

**Article XXIV. Lafayette-Main Commercial District**

**300-157. Purposes**

The purposes of the Lafayette-Main Commercial District are to provide for high-quality, distinctive commercial and mixed use developments on Lafayette Road and Main Street, substantially consistent with the Salisbury Master Plan; to meet the goods and services needs of residents and visitors; and to create attractive, organized activity centers on Lafayette Road and Main Street. In the Lafayette-Main Commercial District, no structure shall be erected or altered and no building, structure, premises or land shall be used for any purpose or in any manner other than as permitted as follows.

**300-158. Use Regulations**

A. Table of Uses. The following use regulations shall apply in the Lafayette-Main Commercial District, subject to the requirements of this Article XXIV.

Use	Lafayette-Main	Subdistricts				Requires Site Plan Review?
		A	B	C	D	
Residential Uses						
One-family detached	P	-----	P <sup>1</sup>	-----	P	-----
One-family attached	P	-----	P	-----	P	-----
Multifamily dwelling	PB	-----	P	PB	P	Yes
Accessory uses						
Home occupation	Y	-----	P	-----	P	No
Accessory apartment	Y	-----	P	-----	P	Yes
Bed & breakfast	Y	-----	P	-----	P	Yes
Dwelling units above the ground floor of a commercial building	Y	-----	P	P	P	Yes
Nursing, rest, or convalescent home	-----	-----	P	-----	P	
Hospital, medical center or clinic	-----	PB	-----	-----	-----	Yes
Commercial Uses						
Retail store <sup>2</sup>	P	P	P	P	P	Yes
Restaurant with food service located entirely within the building or on a patio or outdoor	P	P	P	P	P	Yes

<sup>1</sup> We need to discuss what the minimum separation will be between detached single-family dwellings and the main road (Lafayette, Toll)

<sup>2</sup> In Subdistricts B and D, retail is permitted up to 10,000 sq. ft. of net floor area per individual retail establishment; over 10,000 by special permit from the Planning Board.

Use	Lafayette- Main	Subdistricts				Requires Site Plan Review?
		A	B	C	D	
seating area operated in connection with an indoor-service restaurant						
Restaurant or other food service establishment with drive-through service	-----	P	-----	-----	-----	Yes
Bakery, deli, coffee shop, ice cream shop, sandwich shop, or similar establishment preparing and selling foods for consumption off the premises; not including drive-through food service	P	-----	P	P	P	Yes
Fish, shellfish, food processing, wholesale and retail sale	P	-----	-----	P	-----	Yes
Bank	P	P	P	P	-----	Yes
Business or professional office, excluding medical office	P	P	P	P	P	Yes
Medical office	P	P	P	-----	-----	Yes
Hotel or motel	-----	P	PB	PB	-----	Yes
Personal service, such as a beauty salon or barber shop, dry cleaning and pressing or tailor shop	P	P	P	P	P	Yes
Bicycle shop, small appliance repair	P	-----	P	P	-----	Yes
Renting/leasing of vehicles, equipment, household, and functional supplies	P	P	P	P	P	Yes
Commercial amusements, such as cinema or live theatre, video arcade, bowling alley	-----	PB	PB	PB	-----	Yes
Indoor recreation, such as a gym, indoor pool, tennis court	-----	P	P	P	-----	Yes
Gas station, no convenience store	-----	PB	-----	PB	-----	Yes
Gas station with convenience store	-----	PB	-----	PB	-----	Yes
Wholesale trade	-----	-----	-----	PB	-----	Yes
Large-scale solar photovoltaic installations	-----	-----	PB	PB	-----	Yes
On-site solar photovoltaic installations	-----	-----	P	P	-----	Yes
On-site wind energy facility	-----	-----	P	P	-----	Yes

**B. Permitted in All Districts**

- (1) Uses exempt under M.G.L. c. 40A, Section 3
- (2) Public utility except power plant, water or sewage treatment plant, and refuse facility
- (3) Public park, conservation area and/or preserved open space
- (4) Town cemetery, including any crematory
- (5) Street, bridge, tunnel, railroad haul lines
- (6) Agriculture, horticulture and floriculture except for a greenhouse or stand for retail sale

**300-159. Special Permits.**

- A. The Planning Board shall be the Special Permit Granting Authority for uses in the Lafayette-Main Commercial District.
- B. Conditions: The Planning Board shall impose conditions in its decision as necessary to ensure compliance with the purposes of this By-law. Approval of a project shall be conditioned to provide that no further division of land which increases the number of lots or units or results in any alteration of the area to be set aside as open space may occur without a modification of the Special Permit.

**300-160. Density and Dimensional Regulations**

No building or structure shall be built or shall any existing building or structure be enlarged except in conformance with the density and dimensional regulations set forth in this Section 300-159.

	<b>Subdistricts</b>				
	<b>LM<sup>3</sup></b>	<b>LM-A</b>	<b>LM-B</b>	<b>LM-C</b>	<b>LM-D</b>
Minimum Lot Area (acres)	1/2	2/3	1/2	1/2	1/4
Minimum Lot Frontage	100	150 feet <sup>4</sup>	100 feet	100 feet	75 feet
Minimum Front Setback	30	30 feet	20 feet	20 feet	10 feet
<i>Maximum</i> Front Setback	50	50 feet	40 feet	40 feet	20 feet
Minimum Side Setback	20   30	15 feet	15 feet	15 feet	10 feet
Minimum Rear Setback	20	25 feet	20 feet	25 feet	20 feet

<sup>3</sup> Except for minimum open space % lot area and front setbacks, LM is the same as Salisbury’s existing C District.

