

Pelham Village Center Zoning Concept

		Civic	Mixed-Use	Town-Center Residential	Neighborhood Residential	Rural Edge Residential
Dimensions	Minimum Lot Size	N/A	1/4 acre	1/4 acre	3/4 acre	2 acres
	Minimum Frontage	N/A	80 ft.	80 ft.	125 ft.	125 ft.
	Front Setback	N/A	10-30 ft.	20-40 ft.	30 ft. min.	30 ft. min.
	Side Setback	N/A	15 ft.	15 ft.	20 ft.	30 ft.
	Rear Setback	N/A	40 ft.	40 ft.	40 ft.	40 ft.
	Minimum % Open Space	N/A	T.B.D.	T.B.D.	T.B.D.	T.B.D.
Uses	Public	SPR	SPR	SPR	SPR	SPR
	Educational	SPR	SPR	SPR	SPR	SPR
	Religious	SPR	SPR	SPR	SPR	SPR
	1 Family	SPR	By-Right	By-Right	By-Right	By-Right
	2-Family	SPR	By-Right	By-Right	By-Right	By-Right
	3-Family	SPR	SPR	SPR	SP	
	4-Family	SP	SP			
	More Than One Dwelling on a Lot	SP	SPR	SPR	SP	SP
	Cottage Housing	SP	SPR	SPR	SP	SP
	Cohousing	SP	SP	SP	SP	SP
	Office, less than X square feet	SP	SPR	SP		
	Office, greater than X square feet		SP			
	Retail, less than 5000 square feet	SP	SPR	SP		
	Retail, greater than 5000 square feet		SP			
	Restaurant, less than X square feet	SP	SPR	SP		
	Restaurant, greater than X square feet		SP			
	Food Truck/Seasonal Restaurant with outdoor seating only	SPR	SPR	SP		
	Drive-through					
	Gas-Station					
	Mixed-Use, if subsidiary uses are allowed by-right or by SPR	SP	SPR	SP		
	Mixed-Use if any subsidiary use requires Special Permit or is not allowed	SP	SP	SP		
	Adaptive Reuse of municipal building	SP				
Site Design	Parking, beside or behind building	Required	Required			
	> 3 Parking spaces shall not be visible from public way or abutting property			Required	Required	Required
	Garage standards (t.b.d.)	Required	Required	NR	NR	NR
	Front door facing street with unobstructed pedestrian path from public way	Required	Required, if public use	NR	NR	NR
	Functional outdoor gathering space requirements (t.b.d.)	Required	NR	NR	NR	NR
	Landscape requirements (t.b.d.)	YES	If public use	NR	NR	NR
	Shared parking and/or offsite parking	SP	SP	SP	SP	SP
	Relief from parking requirements	SP	SP	SP	SP	SP
Building Type	Civic / Monumental	YES				
	Cottage	SP	YES	YES	YES	YES
	Traditional House	SP	YES	YES	YES	YES
	Rambling Farmhouse	SP	YES	YES	YES	YES
	Mansion	SP	YES	YES	YES	YES
	Barn	SP	YES	SP	SP	SP
	General Store	SP	YES			
Lot Development/ Subdivision	Open Space Development, sewer present	SPR	SPR	SPR	SPR Density bonus allows up to 4 units per acre.	SPR Density bonus allows up to 2 units per acre with X% of conserved open space. Density calculation excludes X% of wetlands & steep slopes.
	Open Space Development, sewer absent	N/A	N/A	N/A	SPR	SPR Density bonus allows up to 1 unit per acre with X% of conserved open space. Density calculation excludes X% of wetlands & steep slopes.
	Alternative Development	SP	SP	SP	SP	SP
Street Types	Pedestrian Path	YES	YES	YES	YES	YES
	Shared Street	YES	YES	YES	YES	YES
	Yield Street	YES	YES	YES	YES	YES
	Two 10' motor vehicle lanes with sidewalk and protected bike lane	YES	YES			
KEY: SPR= Site Plan Review YES= Allowed SP= Special Permit NR= Not Required Blank = Not Allowed T.B.D.= To Be Determined						

Pelham Town Center Proposed Zoning Concept

Proposed Building Types

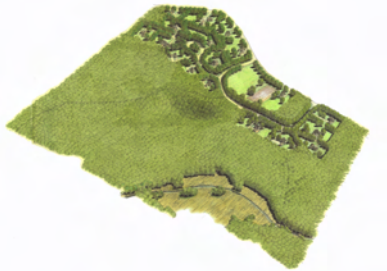
Cottage		
Rambling Farmhouse	  	
Mansion	  	
Barn	  	
General Store	 	

Proposed Residential Uses (in addition to 1-3 family)

Cottage Housing	<p>Small single-family cottages are clustered around a central green on a single lot. Cottages are 1200 sq ft maximum. 10 units maximum per development. All units must face a shared common green. Common building(s) are allowed. Parking must be on periphery of development. Allowed building types: Cottage, Traditional House.</p> 
Cohousing	<p>A style of development in which smaller-than-the-norm units are typically clustered on a single lot. Units may be single-family, 2-family or 3-family. Units share common ownership and/or use of some outdoor spaces and common building(s). Requirements: 1-3 unit buildings allowed, common buildings allowed, parking to periphery of development. All building types allowed.</p> 

Development Methods

Open Space Development



Alternative Development

