

SOUTHBOROUGH COMPREHENSIVE ZONING REVISION

PUBLIC INFORMATION SESSION

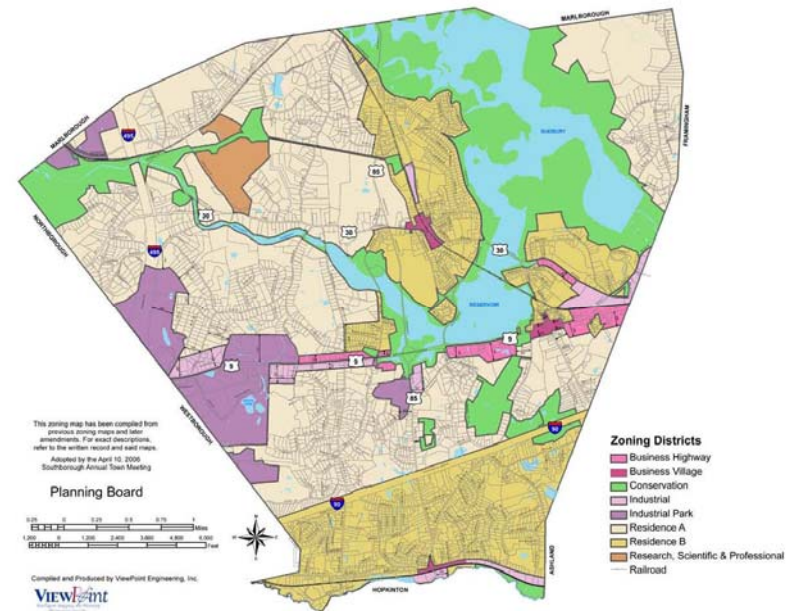


Southborough Town House

February 11, 2009

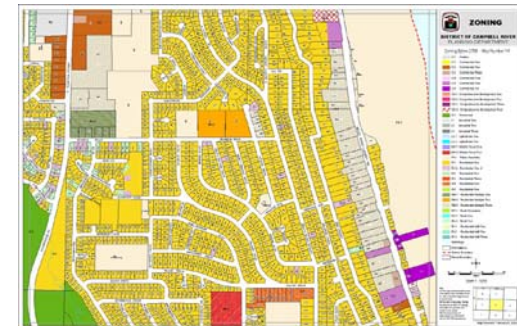
ZONING 101

- What is zoning?
 - A town bylaw that regulates the use of land within areas (or districts) shown on a map



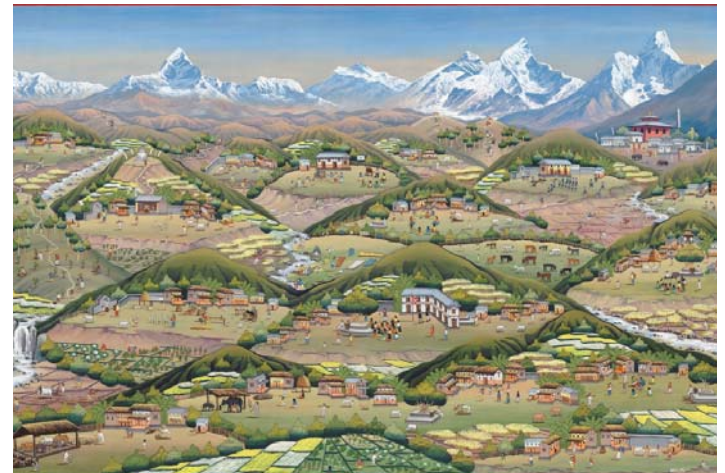
ZONING 101

- What is zoning?
 - Each district has unique regulations that determine:
 - How land can be used
 - What can be built
 - How much can be built



ZONING 101

- Zoning matters because it...
 - Guides a community's physical evolution
 - Sets written procedures and standards
 - Balances the public interest with private property rights



