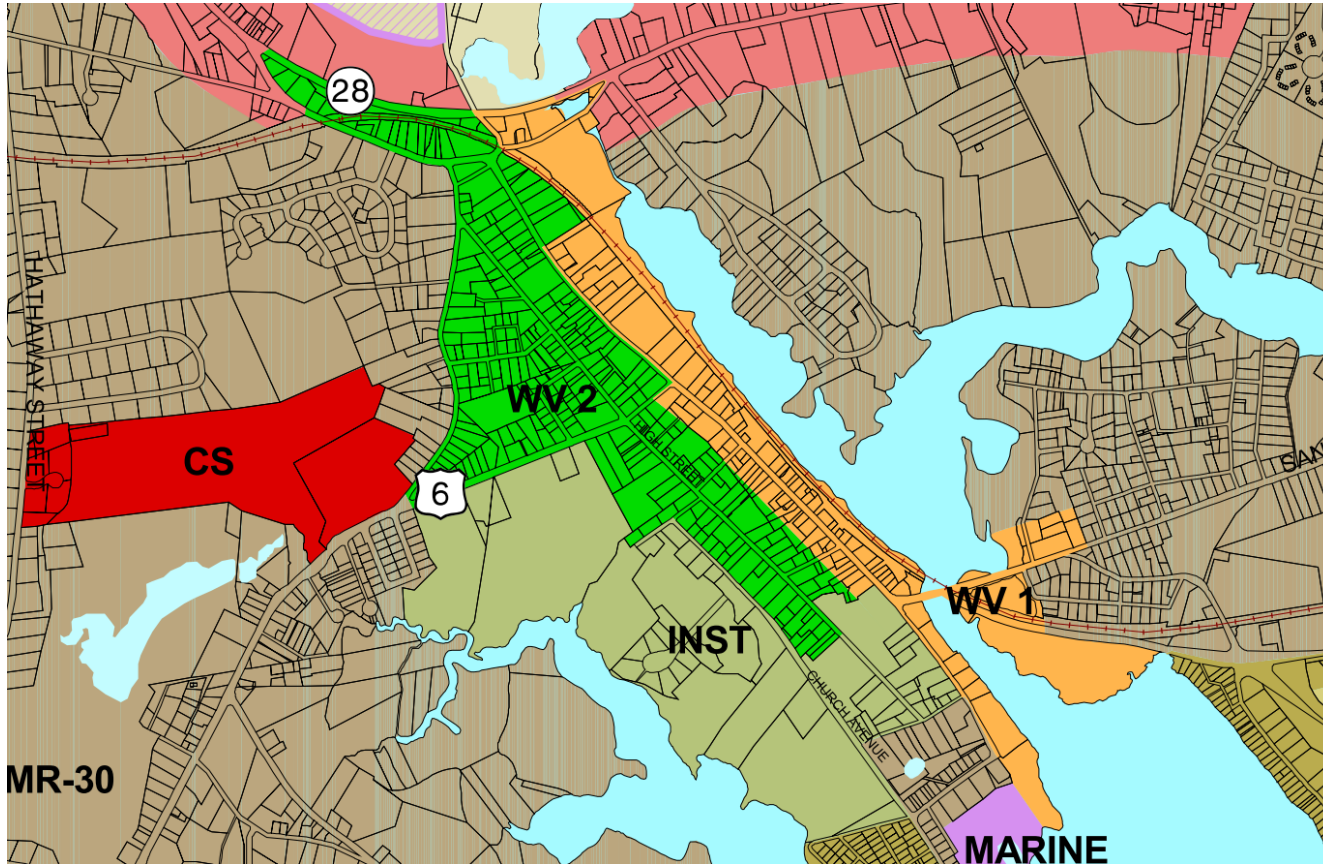




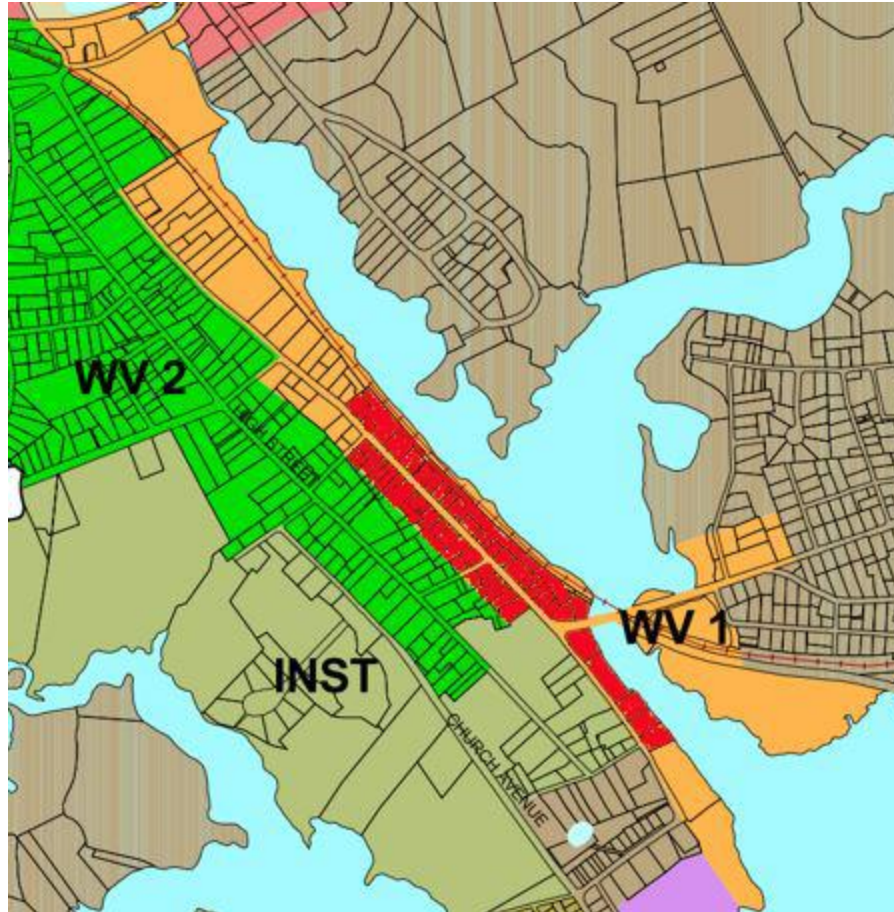
Wareham Village

Mixed Use Concept and Zoning Change Proposal

Wareham Village Zone WV-1



Wareham Village Zone WV-1R



Wareham Village Zone WV-1R



Why Wareham Village?

Wareham Master Plan, January 2020

- Land Use Goal 1: Focus redevelopment and improvements to Wareham Village and Onset Village
 - Strategy 1: Invest the Town's Community Development Block Grant (CDBG) resources and other non-program redevelopment funds in infrastructure that improves the Villages' appearance and that leads to private investments.
 - Strategy 3: Explore the legal authority for zoning techniques that allow the town to control derelict commercial properties.
 - Strategy 4: Consider relocating land-intensive municipal activities away from Downtown.
- Land Use Goal 3: Implement the Future Land Use Map
 - Strategy 3: Create Design Guidelines for commercial development in certain areas (Wareham Village).
- Economic Development Goal 2: Improve and streamline the town government's interactions with Wareham's existing businesses and institutions.
 - Strategy 2: Work with Tobey Hospital and other local businesses to reinvigorate Wareham Village.

Why Wareham Village?

Wareham Economic Development Plan, March 2019

“Conditions in the (Wareham) Village Center reflect underwhelming investments in building upgrades, with vacancies, derelict buildings and empty lots; yet with key town holdings and program opportunities to advance change, including designation as an Opportunity Zone, the downtown is ripe for substantial change.”

Why Wareham Village?

Wareham Village Urban Land Institute/Technical Advisory Panel Report, Feb 2020

“Although there are many worthy redevelopment projects being considered in Wareham, the redevelopment of Wareham Village should be the priority. A successful reimagining of Main Street and Merchants Way can be the cornerstone to the revitalization of Wareham Village and Wareham as a whole.”

Current WV1 Zoning Goals

from existing town zoning regulations section 211.2

- The Village Districts are intended to promote compact, mixed-use development that preserves Wareham's historic character and promotes small-scale business uses.
- Wareham Village 1 (WV1): The WV1 district is intended to promote business and residential development in Wareham Village that provides a stable economic base, protects the Village's historic buildings, fosters re-use of existing buildings, and promotes visual connections to the waterfront.

What is Mixed Use Zoning?

- Mixed Use Zoning is a *horizontal and vertical combination of land uses* in a given area.
- Retail, Commercial, Office, Residential, Cultural, Institutional, Entertainment and even in some instances, Light Industrial are fit together to help create a single environment where residents can *live, work, and play.*
- Outdoor space, plazas, parks, etc. are incorporated into the overall design

Why consider Mixed Use Zoning?

