

03/20/2020

ARTICLE XXX, Village Common



§173-215 Intent

- A. To implement recommendations of the Littleton Master Plan, as amended.
- B. To implement recommendations of the Littleton Common Revitalization Plan, as amended.
- C. To create a mixed-use, inherently walkable, and environmentally sound town center with a hometown feel as a reflection of the existing community.
- D. To ensure that new development retains the characteristics of an established neighborhood of buildings that accumulated additions over time.
- E. To accommodate the diverse sizes and life stages of existing and future households at all income levels with housing types, unit sizes, and price points that may be uncommon in other areas of Littleton.
- F. To promote pedestrian safety and prioritize sidewalk continuity.

§173-216 Purpose

- A. To permit the development of mixed-use and multi-unit residential buildings that do not exceed two and a half (2.5) stories in height.
- B. To permit the modification of existing buildings in a manner that increases compliance with this Article.
- C. To use discretion in the permitting of curb cuts.
- D. To encourage vehicular access across rear parking lots, discourage new driveways, and consolidate curb cuts within the Village Common.
- E. To meet the intent and purpose of Article XIV Aquifer and Water Resource Protection District through the use of low impact and light imprint development techniques and other appropriate measures for stormwater management and groundwater protection.
- F. To support redevelopment and reuse of historic properties and resources.

§173-217 Applicability

- A. This Article is applicable to real property located within the Village Common zoning district as shown on the map entitled "Village Common District Boundary," dated March 20, 2020, as amended, on file with the Town Clerk as part of the Zoning and Property Maps, Littleton, Mass.
- B. The following sections of this Chapter do not apply to real property located within the Village Common zoning district:
 - a. Article VI Intensity of Use Regulations
 - b. §173-32 Parking Requirements
 - c. §173-43 Screening
 - d. Article XVIII Major Commercial or Industrial Use
 - e. Article XIX Open Space Development
 - f. Article XX Shared Residential Driveways
 - g. Article XXIII Senior Residential Development
 - h. Article XXIV Mixed Use
- C. Should the provisions of this Article conflict with those found elsewhere in this Chapter, the provisions of this Article apply.

§173-218 Definitions

In addition to the definitions found in Article II of this Chapter, the following definitions apply in the Village Common zoning district:

- A. AWNING -- A wall mounted frame covered with canvas or other material that provides shade and weather protection over a storefront or building entrance.
- B. FAÇADE -- The exterior wall of a building oriented in whole or in part toward a front lot line.
- C. FRONTAGE AREA -- The area of a lot between the front lot line and the maximum front setback.
- D. LOT DEPTH -- The horizontal distance from the midpoint of the front lot line to the midpoint of the rear lot line of a lot or to the most distant point on any other lot line where there is no rear lot line.
- E. LOT LINE -- The boundary that legally and geometrically demarcates a lot.
- F. LOT LINE, FRONT -- Any lot line abutting a thoroughfare, excluding an alley.
- G. LOT LINE, SIDE -- Any lot line other than a front or rear lot line.
- H. LOT LINE, REAR -- Any lot line which is parallel to or within forty-five (45) degrees of being parallel to a front lot line, unless that lot line is a side lot line of an abutting lot.
- I. LOT WIDTH -- The length of the front lot line of a lot.
- J. MODIFICATION -- An alteration, expansion, reconstruction, extension, or structural change to a structure.
- K. ROOF, FLAT -- A roof with no slope greater than 2:12.
- L. ROOF, GABLE -- A roof sloped on two sides from a central ridge with an exterior wall (gable) enclosing each end.
- M. ROOF, GAMBREL -- A compound, gabled roof with two slopes on each of its sides, where the lower has a steeper slope or pitch than the upper, inclusive of English, Dutch, and Jerkin Head gambrel roofs.
- N. ROOF, HIP -- A roof with four uniformly pitched or sloping sides, inclusive of kicked hip (witch's hat) and Hawaiian hip roofs.

- O. ROOF, MANSARD -- A compound, four-sided roof where each side has two slopes, where the lower has a very steep, almost vertical, slope or pitch, dormer windows, and eaves extending with a radius or kick, rather than a flat projection.
- P. ROOF, PITCHED -- A gable, gambrel, hip, or mansard roof.
- Q. XERISCAPE -- A pervious landscape design technique that requires little or no permanent irrigation.

§173-219 Permitting

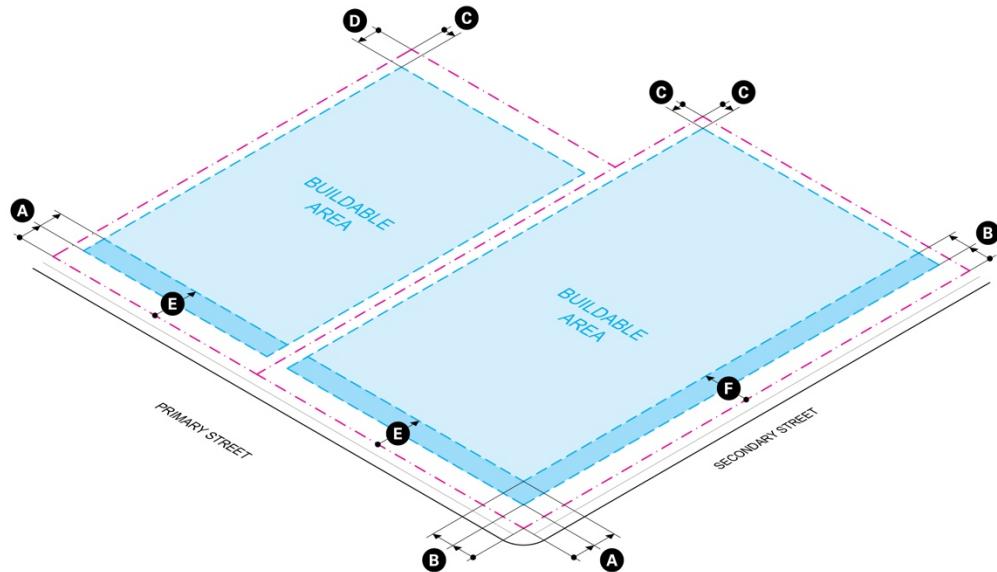
- A. The Planning Board is the special permit granting authority for the VC District for all special permits required by this Chapter.
- B. Site plan approval by the Planning Board is required for the creation of, addition to, or substantial alteration of any structure or parking in the VC District, subject to Article IV Site Plan Requirements.
 - a. The Planning Board may permit proposed development to deviate by up to three percent (3%) from any of the specific numerical standards in this Article.
- C. The use of land or occupancy of floor space is permitted as specified in Article V Use Regulations and §173-221 of this Chapter. Special Permits are subject to §173-7 Special Permits.

