

**CHAPTER 40R  
DESIGN STANDARDS**

**NORTH LANCASTER SMART GROWTH  
OVERLAY DISTRICT**

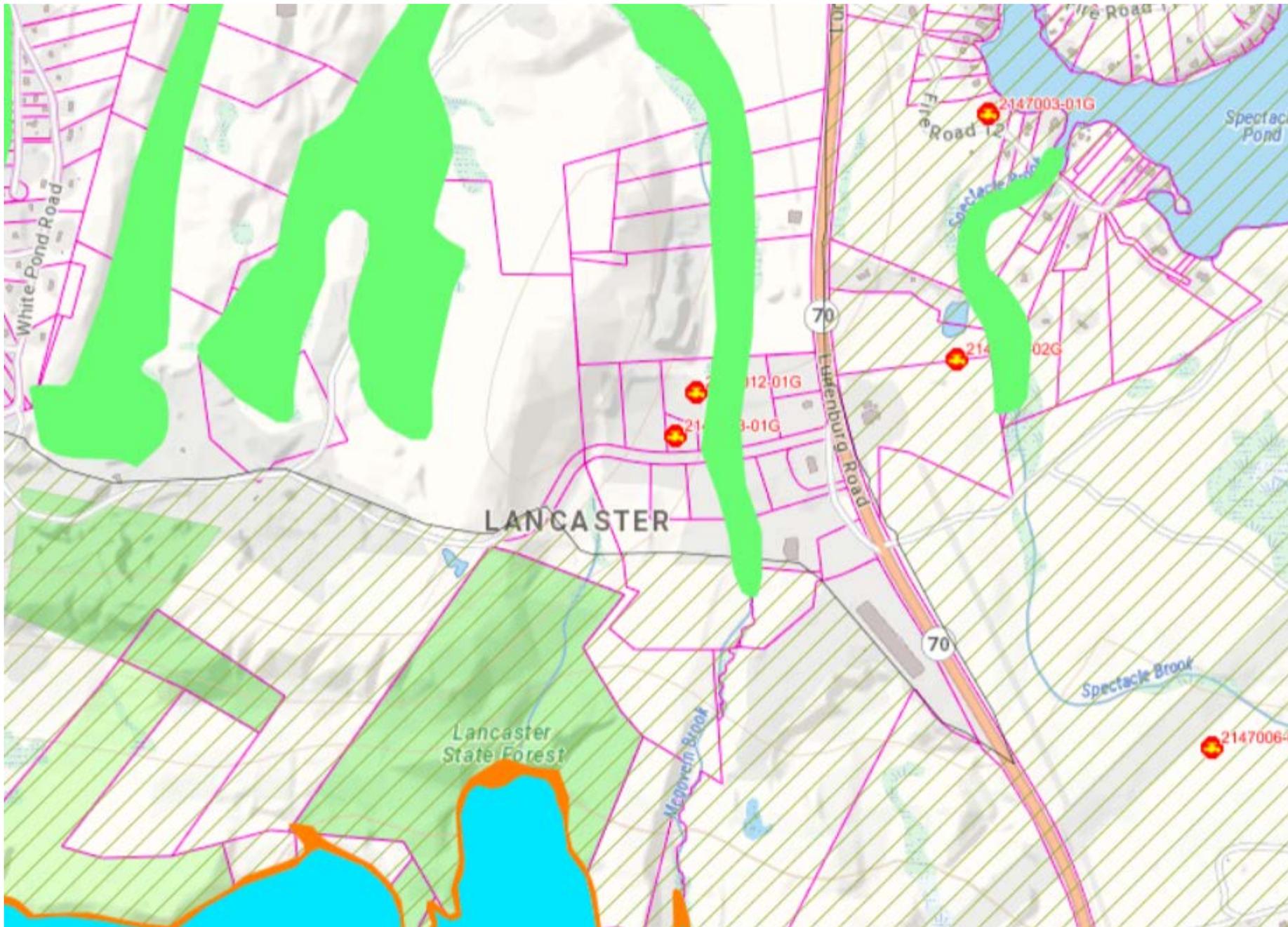
# **PARTS OF LANCASTER'S 40R SMART GROWTH APPLICATION FOR APPROVAL**

- NORTH LANCASTER SMART GROWTH  
OVERLAY DISTRICT (NLSGOD) MAP
- NLSGOD ZONING BYLAW DEVELOPMENT
- DENSITY SPREADSHEET
- NLSGOD DESIGN STANDARDS