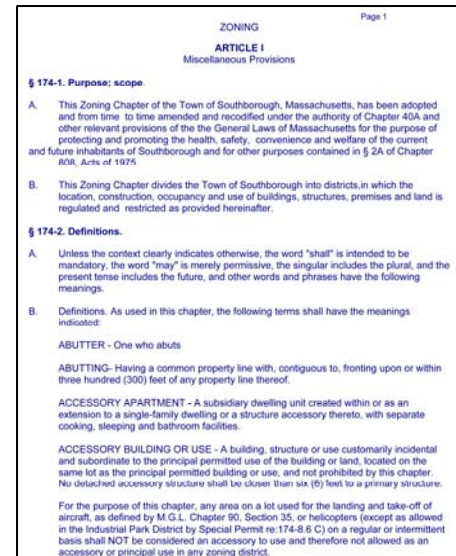
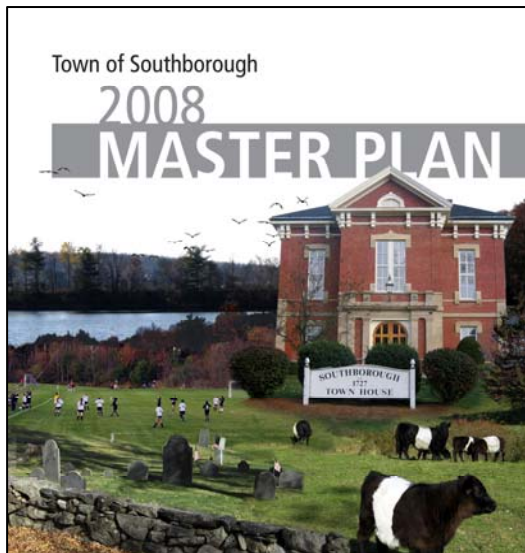
ZONING 101

- Zoning roles and responsibilities
 - Town meeting
 - Town boards and staff
 - Building inspector



SOUTHBOROUGH'S ZONING NEEDS

Part one: Technical review



Part two: Implement policy

Part one: TECHNICAL REVIEW

- Municipalities should periodically review and improve their zoning bylaws
 - Amendments over time can make the document confusing and increase internal and external inconsistencies
 - Changes in case law may require changes to local zoning provisions
 - Language in the zoning bylaw may be out of date or just not as clear as it could be



Part one: TECHNICAL REVIEW

- A technical review also looks at ease-of-use and overall organization
 - We will consider different ways to help you find information, such as
 - Table of contents
 - Index
 - Cross-referencing
 - Better page layout



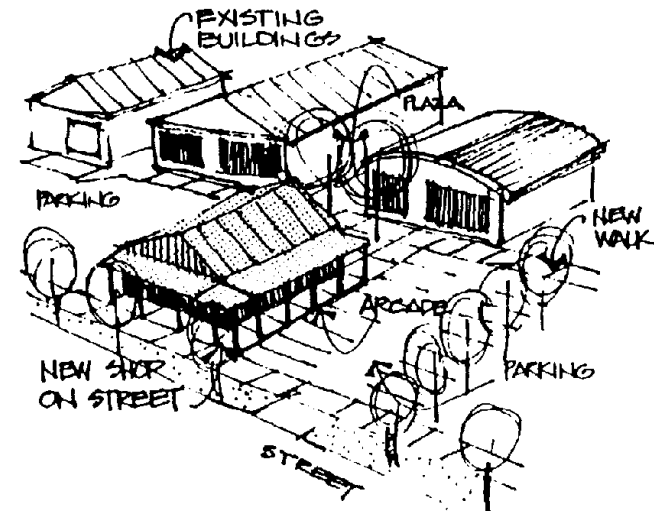
Part one: TECHNICAL REVIEW

- We will also consider different ways to show information

SCHEDULE OF DIMENSIONAL REGULATIONS
Town of Southborough
[Amended 4-8-85 ATM, Art. 35]

