

CHAPTER 125
ARTICLE X

Ayer Road Village Form-Based Code

PRELIMINARY WORKING DRAFT
May 2, 2024

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§ 125-60 INTRODUCTION

A. Purpose and Intent

[to be inserted]

(1) Purpose

[to be inserted]

(2) Intent

[to be inserted]

B. Applicability

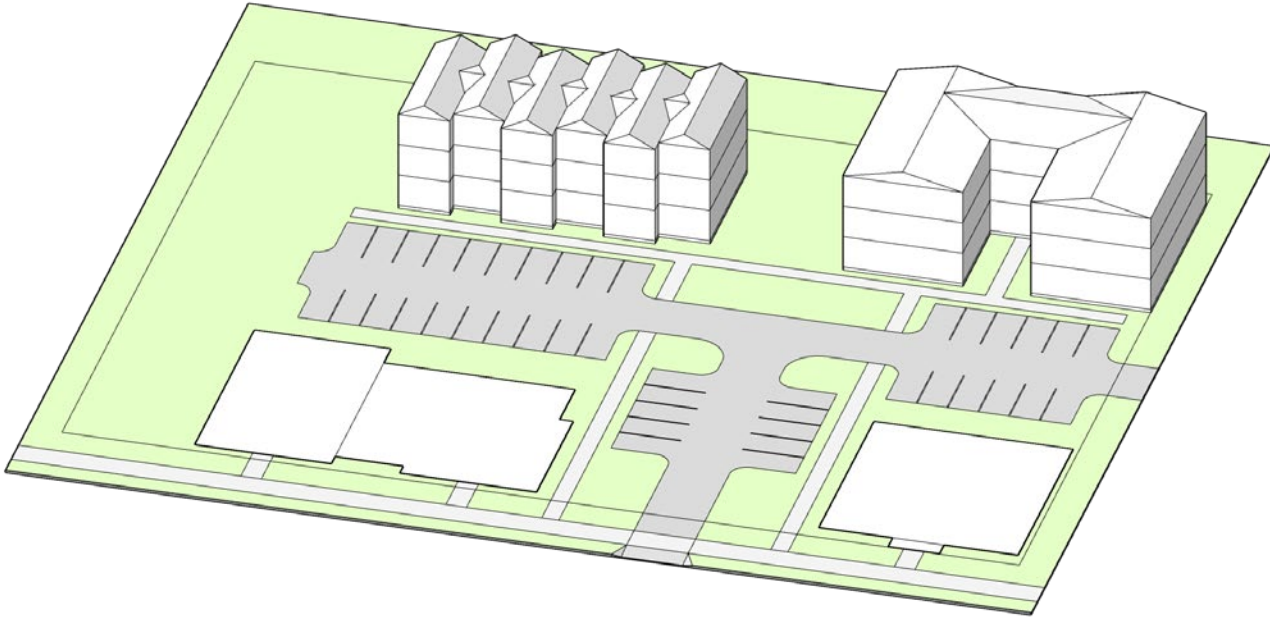
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§ 125-61 FORM

A. Description



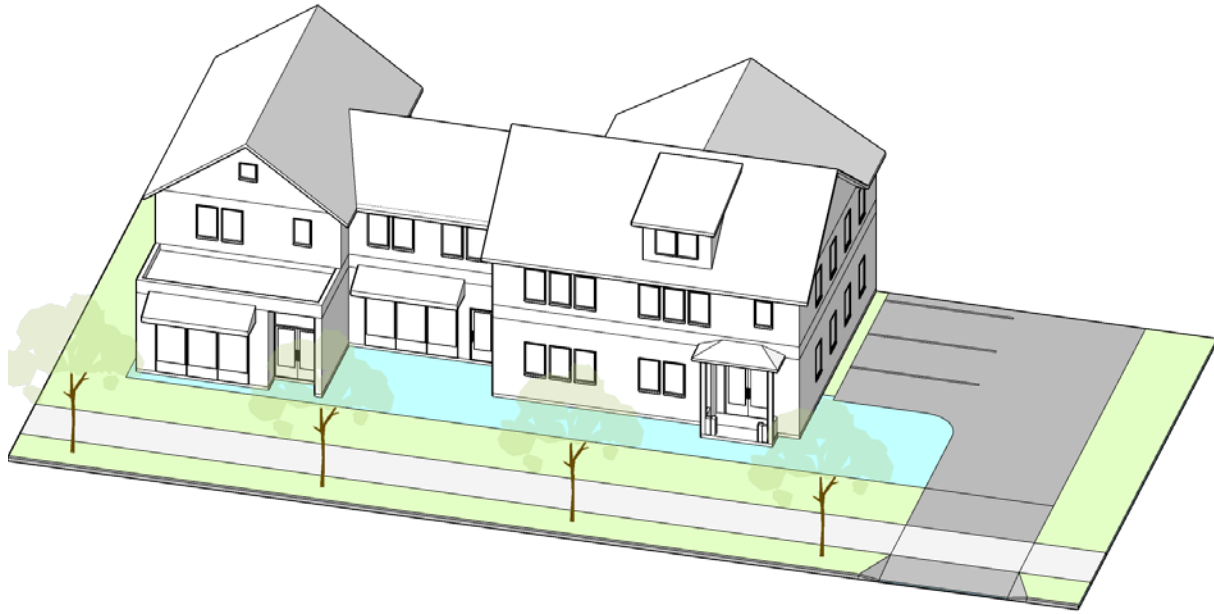
B. Site Standards



(1) Site Size	
Width (min)	75'
Area (min)	25,000 SF
(2) Coverage	
Building coverage (max)	50%
Amenity space (min)	10%
(3) Building Setbacks	
Street (min)	see Frontage
Side (min)	10'
Rear (min)	30'