# NLSGOD MAP

- Total Parcels: 17
- Total Acres: ~87.22
- Proposed Multifamily Lot: ~23.24 acres
- Remaining Parcels: 63.98 acres



Environmental Constraints  
Created on OLIVER:  
MassGIS's Online Mapping Tool  
6/3/21

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- Floodplain
- ACEC
- Water wells
- Wetlands
- Riverfront

# NLSGOD ZONING BYLAW DEVELOPMENT

- ❑ REQUIRED BY 40R STATUTE – PROVIDED TEMPLATE
  - MUST-HAVE ELEMENTS – purpose, applicability, definitions...
  - CUSTOMIZE FOR LANCASTER
  
- ❑ STAND ALONE SECTION OF LANCASTER ZONING BYLAW
  - MUST BE SEPARATE FROM UNDERLYING ZONING OR ODs
  
- ❑ SETS FORTH SITE REQUIREMENTS
  - DENSITY, FRONTAGE, SETBACKS, LOT COVERAGE, IMPERVIOUS SURFACE, MIN. OPEN SPACE, MAX. HEIGHT OF BLDGS, PARKING

# DENSITY SPREADSHEET

PARCEL #	STREET ADDRESS	LAND AREA DATA (BY ACREAGE)					DEVELOPABLE LAND (DL)		EXISTING AS-OF-RIGHT DENSITY (EAD) (Units/Acre)	40R AS-OF-RIGHT DENSITY (40RAD) (Max. Units/Acre)
		GROSS ACREAGE (GA)	ENVIRONMENTALLY CONSTRAINED LAND (ECL) (e.g., wetlands, steep slope)	GROSS BUILDABLE LAND (GBL) (GBL = GA less ECL)	SUBSTANTIALLY DEVELOPED LAND (SDL)	GROSS DL	ANY SUBSET OF DL QUALIFYING AS UNDERUTILIZED LAND (UL)			
North Lancaster Smart Growth Overlay District (NLSGOD)										
Parcels containing DEVELOPABLE LAND (DL - including Underutilized Land)										
014-0004.C	Street Address	0	0	0	0	0	0	0	0	
014-0004.B	Street Address	0	0	0	0	0	0	0	0	
1 Parcel #	Street Address	0	0	0	0	0	0	0	0	
2 Parcel #	Street Address	0	0	0	0	0	0	0	0	
3 District DL Sub-totals:		0	0	0	0	0	0			
Parcels within District that DO NOT CONTAIN ANY DEVELOPABLE LAND and consist of ONLY SUBSTANTIALLY DEVELOPED LAND and/or other land that does not qualify as Developable Land										
5 Parcel #	Street Address	0	0	0	0			0	0	
6 Parcel #	Street Address	0	0	0	0			0	0	
7 Parcel #	Street Address	0	0	0	0			0	0	

# NLSGOD DESIGN STANDARDS

The **purpose** for the Design Standards is to **define** how a Project should **complement** the neighborhood and **achieve** **quality** of design.

Establish clear and consistent criteria that can be applied in the review and approval process.

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Provide practical guidance to the design and engineering teams that will create the form of new districts.

Establish a common vocabulary of terms and concepts so that all participants can consistently understand what each other are saying, portraying and meaning.

Provide **useful guidance** to  
developers as they formulate the  
development concepts.

Convey to the community the expectations regarding the character of new development and relationships to its surroundings.

# Design Standards up for Discussion

- a) *the scale, proportions, and exterior appearance of buildings;*
- b) *the placement, alignment, width, and grade of streets and sidewalks;*
- c) *the type and location of infrastructure;*
- d) *the location of building and garage entrances;*
- e) *off-street parking;*
- f) *the protection of significant natural site features;*
- g) *the location and design of on-site open spaces;*
- h) *landscaping;*
- i) *exterior signs; and*
- j) *buffering in relation to adjacent properties.*