District or Use	Minimum Lot Dimensions		Minimum Yard Dimensions				Maximum Height		Maximum Floor Area Ratio, Buildings
	Area in (square feet)	Frontage (feet)	Front (feet)	Other Street (feet)	Side (feet)	Rear (feet)	Feet	Stories	
Residence A (RA) Districts	43,560	150	35	35	25	50	35	2½	.16
Accessory buildings and swimming pools	43,560	150	35	35	10	10	17	1	
Residence B (RB) Districts	25,000	125	30	30	15	35	35	2½	.30
Accessory buildings and swimming pools	25,000	125	30	30	10	10	17	1	
Dwellings in BV, BH and ID Districts	25,000	125	30	30	15	35	35	2½	.30
Buildings and swimming pools accessory to dwellings in BV, BH and ID Districts	25,000	125	30	30	10	10	-	1	
Business Village (BV) Districts	10,000	60	10 ¹	10 ¹	10	35	35	3	.50
Business Highway (BH) District	43,560	200	50 ¹	25 ¹	50	50	45	3	.80
Industrial Park (IP) Districts	43,560	200	50 ¹	50	50	50	45	3	.80
Industrial (ID) Districts	43,560	200	50 ¹	25 ¹	50	50	45	3	.80
Research, Scientific and Professional (SP) Districts	2,178,000 (50 acres)	500	150	200	200	200	35	3	.40
(Residence C Districts) ²	15,000	100	25	25	10	30	35	2½	.45
Accessory buildings and swimming pools ²	15,000	100	25	25	10	10	-	1	

Footnotes:
¹ Increase by Fifty percent (50%) if abutting Worcester Turnpike, Route 9
² Residence C Districts discontinued in 1956, however lots laid out and recorded in Residence B Districts prior to the discontinuance may be built onto these dimensions for one-family houses
³ 25 Feet if on Worcester Turnpike, Route 9



Tables

Illustrations

Part two: IMPLEMENTING THE 2008 MASTER PLAN

- The 2008 Master Plan is a roadmap for Southborough's future
- Updating the Zoning Bylaw is a key vehicle for moving down that road



Part two: IMPLEMENTING THE 2008 MASTER PLAN

The Master Planning process established goals and objectives ...

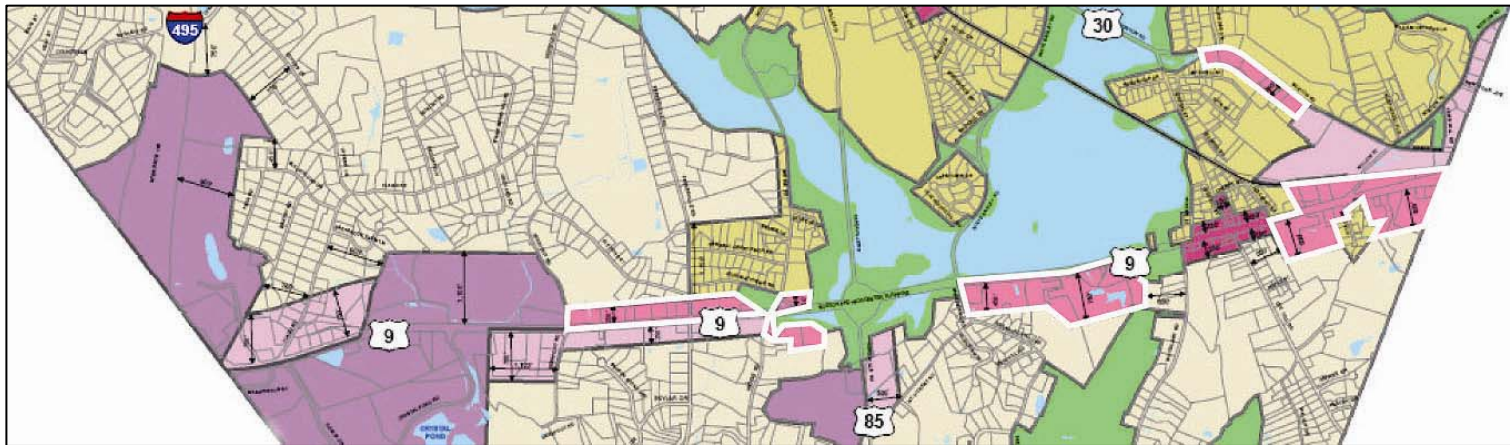
Land Use and Zoning Goals	
LU-1 Update and modernize the zoning bylaw and other land use regulations.	LU-8 Continue to engage neighboring towns about the development that occurs along the municipal borders.
LU-2 Provide appropriate buffers or transitions between incompatible uses.	
LU-3 Encourage more flexible development in appropriate places through such means as shared septic systems, cluster subdivisions, open space residential development, and by right zoning.	
LU-4 Encourage architectural quality in non-residential development.	
LU-5 Support a Town permitting process that is fair and efficient and follows the goals of the Master Plan.	
LU-6 Promote growth that is environmentally sustainable and capable of withstanding economic downturns.	
LU-7 Establish stewardship and preservation of the unique identity of Southborough's neighborhoods and villages and strengthen linkages between areas.	