- The development of modern, economically feasible projects in Wareham Village would face significant **zoning challenges** with our current zoning regulations
- Developers are **reluctant to invest** in projects that don't line up closely with existing zoning
- Mixed Use Zoning is being successfully implemented across the country to revive communities and neighborhoods that **haven't kept up with modern economic strategies**

Why consider Mixed Use Zoning?

Wareham Economic Development Plan, March 2019

- “The market analyses conducted for this study suggest opportunities for high density rental housing, additional retail and restaurant uses, and office space to be developed as complimentary mixed-uses”
- “The residential component of a mixed-use project can make or break its financial feasibility, especially when trying to upgrade older downtown/village centers where retail/commercial rents are not adequate to support rehabilitation”
- “Provide option for increased density and height allowance for 4-5 stories for mixed residential and commercial unit developments”
- “Prepare zoning by-law that provides a higher density/height and mixed use residential/retail/office/other, when reinvesting in downtown properties”
- “Relax parking requirements for mixed use development and determine if market supports construction of structured parking”

Why consider Mixed Use Zoning?

Wareham Village Urban Land Institute/Technical Advisory Panel Report, Feb 2020

- “increase density / adjust dimensional requirements (decrease residential sq ft requirements)”
- “allow by right for mixed use, with commercial/retail on first floor, office and residential above”
- “facilitating redevelopment of key parcels along Merchants Way”
- “implementing public realm improvements”
- “consider updating zoning along abutting neighborhood for higher residential density”

Proposed Initiatives

- Definition of WV-1R Re-Investment SubDistrict
- WV-1R Zoning Changes
 - Principal Use
 - Minimum Lot Area
 - Frontage and Setback
 - Height
 - Building Coverage %
 - Impervious Surface % Coverage
- Design Standards Updates
- Parking Standards Updates
- Air Rights over Town Land Regulations

Principal Use Updates (draft)

Agricultural and Rural Uses	Current	WV-1R
Agricultural uses upon tracts less than 5 acres	Y	
Agricultural uses upon tracts of 5 acres or more	Y	N
Cider mill, ice house, temporary sawmill less 5 acres	N	
Cider mill, ice house, temporary sawmill more than 5 acres	Y	N
Horticulture on less than 5 acres	N	
Animal – Related Uses	Current	WV-1R
Animal kennels less than 5 acres	SPZ	N
Animal kennels more than 5 acres	Y	N
Riding stable less than 5 acres	N	
Riding stables more than 5 acres	Y	N
Piggeries, fur farms less than 5 acres	N	
Piggeries, fur farms more than 5 acres	Y	N
Veterinary hospital less than 5 acres	N	
Veterinary hospital more than 5 acres	Y	N
Recreational Uses	Current	WV-1R
Campgrounds	SPZ	N
Golf course or golf club	SPZ	N
Non-profit recreation	Y	
Health or athletic facility	N	Y
Tennis Club	SPZ	SPP
Youth camp	SPZ	N
Residential uses	Current	WV-1R
1- family detached dwelling	Y ‡	
2- family dwelling	Y ‡	
3 to 4 family dwelling in existing structure	SPZ	Y
3 to 4 family dwelling in new structure	SPZ	Y
5 + family dwelling in existing structures	SPZ	Y
5 + family dwelling in new structure	SPZ	Y

Educational and Institutional Uses	Current	WV-1R
Municipal use	Y	
Hospital, medical related facility	N	Y
Nursing home, intermediate care center	Y	
Day care center	Y	
Educational use, non-exempt	Y	
Educational use, exempt	Y	
Oceanographic and engineering research	Y	
Membership club		Y
Religious use	Y	
Other places of assembly	SPZ	SPP
Cemetery	N	
Medical Marijuana Treatment Center	N	
Marijuana Establishments	N	

Principal Use Updates (draft)

Commercial Uses	Current	WV-1R
Banks	Y	
Offices	Y	
Laboratory / research office		Y
Retail businesses	Y	
Service establishments not involving manufacture on premise	Y	
Motor vehicle service	Y	N
Motor vehicle sales	Y	N
Filing stations for gasoline, diesel fuel, liquid propane	N	SPP
Dry cleaning, drop off / pick up only	Y	
Laundromat	Y	
Conference Center	N	Y
Motel, hotel	N	Y
Bed & Breakfast	Y	
Guest house	N	
Neighborhood convenience store	Y	
Wholesale business	Y	
Restaurant	Y	
Restaurant Drive through	N	
Non-food Drive in/ Drive through establishment	N	
Commercial recreational facilities	N	SPP
Other places of amusement	SPZ	SPP
Brewery and tap room		Y
Adult use	N	