§173-220 Lot Standards

- A. Standards and Measurements
 - a. Any front lot line abutting Great Road, King Street, Meetinghouse Road, and Stevens Street is a primary front lot line.
 - b. Building façade(s) must be built parallel to any primary front lot line at or between the minimum and maximum front setbacks.
 - c. Building façade(s) must be built-out to a percentage of the lots width as specified in §173-220 B. Standards for all Lots.
 - i. Total facade build-out is calculated by dividing the total width of all façade(s) by the lot width and may be met cumulatively by multiple buildings.
 - d. When development occurs on any lot abutting a sidewalk that is less than ten (10) feet in total width, buildings must be setback an additional distance and a sidewalk at least ten (10) feet in width must be provided within the frontage area. The minimum and maximum front setbacks are increased accordingly.
 - e. Unless otherwise specified, all parking spaces must be located at or behind any required parking setback.

03/20/2020

B. Standards for all Lots



Building Setbacks				Parking Setbacks		
A	Primary Front Setback (min/max)	10 ft	20 ft	E	Primary Parking Setback	20 ft
B	Secondary Front Setback (min/max)	10 ft	20 ft	F	Secondary Parking Setback	20 ft
C	Side Setback (min)	10 ft		Lot Development		
D	Rear Setback (min)	10 ft		Lot Coverage (max)		80% [‡]
	Rear Setback abutting the R District (min)	20 ft		Facade Build Out (min)		60%

[‡] Subject to the requirements of Article XIV Aquifer and Water Resource District and §173-224 J. Stormwater Management

§173-221 Building Standards

This section provides an explanation of the dimensional standards for each building type, defines how to measure certain standards, and provides other requirements and reference information as necessary.

A. Number of Buildings

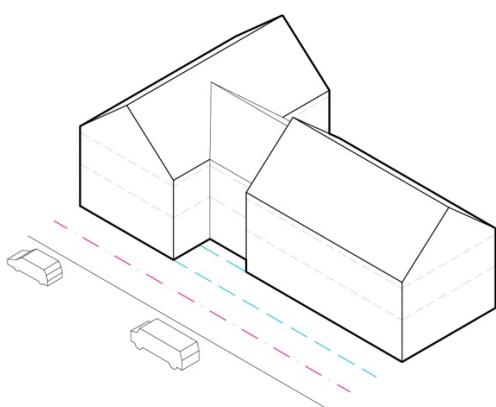
- a. Notwithstanding the Littleton Subdivision Regulations, §249-104 of the Code of the Town of Littleton, multiple buildings are permitted on each lot, subject to the maximum lot coverage permitted by §173-220 B. Standards for all Lots.

B. Buildings

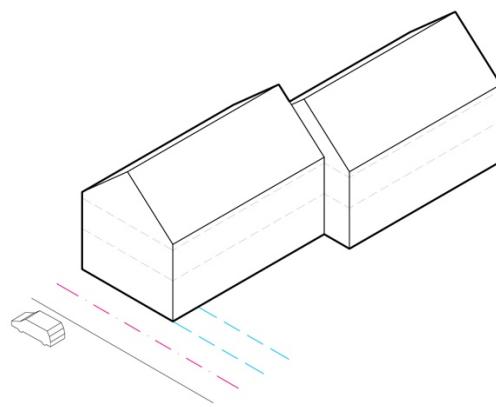
- a. Buildings are comprised of one or more primary massings and various optional building components that are assembled to make a single building complex. See §173-221 M. Building Assembly for more information on how primary massings and components may be assembled.
 - i. The primary massing(s) defines the principal form and scale of a building complex.
 - ii. Building components are accessory elements that are attached to the primary massing to increase a building's usefulness and provide an important means for achieving variety and individuality in design.
- b. The maximum amount of floor space permitted for any building is determined by the actual motor-vehicle parking provided on a lot in accordance with §173-224 A. Required Parking Spaces.

C. Primary Massings

- a. The primary massing(s) of a building must be of rectangular form with a single type of pitched roof and may be oriented either with the narrow end or long side toward the front lot line, subject to §173-221 M. Building Assembly.
- b. Width of the primary massing is measured parallel to the facade, from the exterior plane of each side wall.
- c. Depth of the primary massing is measured perpendicularly from the facade as the maximum length the longest exterior side wall of a building.



Wide Example



Deep Example

03/20/2020

D. Story Height

- a. Each individual story of a building must comply with the minimum and maximum story height requirements specified for each building type and is measured independently for each story of a building.
 - i. The height of the ground story and second story of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, at all points.
 - ii. The height of a half story is measured vertically from the surface of the finished floor to the highest point of the ceiling above.
- b. The roof rafters of a half story must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-story.

E. Number of Stories

- a. Buildings must comply with the maximum number of stories specified for each building type.
- b. The ground story is always counted as one (1) story, except that a single ground story over sixteen (16) feet in height is counted as two (2) stories.
- c. The second story is counted as one (1) additional story, except that any upper story with a mezzanine or loft is counted as two (2) stories.
- d. Basements are not counted as one (1) story unless the finished floor of the ground story is five (5) feet or more above the average ground level of the lot.
- e. Habitable space located directly under a pitched roof is counted as a half (0.5) story. Non-habitable attic space located under a pitched roof is not counted as a half story.

F. Building Height

- a. Buildings must comply with the maximum building height specified for each building type. Building height is measured as defined in Article II, Definitions.

G. Fenestration

- a. Fenestration must be provided as indicated for each building type and is calculated as a percentage of the area of a façade.
- b. For buildings with ground story commercial spaces, ground story fenestration is measured between two (2) feet and twelve (12) feet above the finished floor of the ground story.
- c. For all other buildings and all other stories, fenestration is measured independently for each story, corresponding with the top of a finished floor to the top of the finished floor above.
- d. Fenestration enclosed with glass may be included in the calculation if it meets the following criteria:
 - i. For ground story fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.
 - ii. For upper story fenestration, glazing must have a minimum of forty percent (40%) VLT and no more than fifteen percent (15%) VLR as indicated by the manufacturer.
 - iii. The Planning Board shall require applicants to submit the material specifications from window suppliers to confirm fenestration glazing is compliant with the above as a condition of any Site Plan Approval.