Now it's time to talk about the details!

discussion question: ROUTE 9

- How can we provide economic growth along Route 9 without diminishing the quality of life for residents?
 - Issues to consider:
 - Depth of the BH zone & building height
 - Split lots
 - Types of allowed development (mixed-use buildings, residential uses)



discussion question: MIXED-USE DEVELOPMENT

- How, why, & where should Southborough provide for mixed-use development?



And what does mixed-use development really mean?

discussion question: MAJOR RESIDENTIAL DEVELOPMENT

- Is the town willing to offer incentives to encourage “cluster” development?



discussion question: PERMITTING FRAMEWORK

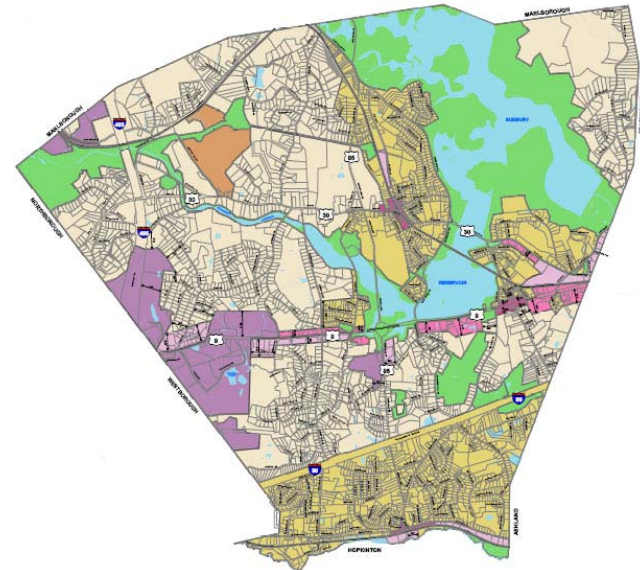
- How should Southborough's permitting framework be adjusted?

Who would gain from it?