Marine Uses	Current	WV-1R
Marinas	Y	
Retail sale of marine equipment and supplies (not including fish products or food)	Y	
Utility	Current	WV-1R
Public utility	N	
Public utility structures for public utility use not including repair stations or outside storage of supplies	SPZ	SPP
Wireless communication facility, not exceeding 40 feet in height	Y	
Wireless communication facility, exceeding 40 feet in height	SPZ	SPP
Large ground-mounted solar energy	N	
Industrial Uses	Current	WV-1R
Manufacturing of products produced on premises the major portion of which are sold on premises from producer to consumer	N	Y
Light manufacturing	N	Y
Manufacturing of marine vessels	Y	N
Industrial (except earth removal)	N	SPP
Gravel, loam, sand, stone, or earth removal	N	
Fish processing plants	N	
Storage facilities	N	
Junkyards and salvage yards	N	
Hazardous waste facility	N	
Solid waste facility	N	
Transportation Uses	Current	WV-1R
Aviation field	N	
Public service or other passenger station	N	SPP
Trucking and transportation terminals	N	SPP

Accessory Use Updates (draft)

ACCESSORY USE	Current	WV-1R
Agricultural and Rural Uses	Current	WV-1R
Farm stand or Roadside Stand	Y	
Recreational Uses	Current	WV-1R
Food and Beverage services and accessory uses related to permitted recreational activities	N	Y
Food and Beverage services and accessory uses related to permitted motels, hotels, and Conference centers	N	Y
Residential Uses	Current	WV-1R
Accessory apartment	N	
Home occupation	Y	
Home Office of profession or trade conducted by a resident of the premise	Y	
Taking of boarders or lodgers	Y	
Storage Container for construction	Y	
Storage Container, Accessory	N	
Educational and Institutional Uses	Current	WV-1R
Accessory uses for scientific research, Scientific development, or related production activities	SPZ	SPP
Commercial Uses	Current	WV-1R
Outdoor advertising	N	
Marine Uses	Current	WV-1R
Filling Stations for marine vessels	Y	
Marine connected use	Y	
Utilities	Current	WV-1R
Direct antenna 5 feet or more in diameter	SPZ	SPP
Direct broadcast antenna under 5 feet in diameter	Y	
Wireless communications facility enclosed	Y	
Wireless communications facility attached to existing structure not exceeding 40 feet in height	Y	
On-site Solar Energy	Y	

Density and Dimensional Regulations Updates (draft)

Density and Dimensional Regulations	Current	WV-1R
Minimum Lot Area (square feet)		
1-family or 2-family dwelling	7,500	5,000
Other residential use:		
First dwelling unit	10,000 *1	1,000
Each additional unit	2,000 *2,3	1,000
Bed & Breakfast		
First unit	10,000 *1	10,000 *1
Each additional unit	2,000 *2,3	2,000 *2,3
Other nonresidential use	5,000	5,000
Minimum Frontage (feet)		
1 -family dwelling or 2-family dwelling	75	75
Other residential use	75	50
Nonresidential use	75	50
Minimum Front Setback (feet)		
1-family dwelling or 2-family dwelling	*4	*4
Other residential use	*4	0
Nonresidential use	*4	0

Density and Dimensional Regulations	Current	WV-1R
Minimum Side/Rear Setback (feet)		
1-family dwelling or 2-family dwelling	10	10
Other residential use	10	10
Nonresidential use	10	10
Maximum Height (feet)		
1-family dwelling or 2-family dwelling	40	40
Other residential use	40	65
Nonresidential use	40	65
Maximum Building Coverage (%)		
1 -family dwelling or 2-family dwelling	30	30
Other residential use	30	90
Nonresidential use	30	90
Maximum Building Coverage (%)		
1 -family dwelling or 2-family dwelling	70	90
Other residential use	70	90
Nonresidential use	70	90

1. 2,000 square feet if in an existing structure.
2. 2,000 square feet for each additional unit up to 40 units and 7,500 square feet for each unit beyond 40.
3. 1,000 square feet if in an existing structure.
4. The front setbacks in Village Districts shall be the average of the setbacks of five (5) residential structures on either side of the subject property.

Existing Design Standards

from existing town zoning regulations section 732

- Any extension, alteration or reconstruction of existing buildings should use the original design insofar as practical.
- New construction should reinforce the architectural style of existing buildings in terms of building design, siding, material and texture, color and bulk, and should result in a harmonious blend of the new and old.
- Use of brick, clapboard, shingle, masonry or non-reflective materials is encouraged.
- Sheet metal, reflective materials or similar siding lacking texture is strongly discouraged.