H. Building Separation

- a. Multiple buildings on a single lot must comply with the building separation distance specified for each building type at all points.

03/20/2020

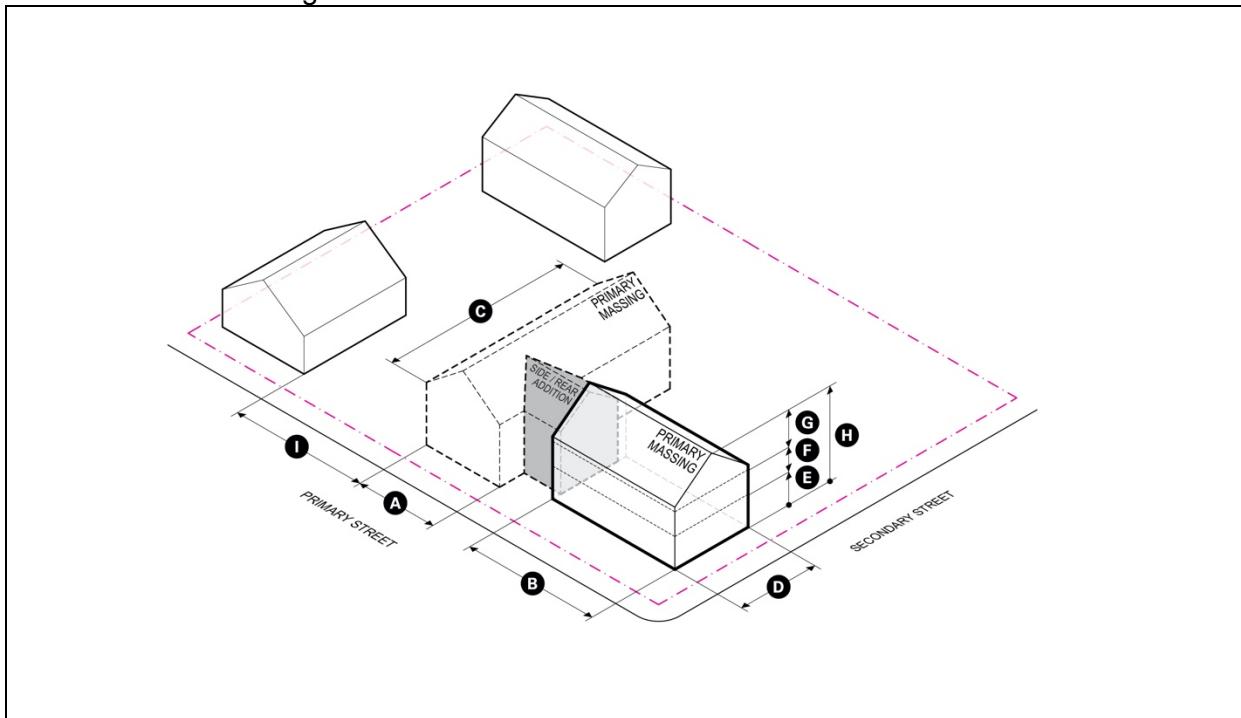
I. Roofs

- a. Non-habitable architectural features including, but not limited to, mechanical & stairwell penthouses; vents or exhausts; solar panels or skylights; belfries, chimneys, cupolas, parapets, spires, and steeples are permitted on roofs.

J. Use & Features

- a. Occupation of floor space by different permitted uses is limited or restricted for buildings dependent upon their position on a lot.
 - i. Any building contributing toward the frontage build out calculation must also provide ground story commercial space that is at least twenty (20) feet in depth, measured as the distance from the facade towards the interior of the building, for one hundred percent (100%) of the total width of the building. Only non-residential uses may occupy this commercial space.
 - ii. Any other building on a lot that does not contribute toward the frontage build out calculation is restricted only to residential uses.
- b. Each primary massing must have at least one (1) principal entrance.
 - i. The principal entrance of a building must be located on the façade for any building contributing toward the frontage build out calculation.
 - ii. The principal entrance of any other building on a lot should be located on the façade or, as an alternative, on the side wall oriented toward the parking lot provided for the building.
- c. Multi-story buildings with ground floor commercial spaces must have one (1) principal entrance for each commercial space in addition to any principal entrance(s) necessary for any upper stories.
- d. The maximum number of dwelling units permitted for any building is determined by the actual motor-vehicle parking spaces provided on a lot as required by §173-224 A. Required Parking Spaces.

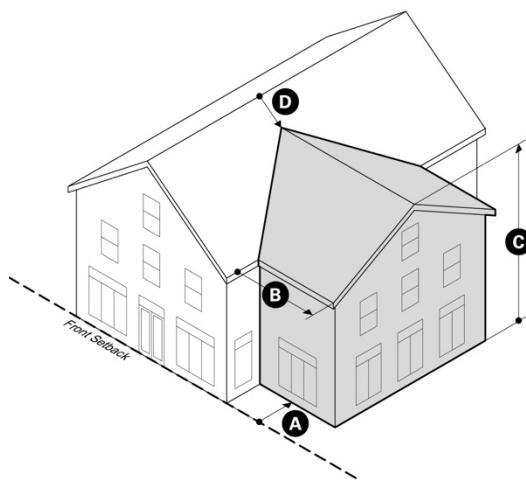
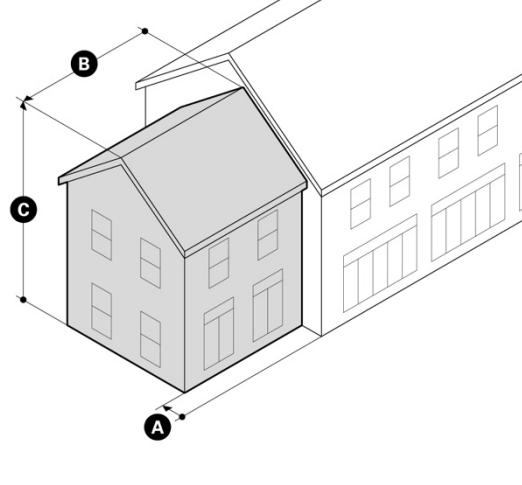
K. General Building Standards



