

## Village (V) Districts

On a motion duly made and seconded the Town voted to amend the existing Templeton Zoning Map to add Village (V) Districts as depicted on the maps attached hereto and captioned “Town of Templeton, Ma Baldwinville Village September 18, 2006,” “Town of Templeton, MA East Templeton Village,” “Town of Templeton, MA Otter River Village,” “Templeton Center Village” and “Town of Templeton, MA Proposed Zoning Map dated September 22, 2006” with the corrections that on the “Town of Templeton, MA Otter River Map, “Gardner Road” should read “State Road” and “Depot Road” should read “Main Street” and “Pleasant Street” should read “River Road” and on the “Town of Templeton, MA East Templeton Village Map, “Pleasant Street” should read “Orchard Lane” and “School Street” should read “Schoolhouse Road” and on the “Town of Templeton, MA Baldwinville Village Map, Gardner Road” should read “State Road” and “School House Street” should read “School Street” and Great Elm Farm” should read “Sunrise Drive” to amend the existing Templeton Bylaw, Article XXI, Zoning, by inserting a new Section 8.8 for the purpose of creating Village (V) Districts, as printed in Article 18 of the Warrant.

### 8.8 Village (V) Districts

#### Section 8.8.1. The Village (V) districts:

- Shall be comprised of the following four Villages: Templeton Center Village District; East Templeton Village District; Otter River Village District; and, Baldwinville Village District and located, as described on the zoning map available for review in the office of the Town Clerk.
- Enable the development and re-development of Town’s four (4) Village Districts (“Villages”) in harmony with the existing historical, cultural and natural assets in each Village.
- Are target areas for a mix of single-family and multi-family housing and small neighborhood-scale businesses including services, retail and meeting places.
- Are intended as service and gathering spots primarily serving the immediate village, surrounding neighborhoods and community.
- Encourage upper floor housing units to provide a mix of commercial and residential uses and diversity of housing types in Templeton.

### 8.8.2 Uses Allowed by Right in the V District

Recognizing that village-style development entails a mixture of uses, the Planning Board, upon Site Plan Approval (Article XXI, Section 9.4, Site Plan Review), is authorized to allow a mix of residential and non-residential uses within the same building in the Village districts.

Single-family and two-family uses are allowed by right without Site plan Approval by the Planning Board, as long as structure(s) contain less than 5,000 square feet floor area.

The following non-residential uses are allowed by right, with site plan approval from the PLANNING BOARD.

- (a) Retail sales;
- (b) Personal Service shops, including but not limited to barber, salon, cosmetologist, massage therapist;
- (c) Business or professional offices;
- (d) Banks and other financial institutions;
- (e) Liquor store including the sale of beer, wine, liquor and/or other hard spirits;
- (f) Ice cream stands.

### 8.8.3 Special Permit Uses in the V District

The following residential uses may be permitted by Special Permit from the Boards designated below according to Article XXI, Section 6.3 and 6.4:

- (a) Multi-family dwellings (Board of Appeals, Article XXI, Section 6.1 and 7.0)

### 8.8.4 Floor Area greater than 5,000 square feet

Construction or expansion resulting in a structure or structures containing greater than 5,000 square feet floor area on a lot shall be allowed only upon receipt of a Special Permit by the PLANNING BOARD.

#### 8.8.5 Non-Residential Uses.

The PLANNING BOARD may allow the following non-residential uses only upon the granting of a special permit.

- (a) Veterinary hospitals, clinics and grooming facilities; but not including kennels. Overnight stays of animals are permitted only if associated with medical procedures;
  - (b) Gasoline and/or service stations;
  - (c) An amusement enterprise, including but not limited to bowling, theater, performing arts center, skating or fitness clubs operated for profit;
  - (d) Hotel, motel or inn;
  - (e) Small appliance or equipment repair, including but not limited to household appliances, lawnmowers, chain saws;
  - (f) Dry cleaner or self-service coin-operated laundry;
  - (g) Wireless communications facilities in accordance with Article XXX
- Passed by 2/3/December 7<sup>th</sup> @ 9:31**