Proposed Design Standards Summary (draft)

- Clearing and Site Preparation Standards
 - per bylaws with waste disposal plan
- Utilities Standards
 - underground, minimal visual effect, hidden
- Landscaping and Exterior Elements
 - walkways, retaining walls, plants, fencing
- Signage
 - per bylaws
- Lighting
 - Dark Sky compliant (minimal glare and skyglow), minimal use, non-intrusive
- Green Design
 - Stretch Code (energy efficiency), LEED standards (sustainability), Green focus
- Architecture
 - New England styles, human scale, non-reflective, integrated parking

Parking Regulation Updates (draft)

Parking		
Use	Current Requirements	Proposed WV-1R Requirement
1-Family Dwelling	2 per dwelling unit	2 per dwelling unit
2-Family Dwelling	2 per dwelling unit	2 per dwelling unit
3,4, and 5+ Dwelling		1 per dwelling unit
1 bedroom	1.5 per dwelling unit	1 per dwelling unit
2 or more bedrooms	2 per dwelling unit	1 per dwelling unit
Elderly	1 per dwelling unit	0.75 per dwelling unit
Bank	1 space per 200 ft. 2 Gross Leasable Floor Area (GFA)	1 space per 300 ft. 2 Gross Leasable Floor Area (GFA)
Bowling Alley	3 per lane	2 per lane
Business, Retail < 1,000	1 per 200 ft. 2 GFA	1 per 300 ft. 2 GFA
Business, Retail > 1000	1 per 300 ft. 2 GFA	1 per 400 ft. 2 GFA
Convenience Store	1 space per 150 ft. 2 GFA	1 space per 150 ft. 2 GFA
Day Care Center	1 space per employee at maximum capacity plus a drop-off or parking area capable of receiving 25 % of the capacity of the day care center as determined by the Office For Children (OFC)	1 space per employee at maximum capacity plus a drop-off or parking area capable of receiving 25 % of the capacity of the day care center as determined by the Office For Children (OFC)
Guest House	1 per unit plus 2 for residence	1 per unit plus 2 for residence
Health or Athletic Facility	.75 space per occupant as calculated under the Massachusetts State Building Code for maximum occupancy.	.75 space per occupant as calculated under the Massachusetts State Building Code for maximum occupancy.
Hospital	1 per bed for hospital	1 per bed for hospital
Laboratories, research and development	1 space per 300 SF GFA	1 space per 300 SF GFA
Manufacturing uses and Industrial non-manufacturing	1 per 1.5 employees on largest shift plus 1 per vehicle stored on premises	1 per 1.5 employees on largest shift plus 1 per vehicle stored on premises
Marina and/or Yacht Club	.5 per slip (indoor facilities add 1 per 6 person capacity	.5 per slip (indoor facilities add 1 per 6 person capacity
Motel or Hotel	1 per unit	1 per unit
Motor Vehicle Repair	2 per lift or bay	2 per lift or bay
Nursing Home	1 per 4 beds	1 per 4 beds
Offices (business, professional and Administrative)	1 space per 250 SF GFA	1 space per 250 SF GFA
Personal Services	1 per 150 ft. 2 GFA	1 per 250 ft. 2 GFA
Recreations, Commercial Indoor	1 per 5 seats	1 per 6 seats
Recreation, Commercial Outdoor	1 per 4 person capacity	1 per 6 person capacity
Restaurant or Theater	1 per 5 seats	1 per 6 seats
Restaurant w/o Seating	6 spaces	3 spaces

Site Plan Review Requirements (draft)

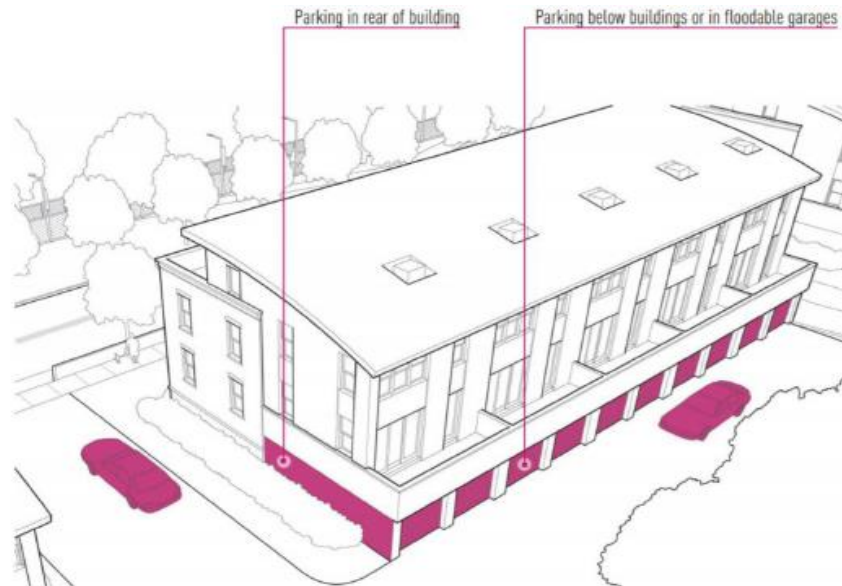
SITE PLAN REVIEW SPECIAL PERMIT:

Notwithstanding the criteria for applying Site Plan Review under section 1520 of this Zoning By-Law, development proposals for properties in the WV-1R, Reinvestment Subdistrict will be required to comply with a Site Plan Review under Article 15 of this Zoning By-Law as follows:

- Any demolition, construction, redevelopment or improvement which expands the existing floor area by more than 1,000 square feet, will be subject to Site Plan Review under this section.
- The Planning Board will be the Special Permit Granting Authority under this section.
- In addition to the standards for Special Permits within this Zoning By-Law, the Performance Standards and Design Guidelines of this section will be criteria to apply in determining compliance with Site Plan Review under this Zoning By-Law.

Air Rights over Town Property

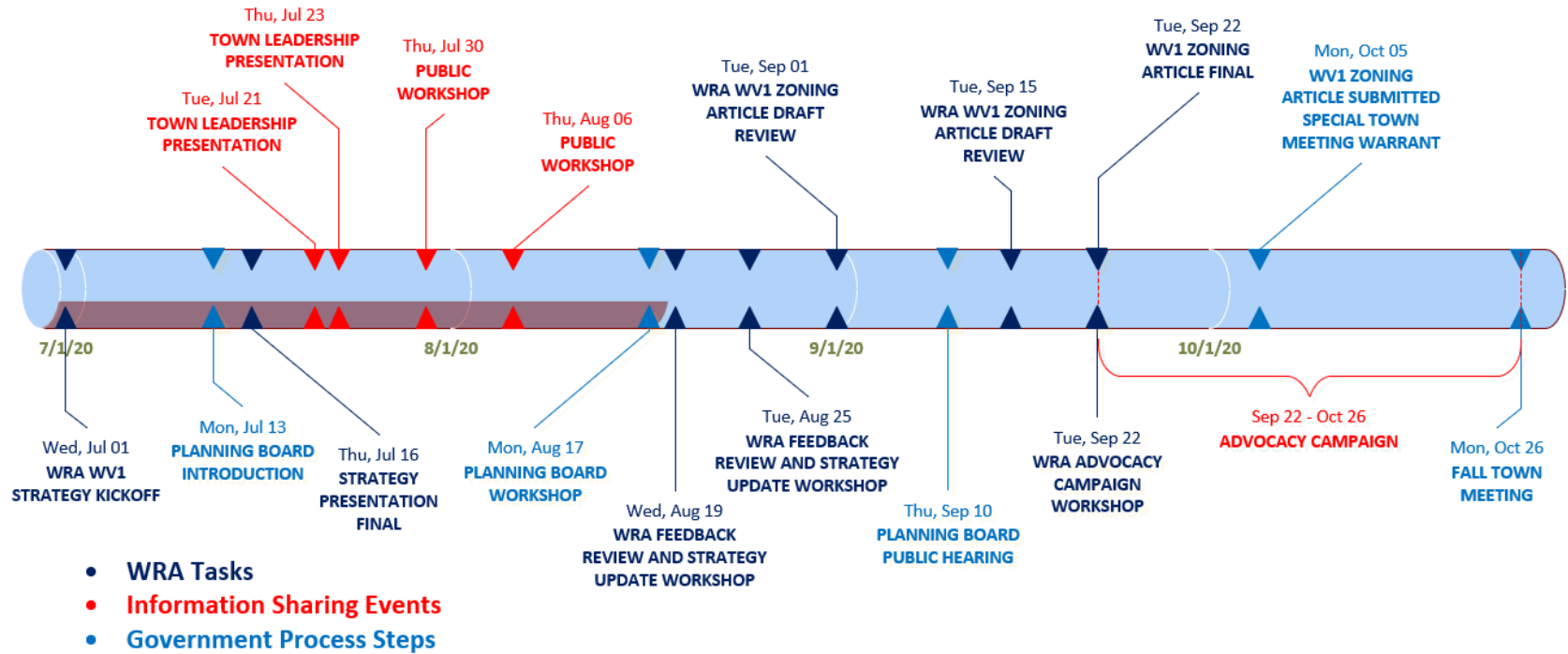
- Potential development projects could utilize space over Merchants Way
 - Example would be to utilize parking spaces on town property on Merchant's Way, in the flood zone, with development overhead
- Zoning updates should take this into consideration, to provide additional flexibility while still maintaining town goals