Primary Massing		Use and Features			
Width (max)		--		Ground Story Occupation	Any Use, subject to the requirements of Article V and §173-221.J
A Narrow End Oriented Front		45 ft		Upper Story Occupation	Any Use, subject to the requirements of Article V and §173-221.J
B Long Side Oriented Front		65 ft		Ground Story Fenestration	--
Depth (max)		--		Commercial (min)	60%
C Narrow End Oriented Front		90 ft		Residential (min/max)	15% 25%
D Long Side Oriented Front		45 ft		Upper Story Fenestration	--
Height				All Uses (min/max)	15% 25%
E	Ground Story Height	--		Building Separation	
Commercial (min)		14 ft		I	Distance from any other building (min)
Residential (min/max)		10 ft	12 ft	20 ft	
F Second Story Height (min/max)		10 ft	12 ft		
G Half Story Height		--			
Commercial (min/max)		10 ft	16 ft		
Residential (min/max)		10 ft	12 ft		
Number of Stories (max)		2.5 Stories			
H Building Height, Feet (max)		--			
Mixed Use		36 ft			
All Residential		32 ft			

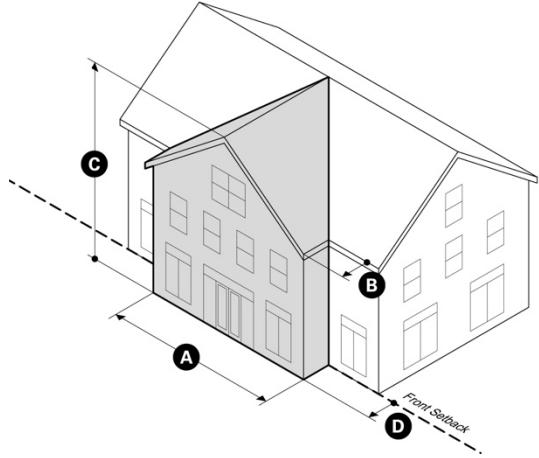
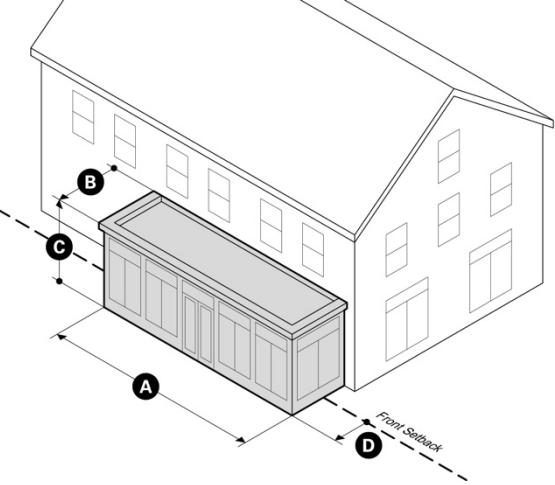
L. Building Components

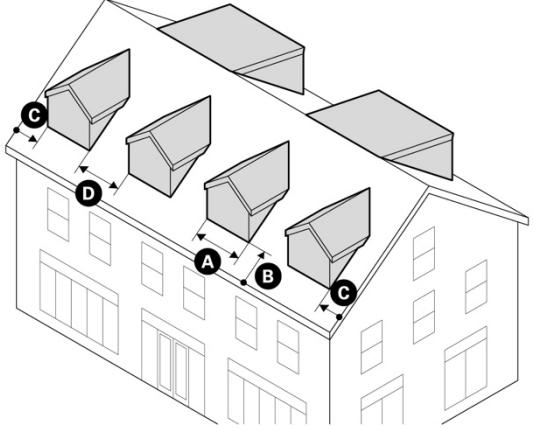
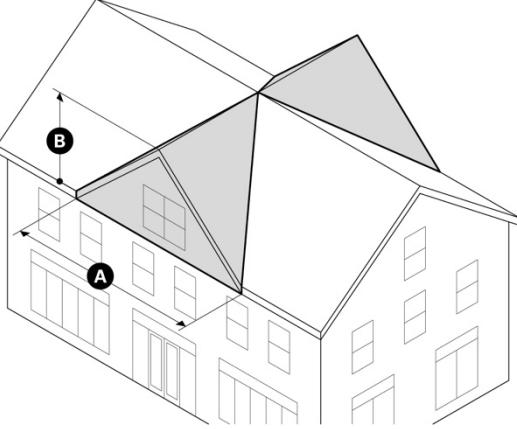
- a. Building components are accessory features that increase the habitable square footage or enhance the usefulness of a building and are permitted according to the following schedule.
- b. Building components that are not identified below are prohibited.

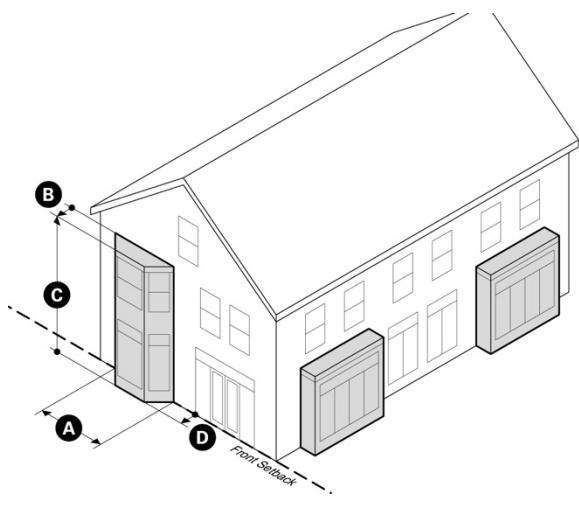
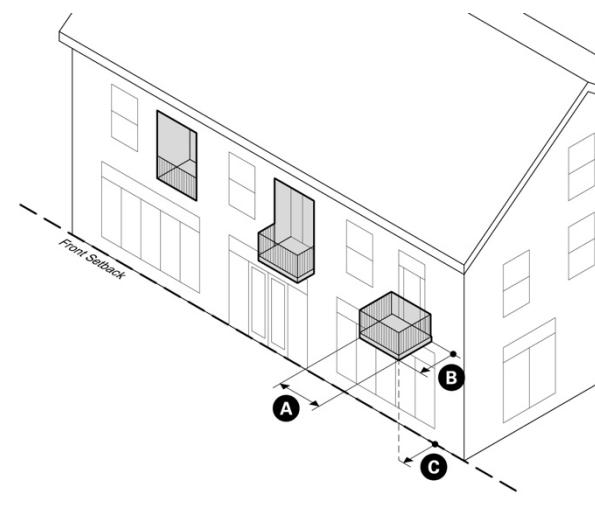
a. Side Addition			b. Rear Addition		
					