(4) Building Height	
Stories (max)	3
Feet (max)	35'
(5) Building Size	
Width (max)	150'
Depth (max)	150'
Building separation (min/max)	20'/60'
(6) Vehicle Access	
Driveway spacing (min)	150'
Number of lanes (max)	2
Lane width (min/max)	9'/14'
Throat depth (min)	30'

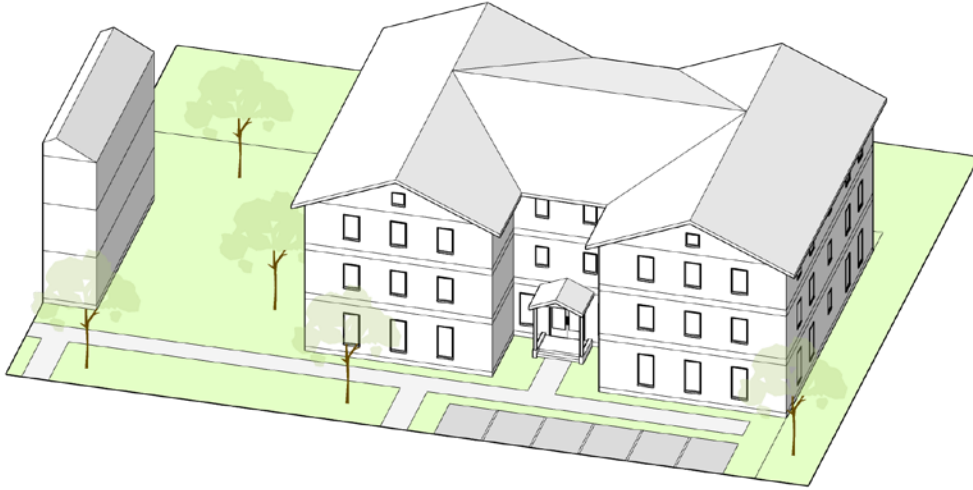
C. Frontage Standards



(1) Building Placement	
Street setback (min/max)	10'/40'
Build-to (min)	50%
(2) Parking Placement	
Parking between building & street	Not allowed
Street setback (min)	20'
(3) Primary Building Massing	
Width (max)	50'
Depth (max)	75'
Wall plate height (max)	23'
(4) Secondary Building Massing	
Width (max)	??'
Wall plate height (max)	??'
(5) Ground Story	
Active depth (min)	30'
Ground story height (min)	14'
Ground floor elevation (min/max)	0'/2'

(6) Windows	
Ground floor (min)	50%
Upper floor (min/max)	15%/25%
Blank wall length (max)	20'
(7) Doors	
Street-facing entry feature	Required
Street-facing entry spacing (min)	1 per primary massing
(8) Streetscape	
Pedestrian zone (min)	8'
Furniture zone	10'
Tree planting type	Landscape or hardscape
Tree planting	35' avg on-center

D. Interior Building Standards



(1) Building Massing	
Facade length without offset (max)	50'
Wall offset depth (min)	4'
Wall offset length (min)	8'
(2) Ground Story	
Ground story height (min)	
Residential	10'
Nonresidential	14'
Ground floor elevation (min/max)	0'/2'

(3) Windows	
Ground floor (min)	
Residential	20%
Nonresidential	40%
Upper floor (min/max)	15%/25%
Blank wall length (max)	20'
(4) Doors	
Entry feature	Required

E. Building Assembly

[to be inserted]

F. Building Components

[to be inserted]

G. Entry Features

[to be inserted]

§ 125-62 USE

A. Allowed Uses

			Add. Stds.
1. Residential			
Single residence use	P	On lots as they existed 2/1/72	§ 125-8
Multiple residence use	S		§ 125-9
Conversion for multiple residence	S		§ 125-10
2. Agriculture			
General agriculture	P		XXX
Home farm	P		XXX
3. Public			
Institutional uses	P		XXX
Off-site uses	S		
4. Commercial			
Small-scale commercial uses	P		XXX
Medium-scale commercial uses, except as listed below:	P		XXX
Landscaping services involving equipment parking	S		XXX
Kennel/veterinary services	S		XXX
Mortuary	S		XXX
Large-scale commercial uses	S		XXX
Marijuana establishment	S		XXX
Adult entertainment	S		XXX
Earthmoving	P		XXX

Key: **P** Permitted Use **S** Special Permit Required

B. Use-Specific Requirements

[to be inserted]

§ 125-63 **SITE**

A. **Vehicle Access**

[to be inserted]

B. **Pedestrian Access**

[to be inserted]

C. **Parking and Landscaping**

[to be inserted]

D. **Fences and Walls**

[to be inserted]

E. **Screening**

[to be inserted]

§ 125-64 ADMINISTRATION

A. Approval Process

[to be inserted]