<sup>4</sup> But 125 feet when two or more adjoining lots are served by a joint or cross-access service drive. Approval of joint or cross-access and associated reduction in frontage shall be contingent upon an easement recorded with the deed for the lot providing cross access and a declaration relinquishing access rights to the main road for adjoining lots served by the joint access drive once it is completed.

	<b>Subdistricts</b>				
	<b>LM<sup>3</sup></b>	<b>LM-A</b>	<b>LM-B</b>	<b>LM-C</b>	<b>LM-D</b>
Maximum Building Height	35	60 feet	45 feet	40 feet	35 feet
Minimum Building Stories	---	---	2	n/a	2
Maximum Building Stories	---	4	3	3	2.5
Minimum Open Space % Lot Area	15%	15%	20%	10%	20%
% Lot Width Occupied by Principal Building(s) at Maximum Front Setback	---	75%	65%	65%	75%

**300-161. Off-Street Parking and Loading.**

- A. For purposes of this Section, an off-street parking space is an all-weather, surfaced area having a width of not less than nine (9) feet and a length of not less than eighteen (18) feet.
- B. Minimum Off-Street Parking Requirements. Development in the Lafayette-Main Commercial District shall provide off-street parking in accordance with the following schedule of parking spaces. Where fractional spaces result, the required number of parking spaces shall be construed to be the next highest whole number.
- (1) Residential uses: for a studio or one-bedroom dwelling unit, one parking space; for a dwelling unit with two or more bedrooms, two spaces.
  - (2) Retail uses: 4 spaces per 1,000 square feet of gross floor area for the first 10,000 sq. ft.; 2.5 spaces per 1,000 sq. ft. for between 10,001-12,500 sq. ft. of gross floor area, and 2 spaces per 1,000 sq. ft. of gross floor area over 12,500 sq. ft.
  - (3) Restaurant: 1 space per three seats or 1 space per 50 sq. ft. of public floor area (i.e., area reserved for actual consumption of food and beverages by the general public), whichever is greater
  - (4) Personal service establishment: 1 space per 250 sq. ft. gross floor area
  - (5) Professional or business office, bank or post office: 3 spaces per 1,000 sq. ft. gross floor area for first-floor offices, an average of 2.5 spaces per 1,000 sq. ft. gross floor area for upper-story offices
  - (6) Inn or bed and breakfast facility: 1 space per sleeping room, and 1 space for every 3 employees on the largest shift
  - (7) For a use not specifically listed in this Section, the minimum required number of off-street parking spaces shall be as determined by the Building Inspector based on a listed use with similar characteristics of parking demand generation

C. Through Site Plan Review, the Planning Board may authorize a reduction in parking of up to 25% of the total required spaces for shared parking that is subject to a legally enforceable agreement or restriction.

D. Location of Off-Street Parking.

- (1) No off-street parking shall be located between the street sideline and the front façade of any new building facing the street except by Special Permit from the Planning Board.
- (2) Parking shall be located to the rear of the building or to the side, but not within 20 feet of the front façade; or within a building at grade, accessible from the rear of the building, or under a building. Where parking is located behind buildings in a mixed-use development with additional buildings located to the rear of the site, a quadrangle effect should be created with parking, landscaping, and walkways.
- (3) The Planning Board may grant a Special Permit for an alternative off-street parking plan, including an increase the maximum front yard setback to the extent required to accommodate said parking, provided that the parking is screened from pedestrian view with appropriate building elements or landscaping features, or a combination thereof.

E. Buffer Areas. Off-street parking shall be buffered from adjacent land uses, as follows:

- (1) Any off-street parking or storage area which abuts a Residential District shall be separated from the adjacent property by a ten (10) foot buffer area. The buffer shall be suitably landscaped and maintained so as to create an effective year-round visual screen at least six (6) feet in height in order to insulate the residentially zoned land from the off-street parking area.
- (2) At minimum, any off-street parking and loading area shall be separated from adjacent properties by a four (4) foot buffer area planted with grass or similar ground cover, or adjacent properties may be connected by a landscaped walkway. Where adjacent parcels agree to a joint or cross access drive and shared parking, the Planning Board may approve eliminating the minimum four (4) foot buffer on all common property lines. No buffer area shall be required for a one-family detached dwelling.
- (3) Landscaping. Off-street parking areas shall be landscaped in accordance with Planning Board rules and regulations.

F. Site Plan Review Criteria. In addition to the requirements set forth in Section XXI of this By-law, the Planning Board shall approve a Site Plan for development in the Lafayette-Main Commercial District only upon finding that the proposed project:

- (1) Improves convenience and safety of vehicular and pedestrian movement within the site and egressing from it, such as by the location of driveway openings in relation to traffic and/or adjacent streets and the placement, height and size of signage;

- (2) Improves access to each building or structure for fire and service equipment;
- (3) Provides greater compatibility of buildings, lighting and signs by virtue of their location, arrangement, size and design;
- (4) Increases protection for adjacent or neighboring properties against noise, glare, odor, lighting, unsightliness or other objectionable features; and
- (5) Reduces the visual intrusion of parking areas viewed from public ways or abutting premises.

**300-162. Lafayette-Main Design Guidelines**

The Planning Board shall adopt rules and regulations to administer this Article XXIV, including building and site design guidelines to guide Site Plan Review under Article XVIII of this Bylaw. Such guidelines may include any or all of the following criteria:

- A. Siting of facilities;
- B. Architectural and landscape design guidelines;
- C. Open space and natural features;
- D. Pedestrian, bicycle, and vehicular circulation;
- E. Water quality
- F. Stormwater;
- G. Utilities, exterior lighting, parking, and snow removal;
- H. Trees and landscaping;
- I. Signage;
- J. Safety;
- K. Energy efficient site design;
- L. Potential adverse effects and mitigation thereof.