



Lancaster Mixed Use District Uses

The purpose of this survey is to collect public input that will be considered in the event of a potential Mixed Use Overlay District located at Atlantic Union College. This site is 20+ acres and located in south Lancaster.

This site could potentially create new commercial and residential uses at a currently underutilized site and to adhere to the requirements of the MBTA Communities Zoning guidelines. The MBTA Communities Zoning guidelines is a state zoning mandate that requires Lancaster to zone for a minimum of 139 new multi-family units to be created “as of right”. The proposed Mixed Use Overlay District may be used to adhere to all or part of the MBTA Communities multi-family zoning requirements.

This survey is being conducted by the Town of Lancaster in collaboration with the Montachusett Regional Planning Commission (MRPC).

*Definition of Mixed Use A combination of residential and business uses, as noted below, arranged vertically (in multiple stories of a structure) or horizontally (adjacent to one another in one or more buildings on a lot).

1. How do you feel about each use being permitted for Residential - Principal use?

	For	Neutral/No opinion	Against
Single-family detached dwelling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Two-family dwelling	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Living facility for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Multifamily dwelling other than a living facility for seniors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile home as principal use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

2. How do you feel about each use being permitted for Residential - Accessory uses?

	For	Neutral/No opinion	Against
Rental of one or two rooms within a single family detached dwelling, without housekeeping facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory apartment in a single-family dwelling with no change in the principal use of the premises	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Central dining, recreation and administrative facilities exclusively for the tenants of group facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Home occupation or professional office, as provided at § 220-9D	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accessory buildings for noncommercial use by residents of the premises only, such as garages, boathouses, storage sheds, greenhouses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Outdoor storage in side and rear yards only of no more than one of each: (1) unregistered motor vehicle; (2) unoccupied mobile home; (3) commercial vehicle with (except farm equipment on farms) not more than four wheels.	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A mobile home for temporary dwelling purposes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The raising and keeping of up to six chickens (common, domestic female chicks and hens, but no roosters) for noncommercial use by the residents of any lot with a minimum area of	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

0.90 acre or more

3. How do you feel about each use being permitted for Rural - Principal uses?

	For	Neutral/No opinion	Against
Agriculture, horticulture, floriculture and viticulture exempted from prohibition by <u>MGL c. 40A, § 3</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Keeping of poultry or livestock on parcels of less than five acres or where otherwise not exempted by <u>MGL c. 40A, § 3</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail sales of produce from agricultural and related uses, greenhouses, cider mills, sawmills, if not exempted by <u>MGL c. 40A, § 3</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Boarding, training, or veterinary care of more than two animals within a structure if not exempted by <u>MGL c. 40A, § 3</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Farmers market	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

4. How do you feel about each use being permitted for Rural - Accessory uses?

	For	Neutral/No opinion	Against
Roadside stands, as specified in <u>MGL c. 40A, § 3</u>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Customary farm accessory buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

5. How do you feel about each use being permitted for Recreational and Amusement - Principal uses?

	For	Neutral/No opinion	Against
Seasonal cottages in institutional, group or commercial management, and camping grounds for tents or camp trailers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Day camps, private playgrounds not part of a school	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities for active outdoor recreation utilizing motorized equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other active outdoor recreation facilities in a predominantly natural setting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Commercial indoor amusement or recreation place or place of assembly	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Airport, air landing strip	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Drive-in movie theater	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Health and fitness center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adult entertainment uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

6. How do you feel about each use being permitted for Recreational and Amusement - Accessory uses?

	For	Neutral/No opinion	Against
Accessory structures customarily incidental and subordinate to permitted principal uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Structures accessory to the practice of a sport, such as ski tows or jumps, boat landings or bath houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Summer schools as part of a seasonal camp, sport instruction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dwellings for the owners and staff of uses permitted in § 220-8.3	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Day camp accessory to a permitted use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

7. How do you feel about each use being permitted for Public, Health, Educational and Institutional - Principal uses?

	For	Neutral/No opinion	Against
Underground or overhead communications, gas, electrical, sewerage, drainage, water, traffic, fire, and police system services, appurtenant equipment, and installations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Religious and educational uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Nonprofit community centers, places of public assembly, lodges, service or fraternal or civic corporations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Long-term care facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Registered marijuana dispensary	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marijuana retailer	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Marijuana establishment (excluding marijuana retailers)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. How do you feel about each use being permitted for Public, Health, Educational and Institutional - Accessory uses?

	For	Neutral/No opinion	Against
Customary accessory uses if adjacent to the principal use or if permitted as a principal use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other customary accessory uses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heliports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

9. How do you feel about each use being permitted for Retail, Services and Office - Principal uses?

	For	Neutral/No opinion	Against
Retail stores; craft, consumer, professional or commercial establishments dealing directly with the general public	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shopping center	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gasoline service stations, including minor repairs only	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Sales, rental, and repairs of motor vehicles, mobile homes, farm implements or boats	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Car washing establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Dry-cleaning and laundry establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Funeral parlor, undertaking establishments	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hotels, motels, inns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Medical clinics	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Administrative offices of non-profit organizations	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other offices, banks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Art galleries	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. How do you feel about each use being permitted for Retail, Services and Office - Accessory uses?

	For	Neutral/No opinion	Against
Outdoor storage or display of goods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Manufacture, assembly, packaging or treatment of goods sold or handled on the premises in connection with the principal use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Retail sales or restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Heliports	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. How do you feel about each use being permitted for Industrial - Principal uses?

	For	Neutral/No opinion	Against
Printing, publishing, and assembly, finishing, or packaging of products	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Other general industrial uses, including manufacturing and processing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Structures for storage and distribution of goods, supplies, equipment and machinery	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Garages for all types of repair of motorized equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Open storage facilities for lumber, stone, brick, gravel, cement or other bulk materials and contractor's yards	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Earth products removal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Junkyards, 3rd class car license premises, private dumps, whether as principal or accessory use	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Research and development, engineering, assembly and construction of models, prototypes, samples and experimental products in connection with research, engineering, or development activities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Solar energy facility	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