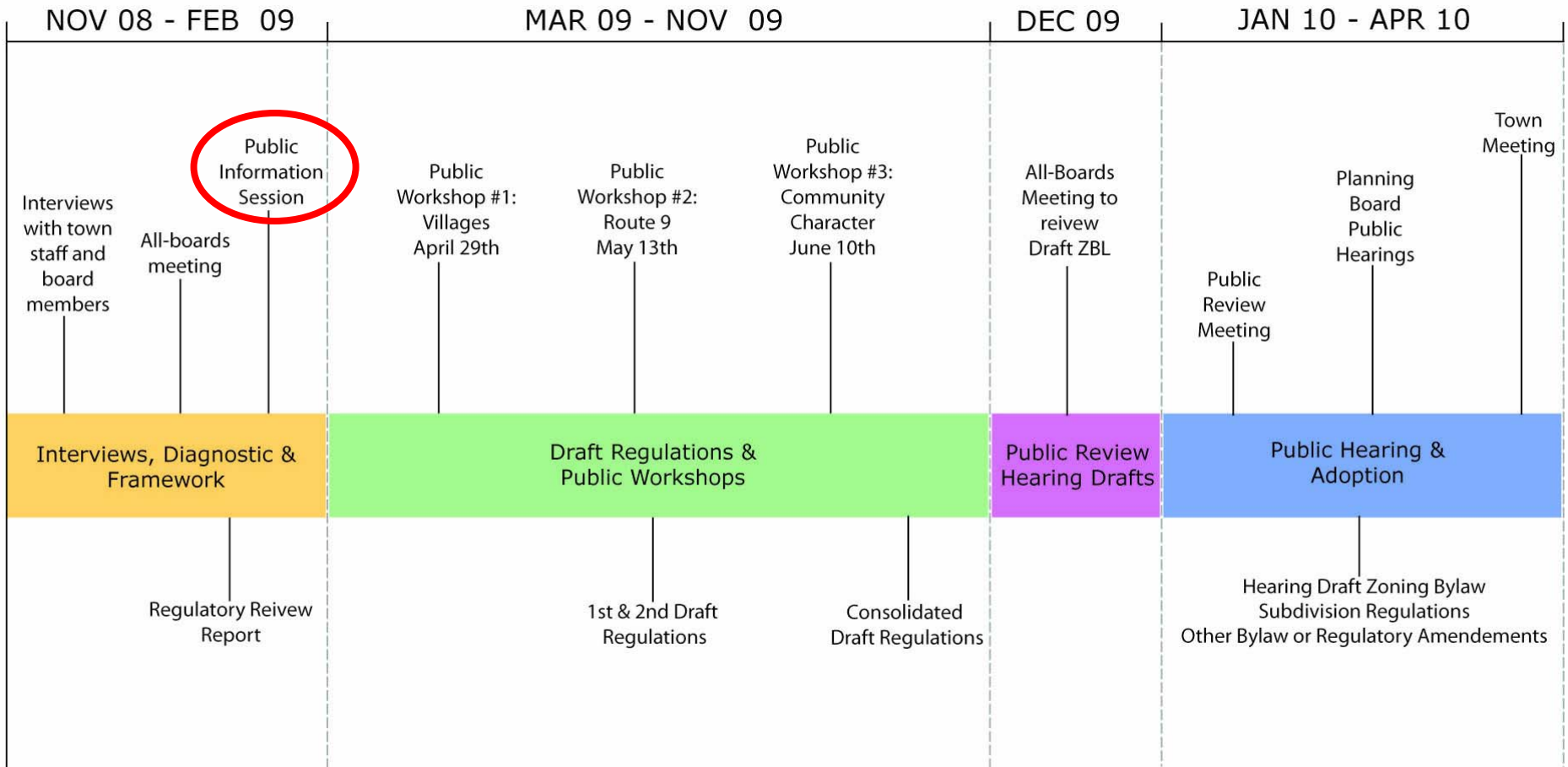
discussion question: HOUSING OPTIONS

- What are some of the benefits of allowing multi-family housing in Southborough?
 - Where should it be allowed?
 - What are some of the concerns?