A	Setback from Façade and Rear Wall (min)	8 ft (long side) 4 ft (narrow end)	A	Setback from Side Walls (min)	8 ft (long side) 4 ft (narrow end)
B	Projection (max)	18 ft or 50% of the width of the attached primary massing [‡]	B	Projection (max)	18 ft or 50% of the depth of the attached primary massing [‡]
C	Stories (max)	Same as the attached primary massing	C	Stories (max)	One (1) half story less than the attached primary massing
D	Roof Ridge Offset (min)	4 ft			
Design Standards: Side additions may attach only to the side wall(s) of a primary massing. Side additions must have a roof type matching the roof of the main massing.			Design Standards: A rear addition may have a flat roof.		

[‡] Whichever is less

[‡] Whichever is less

c. Projecting Gable			d. Projecting Storefront		
					
A	Width (max)	Equal to the shortest side of the attached primary massing	A	Width (max)	36 ft
B	Projection (max)	6 ft	B	Projection (max)	10 ft
C	Height (min)	Height of Building in Stories	C	Height (max)	1 Story
D	Front Setback Encroachment (max)	6 ft	D	Front Setback Encroachment (max)	6 ft
<p>Design Standards:</p> <p>A projecting gable may attach only the façade of a primary massing.</p> <p>The roof ridge of a projecting gable must be perpendicular to the roof ridge of the attached primary massing.</p>			<p>Design Standards:</p> <p>A projecting storefront may attach only to the façade of a primary massing.</p> <p>A projecting storefront may have a flat roof.</p>		

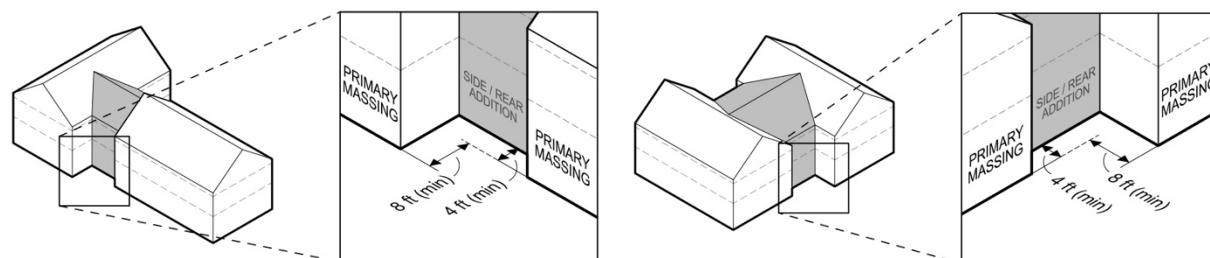
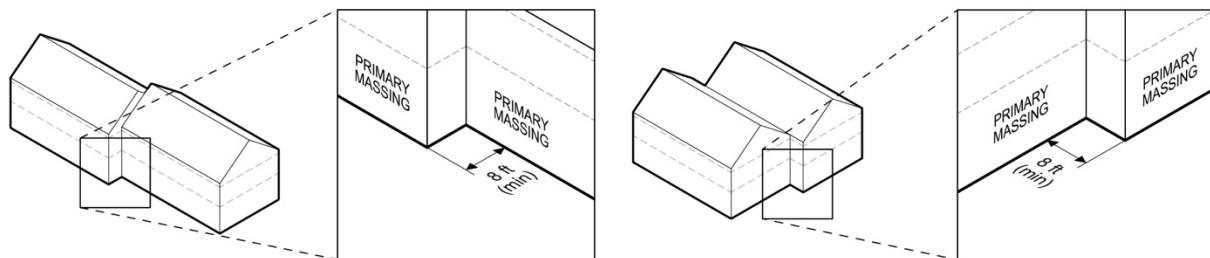
e. Dormer			f. Cross Gable		
					
A	Single Dormer Width (max)	Window(s) width + 18 inches	A	Width (max)	50% of the roof eave below
	Cumulative Width of all Dormers (max)	50% of the roof eave	B	Height (min)	Equal to the height of the roof of the attached primary massing
B	Exterior Wall Setback (min)	--	<p>Design Standards:</p> <p>The roof ridge of a cross gable must be perpendicular to the roof ridge of the attached primary massing.</p>		
	Roof with Eave	0 ft	<p>The rakes and ridge of the roof of the cross gable must be structurally integrated into the eave and ridge of roof of the attached primary massing.</p>		
	Roof without Eave	1 ft	<p>Cross gables may interconnect to provide access and continuity between the half stories of two attached primary massings that are oriented in the same direction.</p>		
C	Setback from Gable (min)	3 ft			
D	Separation from another Dormer (min)	50% of dormer width			
	<p>Design Standards:</p> <p>The face wall of a dormer window may not project beyond the exterior wall of the building and may not interrupt the eave of the roof.</p>				

e. Bay Window			f. Balcony		
					
A	Single Bay Width (max)	16 ft	A	Width (min)	5 ft
	Cumulative Bay Width (max)	50% of the width of the exterior wall from which the bays project	B	Depth (min)	4 ft
B	Projection (max)	3 ft		Area (min)	25 sf
C	Stories (max)	Same as the attached primary massing	C	Front Setback Encroachment (max)	5 ft
D	Front Setback Encroachment (max)	3 ft			
	Design Standards:	Bays may attach to any exterior wall of a primary massing, side addition, or rear addition. A bay window may have a flat roof.		Design Standards:	Balconies may attach to any exterior wall of a primary massing, side addition, or rear addition. Balconies may be recessed, projecting, a combination of the two, or terraced as part of the roof of a permitted building component.

