other similar features.
- Continuous lengths of flat, blank walls adjacent to streets, pedestrian pathways, or open spaces shall not be permitted.

**Roof Form**

New construction, including new development above existing buildings and/or substantial alterations, shall incorporate gables or other traditional pitched roof forms which will be consistent with the historic architecture of the Town of Littleton. Flat roofs are discouraged.

Mechanical equipment located on roofs shall be screened, organized and designed as a component of the roof design, and not appear to be a leftover or add-on element.

### **Entrances**

All primary commercial and residential building entrances shall be visible from the right-of-way and the sidewalk, and shall have an entrance directly accessible from the sidewalk.

Doors shall not extend beyond the exterior facade into pedestrian pathways.

### **External Materials and Appearance**

Predominant wall materials shall have the appearance of wood, brick or stone painted or coated in a non-metallic finish. Cladding materials should be consistent on all facades with the exception of special design elements such as gables or dormers.

Awnings and canopies shall be compatible with the architectural style of the building. Colors and patterns used for awnings and canopies shall be subdued and compatible with existing awnings on adjacent buildings.

Except for minor trim, the building shall avoid the appearance of reflective materials such as porcelain enamel or sheet metal. Window panes shall be non-reflective.

Ground floor commercial building facades facing streets, squares, or other significant pedestrian spaces shall contain transparent windows encompassing a minimum of 40 percent of the facade surface.

Wherever possible, existing historic structures on the site shall be preserved and renovated for use as part of the development.

Any alteration of or addition to an existing historic structure shall employ materials, colors and textures as well as massing, size, scale and architectural features that are compatible with the original structure. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

### **Landscaping**

To the maximum extent possible projects in the Common Area shall provide pedestrian-friendly amenities, such as wide sidewalks/pathways, outdoor seating, patios, porches or courtyards. Site landscaping shall be maximized.

Links/sidewalks designed to connect parking areas with adjacent developments are encouraged to further the goal of providing safe pedestrian access to businesses within the Littleton Common.

### **Service Areas, Utilities and Equipment**

Service and loading areas and mechanical equipment and utilities shall be unobtrusive or sufficiently screened so that they are not visible from streets or primary public open spaces and shall incorporate effective techniques for noise buffering from adjacent uses. Waste disposal areas shall follow all relevant requirements of the current Littleton zoning by-law.

### **Sustainable Building Design**

It is desirable that new buildings constructed in the Littleton Common Area comply with the current Leadership in Energy and Environmental Design (LEED) criteria, as promulgated by the U.S. Green Building Council to the maximum extent feasible.

### **Vehicle and Pedestrian Features**

Vehicle, pedestrian and bicycle features shall be designed to provide a network of pathways, and promote walking within the Littleton Common area. Curb cuts shall be minimized.

**Parking:** To maintain a pedestrian-friendly environment, motor vehicle parking spaces shall be located behind or beside buildings wherever possible. Parking located directly between the building and the street alignment shall be discouraged.

**Bicycle Parking:** Bicycle parking shall be provided for all new development, shall be at least 50 percent sheltered from the elements, and shall be located as close as possible to the building entrance(s). Any property required to have bicycle parking may establish a shared bicycle parking facility with any other property owner within the same block.

### **Appointment of Design Advisory Team (DAT)**

The Planning Board may, at its option, appoint a Design Advisory Team to assist in the review of any project in the Littleton Village Common zone that requires Site Plan Review pursuant to Section 173-20. Members of the DAT shall include: one or more Planning Board member(s); professional architect(s); landscape architect(s) or design related professional(s); Historical Commission member(s); business owner(s).

The DAT will provide advisory professional design review assistance to the Planning Board.

The DAT may also submit a written report to the Planning Board. The DAT will be appointed at a regularly scheduled meeting where public notice has been provided.

At the direction of the Planning Board, a project applicant may be required to meet with the DAT to discuss resolution of design concerns.

7. Insert a new Article XXIV, Mixed Use, as follows:

**ARTICLE XXIV, MIXED USE**

**§173-165. Special Permit.**

A. The Littleton Planning Board is hereby designated the Special Permit Granting Authority (SPGA) to grant special permits for mixed use development under the provisions of this Article.

B. The SPGA may grant a special permit for mixed use development only upon finding that such use is in harmony with the general purpose and intent of the zoning bylaw and the proposal meets the specific provisions set forth under this bylaw. In granting the special permit, the SPGA may also specify conditions, safeguards and limitations concerning the use of the property associated therewith.

C. Site Plan Review, pursuant to Section 173-16, is required for all Mixed Use developments.

**§173-166. Special Provisions.**

Mixed Use development projects shall be granted special permits only in conformity with the following:

A. Suitability of the site for Mixed Use development, including adequacy of the site in terms of the density of proposed uses.

- Impact on the visual character of the business district and surrounding neighborhood.
- Adequacy of pedestrian access to buildings, public spaces, and between adjacent uses.
- Degree to which the proposed project complies with the goals of the Littleton Master Plan.

B. Mixed Use developments may include the following: studio, 1 and 2 bedroom units.

C. The mix of uses shall be balanced and compatible and shall contribute to a vibrant village atmosphere, including a combination of ground floor street front uses such as retail, restaurant and offices.

D. Ground floors of buildings fronting streets or public access ways shall be reserved for commercial uses except as specified below.

Dwelling units shall be allowed on ground floors of buildings as follows:

- The building is set behind another building that has commercial uses on the ground floor, or
- The residential portion of the ground floor of a building is set behind street-front retail/office/restaurant uses within the same building, or
- The Planning Board determines that street-front residential uses will not have an adverse impact on the continuity of the commercial street front uses, and where such street-front residential uses will not be adversely affected by proximity to street and adjacent commercial uses.

E. Parking requirements. Entrances to dwelling units shall be visible and accessible from any parking areas located in the rear of a mixed-use building. All entrances are to have sufficient illumination at night time.

The Planning Board, consistent with Section 173-32 Parking Requirements, will consider the following parking requirements for Mixed Use Projects:

- 1.5 spaces per dwelling unit for 1 and 2 bedroom units
- 1 space per 200 sq ft of retail

8. Amend the Intensity of Use Schedule, appearing at the end of Chapter 173, by inserting, immediately below the row for the R District, a new row, to be labeled VC and, except as otherwise provided pursuant to this Article, containing the same entry as appears in the row for the B District.

9. Further amend the Intensity of Use Schedule, appearing at the end of Chapter 173, by inserting, a new note 11, to be appended to the entry for Minimum Street Setback (feet) in the row for the VC District, as follows:

Within the Village Common zoning district, the Planning Board, as part of Site Plan Review, may determine that special circumstances render a lesser Minimum Street Setback adequate to meet the purposes of the Littleton zoning bylaw. If a lesser setback is allowed, the Planning Board may impose such conditions as it deems necessary. Such circumstances may include consistency with existing street setbacks and design that encourages a pedestrian environment.

; or to take any other action in relation thereto.