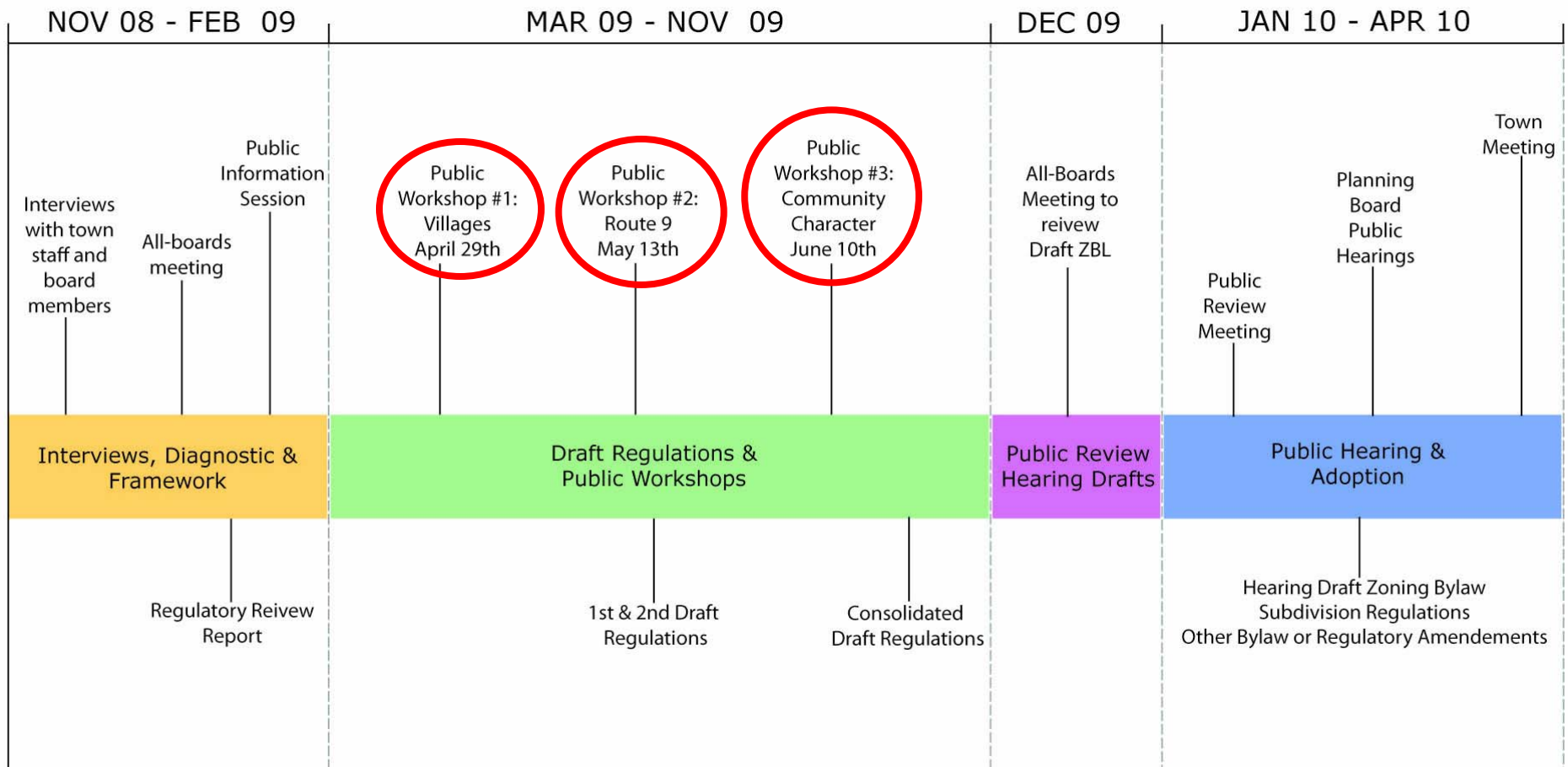
NEXT STEPS

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