03/20/2020

M. Building Assembly

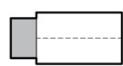
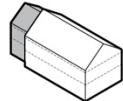
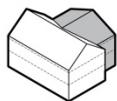
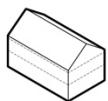
- a. Up to three (3) primary massings are permitted per building complex.
- b. Primary massings may attach as follows:
 - i. directly to the side or rear of another primary massing; or
 - ii. to a side or rear addition building component.
- c. The exterior walls of multiple primary massings of the same building complex must always be offset from one another by at least eight (8) feet, even when connected by a side or rear addition.
- d. No more than two (2) primary massings may be oriented in the same direction for a single building complex. For example, if two primary massings orient their narrow ends toward the front lot line, a third primary massing must be oriented with its long side toward the front lot line.



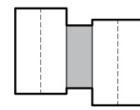
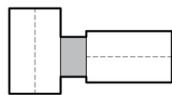
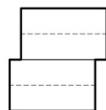
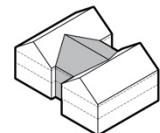
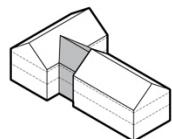
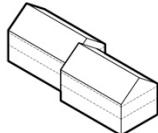
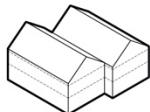
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Example Massing Combinations (optional side and rear additions in grey)

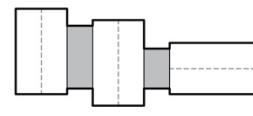
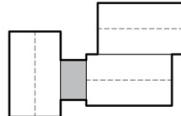
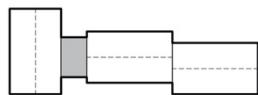
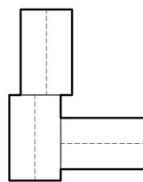
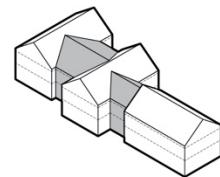
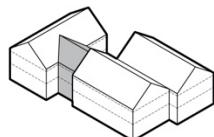
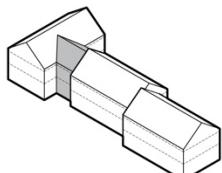
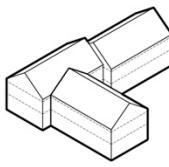
1 Primary Massing



2 Primary Massings

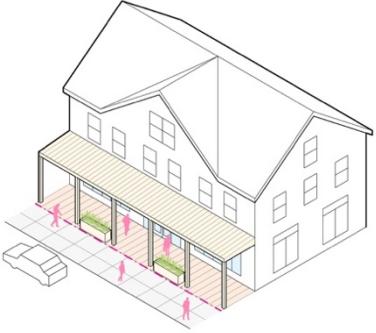
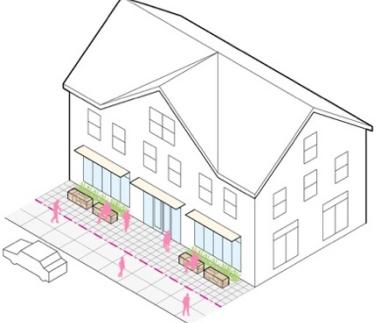
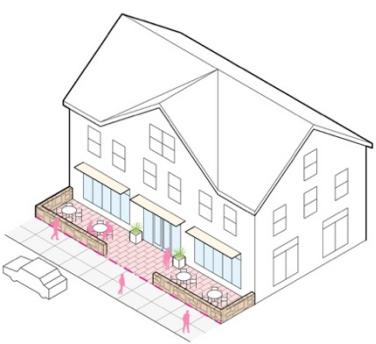


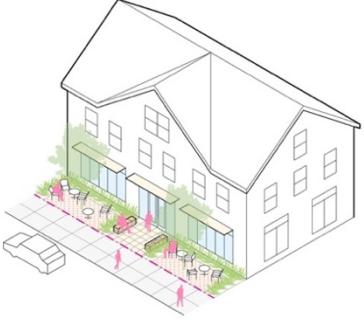
3 Primary Massings



N. Frontage Types

- a. Frontage types provide access to principal entrances and serve as the interface and transition between the private realm (building interiors) and the public realm (sidewalks and public spaces) and are defined by a combination of site features and façade characteristics.
- b. Frontage types are permitted according to the following schedule.
- c. Frontage types not expressly authorized are prohibited.
- d. Multiple frontage types are permitted for buildings with more than one principal entrance.

<p>a. Gallery</p> 	<p>A frontage type consisting of a storefront(s) and an attached lightweight colonnade with a roof, open pergola, or balcony overlapping a paved sidewalk.</p> <p>A gallery may wrap around the corner of a building to create a veranda-like gallery.</p> <p>Projection from Façade (min): 8 ft Clearance (min): 8 ft</p>
<p>b. Entry Plaza</p> 	<p>A frontage type consisting of a storefront(s) and a highly paved frontage area.</p> <p>Plaza Pavement (min): 80% Seating (min): 1 linear foot / 60 sf. Bicycle Parking Spaces (min): 2</p>
<p>c. Dining Patio</p> 	<p>A frontage type consisting of a storefront(s) and outdoor café seating in the frontage area.</p> <p>Depth (min/max): 6 ft / 15 ft Pedestrian Access, Clear (min): 4 ft</p> <ul style="list-style-type: none"> • Tables larger than three (3) feet six (6) inches in width or diameter are not permitted. • Standing or stooled table ledges, if provided, must be eighteen (18) inches in depth.

<p>d. Front Garden</p> 	<p>A frontage type consisting of a storefront(s) and highly landscaped frontage area.</p> <p>Landscaped Area[‡] (min): 80% Pedestrian Access, Clear (min): 4 ft Bicycle Parking Spaces (min): 2</p>
<p>e. Porch</p> 	<p>A frontage type consisting of a raised platform with a roof supported by columns, piers, or posts; an area for seating; and an optional set of stairs with a landing that provides access to the entrance of a building.</p> <p>Projection (min): 6 ft Clearance (min): 8 ft Furniture Area, Clear (min): 6 ft x 6 ft Bicycle Parking Spaces (min): 2</p>
<p>f. Dooryard or Stoop</p> 	<p>A frontage type consisting of a zero-step entrance or a set of stairs with a landing that provides access to the entrance of a building.</p> <ul style="list-style-type: none"> Fencing up to 4 ft in height may delineate the boundary of a private front garden for individual ground story dwelling units.
<p>g. Common Lobby</p> 	<p>A frontage type consisting of assembly of entry doors and windows providing access and light to the lobby of a building.</p> <p>Bicycle Parking Spaces (min): 2</p>

[‡] See §173-222 Design Guidelines

§173-222 Design Guidelines

A. The Planning Board shall consider the following guidelines in conducting Site Plan Review for projects in the Village Common district. The Planning Board may adopt additional Design Guidelines in its rules and regulations to advance the intent and purpose of the Village Common district.

