

SECTION XIX: Village Overlay District

From the northerly edge of Stagecoach Road as far north as the Business District on the westerly side of Worcester Road exists or may be extended, to the back of all lots existing at the time of enactment of this Section XIX that have frontage on Worcester Road. (*Adopted at Annual Town Meeting May 13, 2014*)

1. Purpose. The purpose of the Worcester Road Village Overlay District (“VOD”) is to encourage by special permit mixed residential and compatible business uses with a layout and architectural style that is consistent with Princeton’s history and character, set back from Worcester Road with internal pedestrian traffic, as an alternative use and pattern of land development. The VOD will support three goals outlined in the Master Plan: preserve the rural character of Princeton, provide alternative housing, and enhance economic development.
2. Relationship to Other Bylaw Provisions.
 - A. Where the VOD requirements and design standards are different from those set forth in the Zoning Bylaws for the underlying districts, the VOD requirements and design standards shall control for any development under this Section XIX.
 - B. Except as may be specifically provided in this Section XIX, any structure or use in the VOD shall comply with all requirements of the Zoning Bylaws.
3. VOD Boundary. The boundary of the VOD is from the northerly edge of Stage Coach Road along the westerly side of Worcester Road as far north as the Business District on the westerly side of Worcester Road exists or may be extended, to the back of all lots existing at the time of enactment of this Section XIX that have frontage on Worcester Road.
4. Objectives. The VOD is a flexible zoning tool designed to meet the following objectives:
 - A. Encourage a “smart growth” form of business development set back from Worcester Road, rather than a sprawl style of development typified by strip malls.
 - B. Encourage mixed residential and compatible business uses in the same structures and on the same parcels so that there will be more businesses within Princeton available to provide goods and services to residents of Princeton.
 - C. Create a traditional New England village character and land use pattern with mixed residential and compatible business uses.
 - D. Provide opportunities for greater density and intensity of use than are otherwise allowed under the Zoning By-Laws.
 - E. Require that all development within the VOD be designed in a manner that is consistent with Princeton’s Colonial and Nineteenth Century architectural styles.
5. Permitted Uses.
 - A. Uses as of Right.
 1. Any use permitted in a Rural-Agricultural District.
 2. Any use permitted in a Business District, provided that the use is located only in the underlying Business District.
 - B. Uses requiring a Special Permit from the Planning Board under this Section XIX and site plan approval under Section XII of the Zoning Bylaws.

1. A residential use combined with one or more of the following business uses in the same building or on the same parcel:
 - a. retail store
 - b. restaurant, pub, coffee shop, or other similar uses serving food or beverages, but not with a drive through window
 - c. business, professional office, bank or other similar uses
 - d. museum, art gallery, craft store, or other similar uses
 - e. health care clinic, doctor's office, dentist's office, optician, or other similar uses
 - f. bakery, brewery, or other similar uses
 - g. service establishment, but not a gas station, automotive repair, body shop or similar facility, provided that the proposed activities in the service establishment will not be offensive, injurious, or noxious because of noise, vibration, smoke, fumes, dust, odors, danger of explosion, or other characteristics detrimental to an area with mixed residential and business uses.
 - h. place of business of caterer, confectioner, decorator, dressmaker, mortician, craftsman, member of a building trade, or other similar uses
 - i. gymnasium, health club, or other similar indoor recreational uses

When a residential use is combined with a business use as provided in this Section 5.B.1, the residential use shall not be on the ground floor and shall comprise not more than 75% of the gross floor area of a building. There shall be not more than two bedrooms in any residential unit in a building.

2. Hotel, motel, rooming house, boarding house, ski lodge or other similar uses, provided that the building has no more than 20,000 gross square feet.
3. Light manufacturing, research laboratory, or other similar uses, provided that the proposed activities will not be offensive, injurious, or noxious because of noise, vibration, smoke, fumes, dust, odors, danger of explosion, or other characteristics detrimental to an area with mixed residential and business uses, and further provided that the building has no more than 40,000 gross square feet.
4. Retirement home, assisted care facility, extended care facility, nursing home, hospice or other similar uses, provided that the building has no more than 40,000 gross square feet.

