

Article KK. Amend Zoning Bylaw to Add Retail Self-Storage as Additional Commercial Use in a New Business B Zone Subdistrict B-1

Proposed by: Petitioner’s

Estimated Cost: \$---

Article Description (final language to be provided by Town Counsel based on description provided):

Article: To see if the Town will vote to amend the Town Code, Chapter 198, Zoning, to include a new use of “Retail Self-Storage” and to amend the Zoning Map to create a new Sub-District B-1 to consist of Assessor Map and Parcel as detailed below, with such use to be allowed by Special Permit by the Zoning Board of Appeals in the Business B-1 District, by inserting the text shown as **bolded and underlined** as follows:

- A. By amending Section 198-104.2 DEFINITIONS by inserting, in alphabetical order, a new definition for “**RETAIL SELF-STORAGE**” as “**A facility containing separate, individual, and private storage spaces of varying sizes leased or rented for varying period of time for personal, household, or small business storage**”.
- B. By amending Section 198-802, ATTACHMENT 3 – Table of Permitted Principal Uses by Districts by inserting under the Business Uses column a new use number 14, “**14. Retail Self-Storage**” and renumbering the remaining Business Uses, to be allowed as follows:

Uses	Single Residence	Roadside Business	Business A	Business B	Light Manufacturing	Limited Commercial	Site Plan Approval
14. Retail Self-Storage	No	No	No	Yes ⁴	No	No	NR

4. Allowed in Sub-District B-1 only.

- C. By amending Section 198-803 by inserting a new **803.1.14 as “Retail Self-Storage”** and renumbering all subsequent uses accordingly.
- D. By amending Section 198-801 ATTACHMENT 1 – Table of Dimensional Requirements by inserting under the Business B Use column “**Retail Self-Storage**” subject to the following dimensional requirements:

Districts	Use	Minimum Lot Area (sq.ft.)	Maximum Lot Coverage	Minimum Frontage (Ft.)	Minimum Yard Setback				Maximum Height	
					Front	Rear	Side	Ft.	Stories	
<u>Business B (Subdistrict B-1)</u>	<u>Retail Self-Storage</u>	<u>None</u>	<u>35%</u>	<u>None</u>	From Lot Line (ft.)	From ROW Center Line (ft.)	From ROW Center Line (ft.)	From Lot Line (ft.)	<u>35'</u>	
					<u>135'</u>	<u>25'</u>	<u>25'</u>			

- E. By amending the Zoning Map to create a new Sub-District B-1 within the Business B Zoning District to consist of property located at 193 Commonwealth Road identified as Assessors Map 51D, Parcel No. 019, also as shown on the map attached hereto.
- F. By amending Article 11 Business Districts, Section 198-1101, and inserting **“1101.2. Subdistrict B-1 is hereby established in the Business B zoning district. Sub-District B-1 is a sub-district within the Business B District comprised of parcel of land on Commonwealth Road in Wayland, Massachusetts, identified as Assessors Map 51D, Parcel No. 019, also as shown on the Zoning map. In Sub-District B-1, no building or structure, and no alteration, enlargement or extension of an existing building or structure, may be constructed and no building, structure, or lot or part thereof may be used for any purpose or manner other than use allowed in the Business B District or as Retail Self-Storage as allowed under Sub-District B-1. The provisions of Section 198-203 Special Permits shall apply to this section.”**
- G. By amending Section 198-203 Special Permits; requirements and conditions and inserting **“203.2. In addition to Section 203.1 of this Bylaw, the following shall be considered by the Special Permit Granting Authority prior to the issuance of a special permit for the use of Retail Self-Storage:**
 - a. **Whether the proposed use will increase the intensity of use on the site to a level that will adversely impact land uses in the area, pedestrian or motor vehicle traffic or the public welfare;**

b. Whether the proposed use is designed and operated in a manner that preserves the community's distinctive village character, including the following:

- 1. The use of a sloped roof facing active abutters on any third story of any building, so that any three-story building appears as a two-story structure with peaked roof on its prominent facades;**
- 2. Use of architecture that is articulated with doors, windows, eaves and rooflines, and materials including cladding and/or masonry, to complement the surrounding village scale and feel;**
- 3. Maximum individual façade length of 175' where the length must be articulated at not less than every 75'**
- 4. The use of muted or historic village colors, including avoiding the use of bright, glowing, or fluorescent colors;**
- 5. Signage to be low profile plinth signage, front lit**

Whether the proposed retail self-storage's dimensions are compatible with the character of surrounding properties or the zoning district, but notwithstanding any other provision of this Bylaw, said retail self-storage facility shall:

- 1. Provide parking at a minimum of 1 space per 15,000 sf including adequate parking for allowed community space event capacity**
- 2. Limit site lighting to Wayland "dark sky" standards with no site lighting directed offsite, and site lighting dimmed after operating hours**
- 3. Require loading area to be interior to the building; no loading docks and no exterior storage loading doors allowed**
- 4. Preclude overnight operation of the facility**
- 5. Preclude chain link or any perimeter security fencing, unless aesthetic fencing specifically requested by the Town**
- 6. Provide, to counteract the passive nature of the Self Storage use, a minimum 3% of total square footage as community space, to be internally maintained by the municipality or its designee, and located to help activate the ground floor primary building façade/corner.**
- 7. Achieve Net Zero energy efficiency for the property, including rooftop solar only (i.e. no parking lot nor ground-mount solar)**

[DRAFT ZONING MAP]