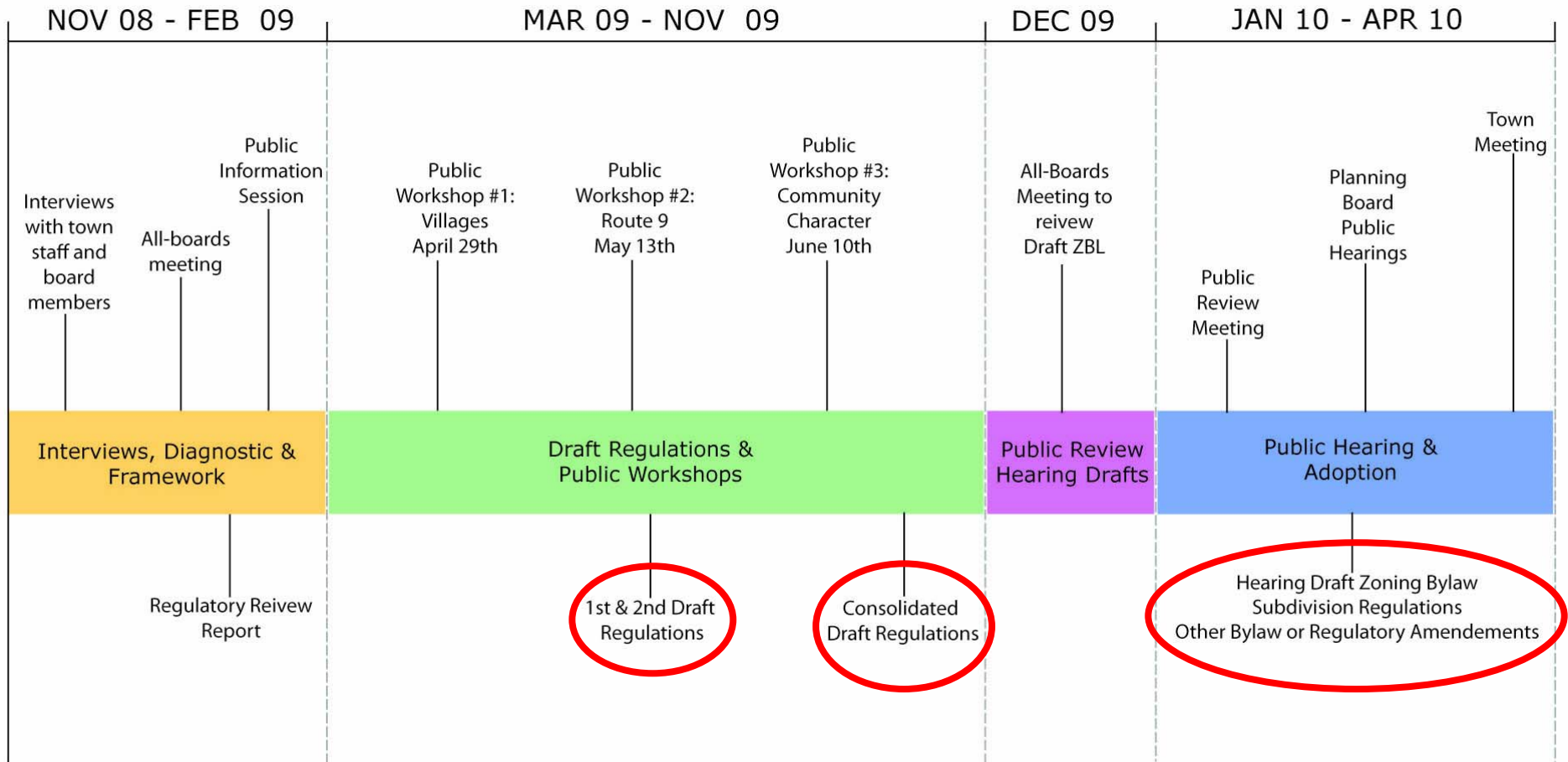
NEXT STEPS

