

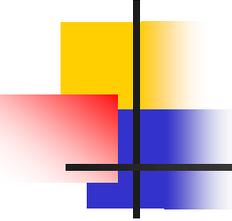
# Proposed Zoning Changes: What is Changing and Why

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A Presentation for the  
Westminster Planning Board

Presenter: Stephen Wallace, Town Planner  
978-874-7414

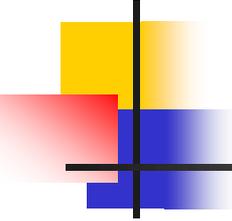
[swallace@westminster-ma.gov](mailto:swallace@westminster-ma.gov)



## The Proposed Changes.....

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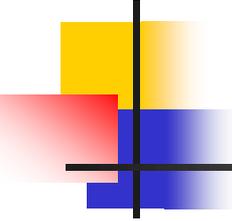
- Enact Village Center zoning for the town center
- Revisions to the Zoning Bylaw's Table of Uses
- Revisions to the Table of Dimensional Requirements
- Revisions to the Definitions Section



## Where do the changes come from?

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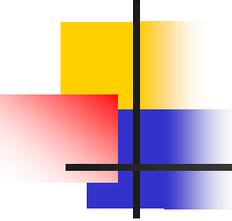
- Years of working with an antiquated bylaw
- 2010 Analysis of our Zoning Standards
- 2012 Master Plan Citizen Survey
- 2014 Master Plan Recommendations



## The Shortcomings of our Current Zoning:

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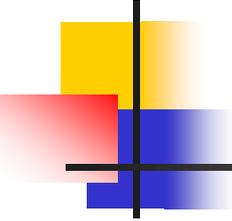
- Antiquated (written in the 1970s).
- Dimensional standards scattered throughout the bylaw.
- No design standards for commercial/industrial uses.
- Many uses in the Table of Uses were never defined.
- Some uses have the definition written into the Table of Uses, making the table hard to read.
- No provisions for affordable housing or building green.
- Parking standards require too much land for parking.



## 2010 Analysis of our Zoning Standards

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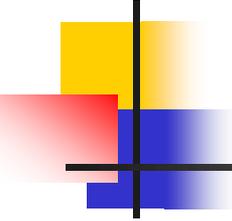
- Limited options for economic development.
- Too many low impact uses require Special Permits.
- Restrictive dimensional requirements for industrial uses.
- Many uses listed in the Table of Uses are not defined.



## 2012 Master Plan Citizen Survey

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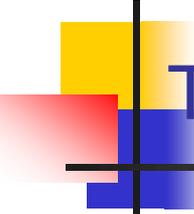
- “Small town character” was the number #1 reason people like living in Westminster.
- To preserve the Town’s rural character, survey respondents were supportive of design guidelines for new development.
- Survey respondents were supportive of New England-style village zoning for our town center.



## 2014 Master Plan Recommendations

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- Enact Village Center zoning for town center.
- Complete overhaul of the Zoning Bylaw.
- Expand options for new economic development.
- Enact design standards for new economic development.
- Make the Zoning Bylaw more understandable, easier to read and easier to enforce.

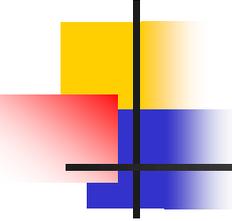


# Three Phase Approach to Revising Zoning Bylaw

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## Phase I:

- Revise Parking Standards (done)
- Enact Village Center Zoning
- Revise Definitions Section
- Revise Table of Uses for commercial/industrial uses
- Revise Dimensional requirements for commercial/industrial uses

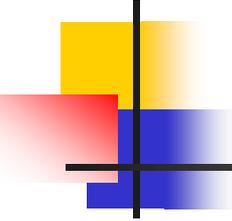


# Three Phase Approach to Revising Zoning Bylaw

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## Phase II:

- Revise Table of Uses for residential uses
- Revise dimensional standards for residential uses
- Address home occupations
- Address in-law apartments
- Review our cluster housing provisions
- Add affordable housing provisions

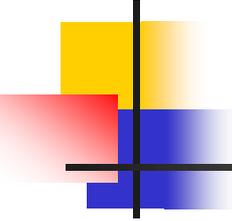


# Three Phase Approach to Revising Zoning Bylaw

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## Phase III

- Revise the sign bylaw
- Develop a wayfaring sign program for local points of interest
- Prepare a design guidebook for new commercial/industrial development



# Westminster Master Plan

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Questions?

Concerns?