- a. The assembly of primary massings and building components should differ for buildings on abutting lots, except in circumstances where lot width restricts the assembly options that are available.
- b. Architectural design should not seek to exactly replicate the Town of Littleton's existing historic structures, but rather complement the Town's architectural character with contemporary design that references underlying patterns in window configuration, wall materials, and visually interesting architectural details such as siding, corner details, window and door surrounds, shutters, and awnings.
- c. The selection of materials, windows, doors, and ornamentation should result in a consistent and harmonious composition that appears as a unified whole rather than a collection of unrelated parts, whatever the architectural style.
- d. The type and color of materials used for a building should be kept to a minimum, preferably three (3) or less. Wall materials should have the appearance of natural materials such as wood or stone with a non-metallic finish and should be consistent on all exterior walls.
- e. Galleries and porches should be constructed out of light steel, wood, or other material(s) with the appearance of wood.
- f. Landscape design in the frontage area should be coordinated with the abutting public sidewalk to provide additional pedestrian amenities such as seating opportunities and additional trees.
- g. Site landscaping should prioritize the use of materials that are common to Littleton's agrarian cultural history, such as short stone walls, pervious ground covers, and wood decking.
- h. Site landscaping should prioritize the use of native plant species and xeriscape.
- i. Rain Gardens and bioswales should be installed to infiltrate runoff from parking lots, thoroughfares, entry plazas, dining patios, and other impervious surfaces.
- j. Where vegetative solutions are not feasible, porous concrete or porous asphalt should be used for sidewalks, parking lots, entry plazas, and dining patios to infiltrate stormwater.
- k. Existing historic structures should be preserved and incorporated into new development to every extent practicable.
- l. Buildings intended for people age fifty-five (55) or over should be designed with the features specified in §173-149 Age-appropriate design.

§173-223 Use Provisions

A. General

- a. The use of land or occupancy of floor space is permitted as specified in Article V, Use Regulations.
- b. In the VC District, real property may have more than one principal use and more than one accessory use.
- c. Permitted uses may be limited or restricted from occupying floor space according to building location and floor level. See §173-221 J Use & Features for more information.
- d. Drive-throughs are permitted only for bank uses.

§173-224 Site Standards

A. Required Parking Spaces. Parking is required based on the leasable floor space of a building intended for different commercial or institutional uses and dwelling units according to the following schedule. Required parking is considered a minimum parking requirement at the time of construction and not for the subsequent occupancy of floor space of any permitted use post construction.

	Parking Spaces (min)	On Site Shared Parking Adjustment [†]
COMMERCIAL USES		
Restaurant	4 / 1,000 sf	
Office	3 / 1,000 sf	Subtract 85% of the spaces provided for Residential Uses
Motel, hotel	1.25 / room [‡]	
All other permitted uses	4 / 1,000 sf	Subtract 85% of the spaces provided for Residential Uses
INSTITUTIONAL USES		
All permitted uses	3 / 1,000 sf	Subtract 85% of the spaces provided for Residential Uses
RESIDENTIAL USES		
All permitted uses	1.25 / DU [‡]	

B. Parking Reduction. To incentivize the preservation of existing trees and the reuse of historic structures in the VC District, the Planning Board may reduce the minimum number of parking spaces required for each use by the previous schedule on a case by case basis. Reductions to the minimum number of parking spaces required increases the potential number of dwelling units and non-residential floor space that can be provided by a building and should be offered at a rate that incentivizes historic preservation. Preservation of trees in the vicinity of construction should follow best management practices for tree protection during construction.

C. Parking & Driveway Location.

- All parking spaces must be located at or behind any required parking setback. See §173-220 Lot Standards for more information.
- Driveways are not permitted between the façade of a building and the front lot line (driveways must be to the side of a building).

D. Driveway Design. Driveways and vehicular entrances to parking lots must be at least eight (8) feet wide and may be no wider than twenty-four (24) feet.

E. Parking Lot Design. Parking lots must be screened along any side or rear property line abutting any lot in the Residence District by a four-foot wide landscape area with densely planted shrubs and a fence at least four (4) feet in height. Fence posts or supporting rails must face inward toward the property being fenced and the finished face must be oriented towards the abutting lot.

F. Parking Lot Access

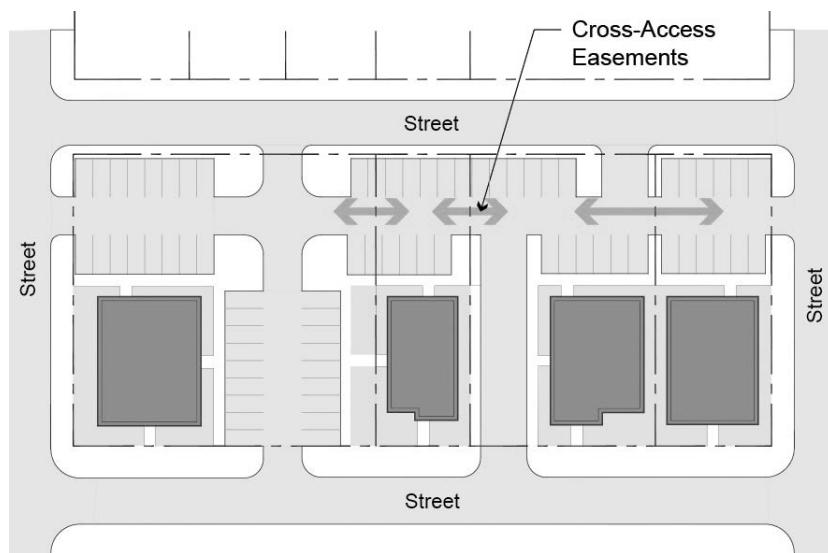
- All parking lots must have vehicular access from a street, alley, driveway, or cross-access connection between lots.

