

ARTICLE __. To see if the Town will vote to amend the Oxford Zoning Map by adding a new overlay district entitled “Downtown Protection Overlay District” which shall include the land shown on the proposed Zoning Map Revision which is on file in the Office of the Town Clerk, or act thereon.

(Planning Board)

ARTICLE __: To see if the Town will vote to amend the Oxford Zoning By-Law **CHAPTER II District Regulations** by adding to the list of zoning districts in section 1.0 **ESTABLISHMENT OF DISTRICTS** a new district entitled “Downtown Protection Overlay District” with the associated Map Symbol “DPOD”, or act thereon.

(Planning Board)

ARTICLE __: To see if the Town will vote to amend the Oxford Zoning By-Law by adding a **CHAPTER XXIII, Downtown Protection Overlay District**, to read as follows, or act thereon:

(Planning Board)

CHAPTER XXIII

Downtown Protection Overlay District

1.0 PURPOSE AND INTENT

The intent of the Downtown Protection Overlay District (DPOD) is to provide special controls on future development within the Downtown in order to protect the village area as a vital community asset and center of civic life. The purposes of the district are: to establish design standards that insure future development is compatible with the existing built environment; to provide relief from parking and intensity standards due to small lots and concentrated activity in the area; to promote economic development for small businesses; to encourage a mix of residential and commercial uses that create a walkable village with an active street life; and to support property owners working together to coordinate parking and improve traffic circulation.

2.0 OVERLAY DEFINITION

The Downtown Protection Overlay District (DPOD) is an overlay district superimposed upon underlying districts within its boundaries. Uses permitted in the underlying districts shall be subject to the restrictions set forth below for the DPOD in addition to the use and development regulations applicable in the underlying districts. Provided, however, to the extent that the provisions in this Chapter conflict with any other applicable regulations for the underlying district, the provisions of this Chapter shall control.

3.0 DISTRICT DELINEATION

The Downtown Protection Overlay District is defined as the area shown on the Downtown Protection Overlay District Map that is hereby made a part of the official Zoning Map of the Town of Oxford. If the boundary of the district is in dispute, the rules on interpretation of district boundaries found in Chapter II of this By-law shall apply.

4.0 REGULATIONS

The following additional regulations shall apply to parcels within the Downtown Protection Overlay District:

4.1 Site Plan Review

Notwithstanding the provisions of Chapter XV, §2.0, Projects Requiring Site Plan Review, all new principal and accessory buildings, expansions of existing principal and accessory building of one thousand (1,000) square feet or greater, and any change to an existing parking area, loading area, or access way, shall require site plan approval by the Planning Board pursuant to Chapter XV of this Zoning Bylaw.

4.2 Dimensional Regulations

- 4.2.1 All principal buildings in the DPOD shall be two, three, or four stories and contain habitable space. Single story buildings and illusory facades of upper floor space are prohibited.
- 4.2.2 There shall be a maximum setback (build-to line) of all structures from the front lot line of ten feet (10'). On a corner lot, there shall be a build-to line on both sides of the lot which have street frontage.
- 4.2.3 In lieu of 4.2.2, structures may be set back the average distance of properties on the same side of the street within the same block.
- 4.2.4 Notwithstanding the provisions of Chapter III, §1.2.2, legal non-conforming structures may be altered, reconstructed, or extended if the Planning Board, in approving a site plan, finds that the alteration, reconstruction, or extension is not more detrimental to the neighborhood than the existing non-conforming structure.
- 4.2.5 Legal non-conforming structures may be demolished and rebuilt on the same footprint as the previous structure and may be extended in accordance with §4.2.4 above.

4.3 Parking Regulations

- 4.3.1 There shall be no minimum parking space requirements in the DPOD. Site plans shall show existing parking areas on the premises and adjacent lots. The applicant shall present a plan for satisfying the parking needs of the existing and proposed use(s) of the premises, which may include on-street spaces and/or agreements with other property owners to use near-by lots.
- 4.3.2 Parking shall be placed at the side or rear of buildings. New parking areas shall not be permitted between the front lot line and the principal building on the lot.
- 4.3.3 Notwithstanding the provisions of Chapter XI, §1.5, Common Driveways, adjoining property owners are encouraged to create combined parking areas with direct access across lot lines for sharing of parking. Internal driveways or alleys behind buildings shall be connected across lot lines to the extent feasible to create an interconnected street network and minimize turning movements to and from individual lots on Main Street, Charlton Street, and Sutton Avenue.

4.4 Streetscape

The Downtown contains many fine examples of tall shade trees and flowering ornamental trees and shrubs that add to the beauty and aesthetics of the public streetscape. Property owners are encouraged to contribute to this effect when developing or re-developing property. Applicants shall submit a landscaping plan prepared by a Landscape Architect that contains landscaping elements for reinforcing the streetscape and framing public spaces and building entrances with ornamental plantings. Applicants shall use consistent materials and design details for paving, planting, and site furnishings in order to establish a unified design approach for the property.

4.5 Use and Design Regulations

- 4.5.1 Notwithstanding the provisions of Chapter III, §3.9.2 (special permits for apartments in CB, GB, CP districts) properties containing a mix of commercial and residential uses are allowed by right and are encouraged in the DPOD. First floor space shall contain retail uses, restaurants and the like that attract visitors to the downtown and promote pedestrian activity. Architects shall design buildings with extensive use of windows at street level to create visual interest for passers-by.
- 4.5.2 Dwelling units are encouraged, but not required, on upper floor space.
- 4.5.3 All buildings, except accessory structures, shall have their main entrances opening onto a street or public space or square.
- 4.5.4 To add to an active street life, the front setback may be used for outdoor seating, display areas, sidewalk cafés, awnings, and similar features.
- 4.5.5 The applicant shall demonstrate, through submission of proposed building elevations and photographs of existing buildings, that the proposed exterior appearance is consistent with existing architectural themes in the DPOD.

ARTICLE __: To see if the Town will vote to amend the Oxford Zoning By-Law, **CHAPTER XXI Growth Management Restrictions**, by adding paragraph 4.5 in section 4.0 **EXEMPTIONS**, to read as follows, or act thereon:

(Requested by the Planning Board)

- 4.5 Building permits for dwelling units that are part of a mixed-use development within the Downtown Protection Overlay District.

ARTICLE __: To see if the Town will vote to amend the Oxford Zoning By-Law **CHAPTER XVI, DEFINITIONS**, by inserting the following in Section 2 before the definition of building or act thereon:

(Requested by the Planning Board)

Build-to Line. A line which dictates the placement of a building or structure measured parallel from the street right-of-way line on which the building fronts.