Next Steps

- ~~• Conduct 2 information sharing meetings to solicit input from all members of town boards, commissions, authorities, etc.~~
- ~~• Hold 2 public workshops to present and solicit input from:~~
 - ~~• Wareham Citizens~~
 - ~~• Wareham Village Association~~
 - ~~• Wareham Village Property Owners~~
- Finalize all zoning change specifications
- Finalize Implementation methodology
 - ~~• Update Current WV1 Zoning~~
 - WV- Subdistrict
 - ~~• Wareham Village Overlay District~~
 - Site Plan Review Requirements
- Execute a marketing campaign leading into Fall 2020 Town Meeting
- Submit Article for Fall 2020 Town Meeting

WRA WV- Timeline



- WRA Tasks
- Information Sharing Events
- Government Process Steps



Mixed Use Examples

New England Look



New England Look



New England Look



New England Look



New England Look



New England Look



New England Look



New England Look



Boston Back Bay Look



Old vs. New



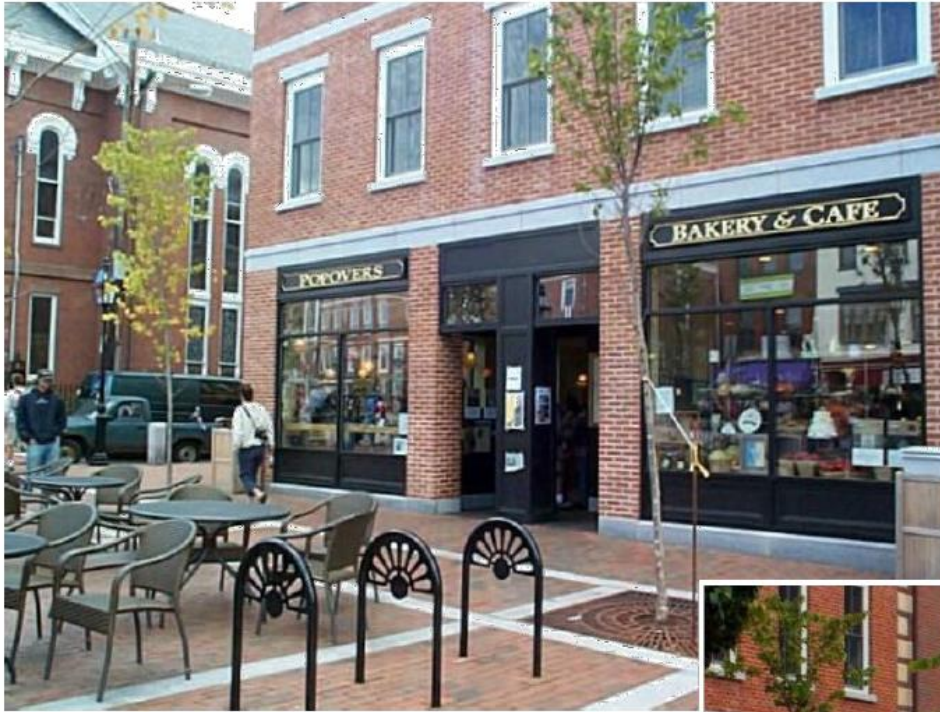
Contemporary Look



Contemporary Look



Outdoor Features



Outdoor Dining Opportunities



Outdoor Features



Activating Merchants Row

Outdoor Features



Pedestrian Mews




Urban Furniture



Outdoor Features





Reference Information
Wareham Village
Existing WV1/WV2
Zoning

Principal Use Charts

Commercial Uses	WV1	WV2	Residential uses	WV1	WV2
Banks	Y	N	1- family detached dwelling	Y ‡	Y ‡
Offices	Y	Y	2- family dwelling	Y ‡	Y ‡
Laboratory / research office			3 to 4 family dwelling in existing structure	SPZ	SPZ
Retail businesses	Y	N	3 to 4 family dwelling in new structure	SPZ	N
Service establishments not involving manufacture on premise	Y	N	5 + family dwelling in existing structures	SPZ	SPZ
Motor vehicle service	Y	N	5 + family dwelling in new structure	SPZ	N
Motor vehicle sales	Y	N	Apartments in mixed use building	N	N
Filing stations for gasoline, diesel fuel, liquid propane	N	N	Manufactured home park	N	N
Dry cleaning, drop off / pick up only	Y	N	Residential Cluster Development	SPP	SPP
Laundromat	Y	N	Seasonal conversion	SPZ	SPZ
Conference Center	N	N	Educational and Institutional Uses	WV1	WV2
Motel, hotel	N	N	Municipal use	Y	Y
Bed & Breakfast	Y	Y	Hospital, medical related facility	N	N
Guest house	N	Y	Nursing home, intermediate care center	Y	SPZ
Neighborhood convenience store	Y	SPZ	Day care center	Y	Y
Wholesale business	Y	N	Educational use, non-exempt	Y	Y
Restaurant	Y	N	Educational use, exempt	Y	Y
Restaurant Drive through	N	N	Oceanographic and engineering research	Y	N
Non-food Drive in/ Drive through establishment	N	N	Membership club		
Commercial recreational facilities	N	N	Religious use	Y	Y
Other places of amusement	SPZ	N	Other places of assembly	SPZ	N
Adult use	N	N	Cemetery	N	N
			Medical Marijuana Treatment Center	N	N