6. Requirements.

- A. Multiple Buildings. More than one principal building (and more than one use in a principal building) may be located on a parcel by special permit.
 1. No principal building shall be located in relation to another principal building on the same parcel, or on an adjacent parcel, so as to cause danger from fire.
 2. All principal buildings on a parcel shall be served by access ways suitable for fire, police, and emergency vehicles.

3. Multiple principal buildings on the same parcel shall be accessible via pedestrian walkways connected to the required parking for the premises and to each principal building.
 - B. Building Size. No building shall have a footprint of more than 10,000 square feet.
 - C. Ground Coverage. The ground coverage of all buildings and parking lots on a parcel shall not exceed 75% of the total area of the parcel. The ground coverage of all roadway and driveway areas and associated sidewalks and pedestrian ways shall be excluded from this requirement.
 - D. Setbacks.
 1. All parking areas shall be set back a minimum of 30 feet from the edge of the right of way for Worcester Road.
 2. All buildings shall be set back a minimum of 60 feet from the edge of the right of way for Worcester Road.
 3. Adjacent residences. All parking areas shall be set back a minimum of 30 feet, and all buildings shall be set back a minimum of 50 feet, from the edge of any parcel adjacent to the VOD that is used for a single family residence.
 4. Within a parcel in the VOD, there shall be a distance of at least 20 feet between buildings on the parcel.
 - E. Height. The top of the roof line of any building shall be no more than 40 feet from ground level. If the building is constructed on sloping land, the height of the top of the roof line shall be measured on the up slope side of the building.
7. Design. The overall goal of design for the VOD is to present the appearance of a traditional New England village center, using elements that reflect the colonial and nineteenth century architectural history of Princeton.
- A. The criteria in Section XII of the Zoning By-Laws and in the Rules and Regulations of the Planning Board shall be applied in a manner consistent with the overall goal of design for the VOD.
 - B. Walls and Fences. Designs may include fieldstone walls. Designs may include split rail fences, picket fences, or similar sight-pervious fences. There shall be no chain link fences, barbed wire fences, or similar structures visible from Worcester Road or from any parcel adjacent to the VOD that is used for a single family residence. There shall be no sight-impervious fences such as stockade fences or board and batten fences except as may be necessary to provide a sight or sound barrier for any parcel adjacent to the VOD that is used for a single family residence.
 - C. Sound barrier. Design shall include a reasonable sound barrier for any parcel adjacent to the VOD that is used for a single family residence for noise generated by any non-residential use in the proposed development in the VOD.
 - D. Parking. No more than one-third of the required parking for a use shall be located between the building for that use and Worcester Road.
8. Procedures. No building permit shall be issued for construction or alteration of a building or parking area, and no site alteration or removal of vegetation shall take place, until the Planning Board has issued a special permit pursuant to this Section XIX, and approved a site plan pursuant to Section XII. Applications for site plan approval in the VOD shall be submitted in accordance with Section XII and the Rules and Regulations of the Planning Board.

9. Decision. The Planning Board may impose reasonable conditions in granting VOD approval. In making its decision, the Planning Board shall consider the extent to which the proposed plan maintains Princeton's rural agricultural character by:

- A. Locating principal structures to the extent reasonably feasible so that they do not front on Worcester Road.
- B. Minimizing the number of curb cuts on Worcester Road.
- C. Encouraging foot traffic within the VOD.
- D. Minimizing the impact of the proposed uses on any parcel adjacent to the VOD that is used for a single family residence including reasonable restrictions on the hours of operation for non-residential uses in the VOD.
- E. Appropriately screening delivery areas, service entrances, and dumpsters by plantings, topography, or other means when viewed from Worcester Road and when viewed from any parcel adjacent to the VOD that is used for a single family residence.
- F. Providing for landscaping or plantings.

(Amended at the Annual Town Meeting May 12, 2015)