[†] Rounded down to the nearest whole number

[‡] Rounded up to the nearest whole number

[‡] Rounded up to the nearest whole number

- b. To reduce traffic congestion and increasing convenience for customers, employees, and residents, development is encouraged to provide direct vehicular connections between abutting parking lots so that motor vehicles can move between properties without re-entering the public street.
- c. To increase walkability and reduce conflicts between pedestrians and motor vehicles, development is encouraged to provide access to rear parking lots via driveways that are shared between abutting properties or multiple properties on the same block face.
- d. The Planning Board shall require an easement binding present and future property owners to allow access to and from properties served by any shared driveway or cross-access connection and a joint maintenance agreement defining the responsibilities of each property owner with the Middlesex South Registry of Deeds as a condition of any Site Plan Approval if a cross-access connection or shared driveway is provided.



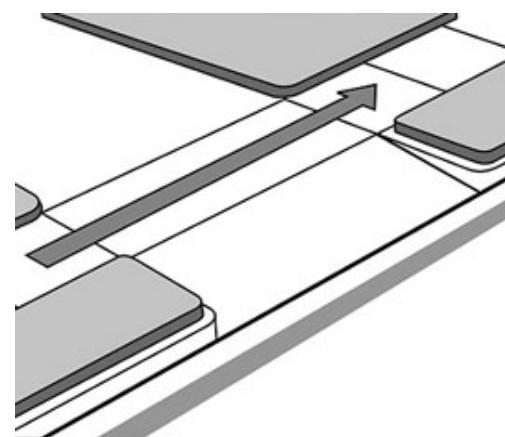
G. Parking Structures

- a. The Planning Board may permit up to one (1) accessory parking structure on any lot that is at least four hundred (400) feet deep. Accessory parking structures may be up to two (2) stories in height.

H. Sidewalk Curb Cuts

All curb cuts require a Special Permit and no more than one (1) curb cut is permitted per three hundred (300) feet of front lot line.

- a. In its discretion to approve or deny a Special Permit authorizing a curb cut, the Planning Board shall make findings considering the following:
 - i. If the location of the new curb cut will minimize potentially dangerous conflicts between motor vehicles and pedestrians;
 - ii. If the property owner has, to every extent practicable, attempted to avoid the creation of a new curb cut by creating a cross-access connection



03/20/2020

between parking lots, utilizing or establishing shared driveway access, or creating a parking lot that is shared between multiple uses on the same block face; and

- iii. If efforts have been made to locate the new curb cut on a side street rather than Great Road, King Street, Meetinghouse Road or Stevens Street, which shall be discouraged.
- b. The interior width of a curb cut (between the curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- c. A driveway apron may be installed only within the furnishing zone of a sidewalk and must be constructed in accordance with all standards established by the Planning Board.
- d. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (ie. scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the pedestrian sidewalk.

I. Screening

- a. Loading Facilities.
 - i. Outdoor loading facilities, including all docks and areas used for the storage and staging of good or materials must be screened from view by a wall or fully closed fence between six (6) and twelve (12) feet in height, as necessary to sufficiently screen delivery vehicles, and must be constructed of materials that are compatible with the building in terms of texture, quality, and color.
 - ii. Exterior entrances and access to loading facilities that are fully enclosed within a building must have an opaque, self-closing door constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
 - iii. Loading facility doors are only permitted to be opened during loading and unloading activities.
- b. Service Areas
 - i. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings.
 - ii. Exterior entrances and access to service areas that are fully enclosed within a building must have an opaque, self-closing door constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
 - iii. Outdoor service areas that are visible from a public street, public space, or abutting properties in the Residence district must be fully screened by a wall or fully closed fence at least six (6) feet in height with self-closing access doors and constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- c. Mechanical Equipment
 - i. Roof-mounted mechanical equipment, except sustainable energy systems, and elevator or stairwell penthouses must be set back at least ten (10) feet from the exterior walls of a building.
 - ii. New buildings must provide a parapet wall or other architectural element constructed of materials that are compatible with the building in terms of texture, quality, and color that screens the visibility of roof-mounted mechanical equipment from any a public street or public space.

- iii. Wall-mounted mechanical equipment is not permitted on any facade.
- iv. Wall-mounted mechanical equipment on any surface that is visible from a public thoroughfare (excluding an alley) or civic space must be screened by landscaping or an opaque screen constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- v. Ground-mounted mechanical equipment that is visible from a public street or public space must be screened by landscaping, a fence, or a wall constructed of materials that are compatible with the principal building in terms of texture, quality, and color.
- vi. Screening must be of a height equal to or greater than the height of the mechanical equipment being screened.

J. Storm Water Management

- a. The Planning Board shall require property owners to maintain any porous concrete, porous asphalt, or other permeable pavements in accordance with manufacturer specifications or recommendations as a condition of any Site Plan Approval.
 - i. The Planning Board may impose conditions to ensure compliance with these requirements, including but not limited to documentation of maintenance activities, periodic inspections, and site access by Town staff.
 - ii. The Planning Board may allow property owners to meet these requirements through a property owners' association.
- b. The Planning Board may permit development within the VC district to exceed the thirty percent (30%) impervious area lot coverage maximum for lots also within the Aquifer District or the fifty percent (50%) impervious area lot coverage maximum for lots also within the Water Resource District by Special Permit. In its discretion to issue a Special Permit authorizing development to exceed the lot coverage maximum of the Aquifer District or Water Resource District, the Planning Board must find that all of the following criteria are met:
 - i. The Littleton Water Department has been given an opportunity to review and comment on the Special Permit application, including the proposed impervious area lot coverage and provisions for stormwater management and artificial recharge of groundwater.
 - ii. The development complies with the Massachusetts Department of Environmental Protection Stormwater Standards and the Littleton Planning Board Stormwater Management and Erosion Control Regulations. Up to date precipitation data, such as in NOAA Atlas 14, must be used for meaningful stormwater control.
 - iii. The artificial recharge provided as part of the development's stormwater management design will not degrade groundwater.
 - iv. The proposed development is compliant with § 173-63 A. through F. of Article XIV, Aquifer and Water Resource District.
 - v. The proposed development is compliant with §173-220 Lot Standards of this Article.

§173-225 Nonconformance

- A. Nonconforming structures and uses lawfully in existence prior to February 20, 2020, and nonconforming structures lawfully constructed and uses lawfully begun pursuant to a building or special permit issued prior to February 20, 2020, may be modified in

03/20/2020

conformance with the provisions of §173-10 of this Chapter, except that the special permit granting authority for alterations allowed under §173-10.B (1) and (3) shall be the Planning Board.