Public workshops



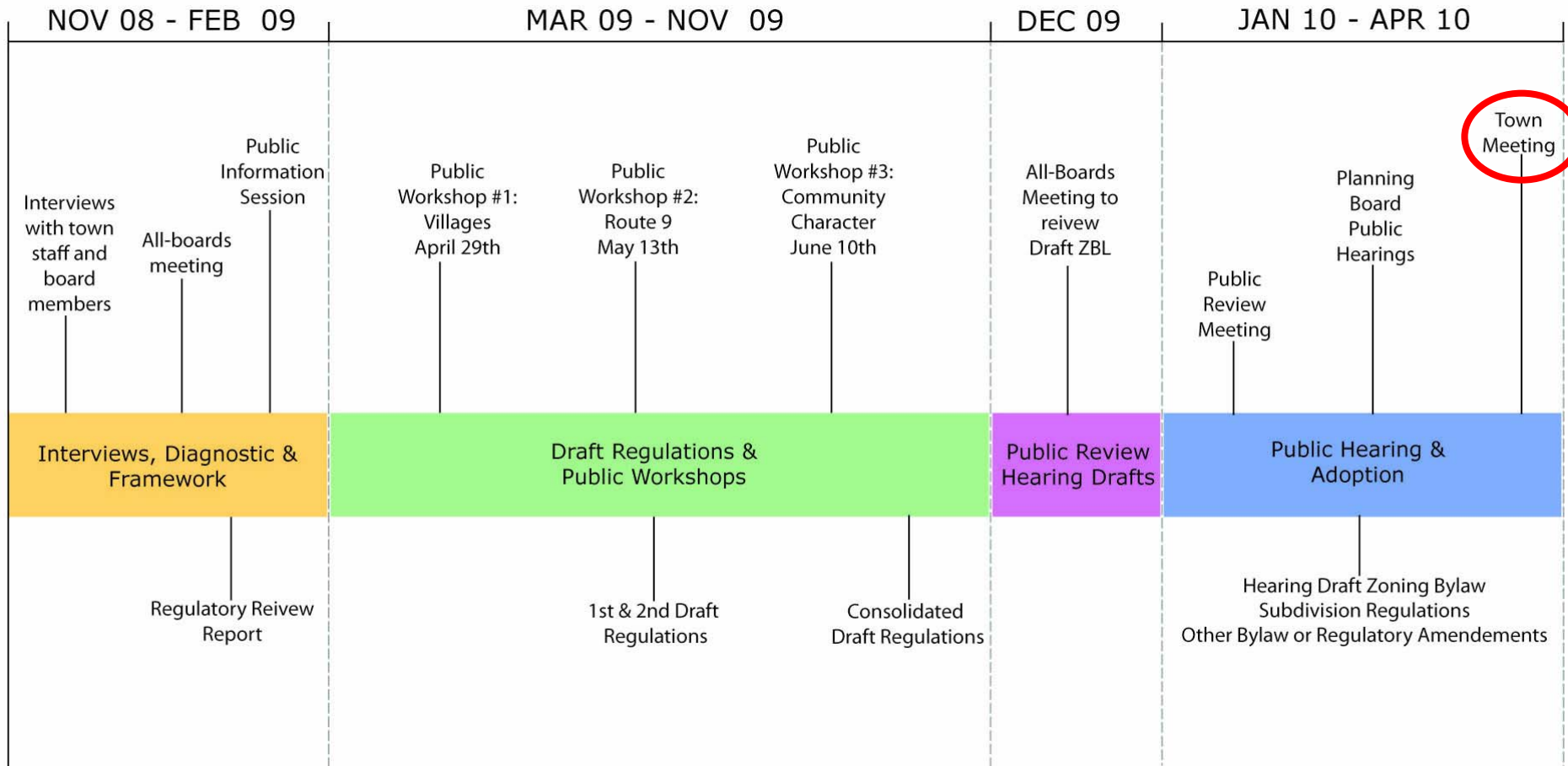
NEXT STEPS

Drafts & revisions

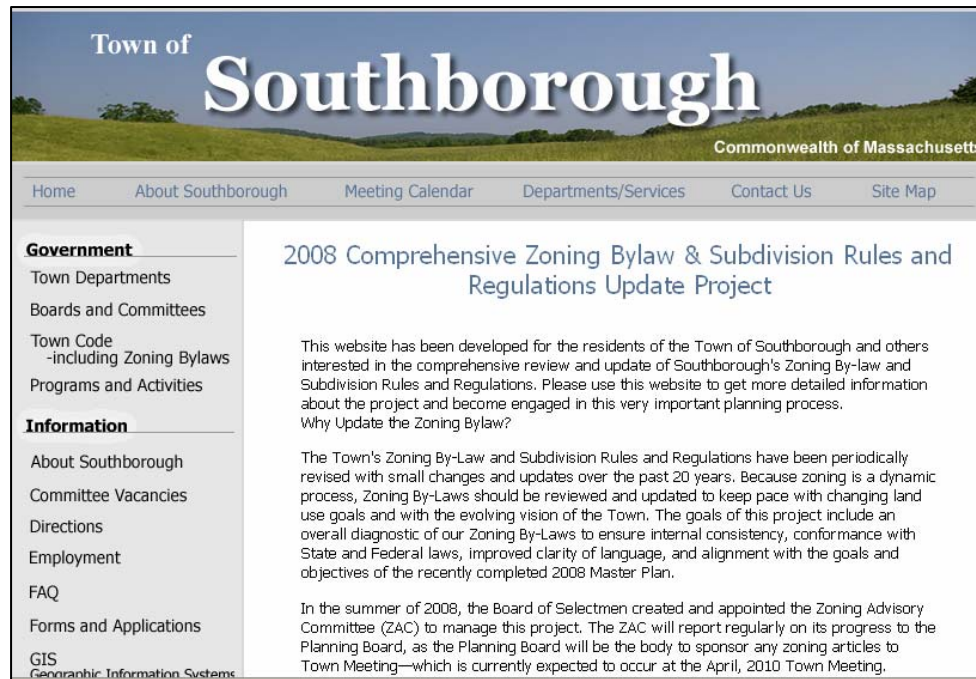


NEXT STEPS

Goal: 2010 Town Meeting



FOR MORE INFORMATION ...



Go to: www.southboroughtown.com

Look under: “Latest News”

Click: “Comprehensive Zoning Bylaw Review and Update Project”