			Marijuana Establishments	N	N

Principal Use Charts

Agricultural and Rural Uses	WV1	WV2
Agricultural uses upon tracts less than 5 acres	Y	N
Agricultural uses upon tracts of 5 acres or more	Y	Y
Cider mill, ice house, temporary sawmill less 5 acres	N	N
Cider mill, ice house, temporary sawmill more than 5 acres	Y	Y
Horticulture on less than 5 acres	N	N
Animal – Related Uses	WV1	WV2
Animal kennels less than 5 acres	SPZ	SPZ
Animal kennels more than 5 acres	Y	Y
Riding stable less than 5 acres	N	N
Riding stables more than 5 acres	Y	Y
Piggeries, fur farms less than 5 acres	N	N
Piggeries, fur farms more than 5 acres	Y	Y
Veterinary hospital less than 5 acres	N	N
Veterinary hospital more than 5 acres	Y	Y
Recreational Uses	WV1	WV2
Campgrounds	SPZ	N
Golf course or golf club	SPZ	N
Non-profit recreation	Y	Y
Health or athletic facility	N	N
Tennis Club	SPZ	SPZ
Youth camp	SPZ	SPZ

Principal Use Charts

Industrial Uses	WV1	WV2
Manufacturing of products produced on premises the major portion of which are sold on premises from producer to consumer	N	N
Light manufacturing	N	N
Manufacturing of marine vessels	Y	N
Industrial (except earth removal)	N	N
Gravel, loam, sand, stone, or earth removal	N	N
Fish processing plants	N	N
Storage facilities	N	N
Junkyards and salvage yards	N	N
Hazardous waste facility	N	N
Solid waste facility	N	N
Transportation Uses	WV1	WV2
Aviation field	N	N
Public service or other passenger station	N	N
Trucking and transportation terminals	N	N
Marine Uses	WV1	WV2
Marinas	Y	N
Retail sale of marine equipment and supplies (not including fish products or food)	Y	N
Utility	WV1	WV2
Public utility	N	N
Public utility structures for public utility use not including repair stations or outside storage of supplies	SPZ	SPZ
Wireless communication facility, not exceeding 40 feet in height	Y	Y
Wireless communication facility, exceeding 40 feet in height	SPZ	SPZ
Large ground-mounted solar energy	N	N

Accessory Use Charts

Agricultural and Rural Uses	WV1	WV2
Farm stand or Roadside Stand	Y	Y
Recreational Uses	WV1	WV2
Food and Beverage services and accessory uses related to permitted recreational activities	N	Y
Food and Beverage services and accessory uses related to permitted motels, hotels, and Conference centers	N	Y
Residential Uses	WV1	WV2
Accessory apartment	N	N
Home occupation	Y	Y
Home Office of profession or trade conducted by a resident of the premise	Y	Y
Taking of boarders or lodgers	Y	Y
Storage Container for construction	Y	Y
Storage Container, Accessory	N	N

Educational and Institutional Uses	WV1	WV2
Accessory uses for scientific research, Scientific development, or related production activities	SPZ	SPZ
Commercial Uses	WV1	WV2
Outdoor advertising	N	N
Marine Uses	WV1	WV2
Filling Stations for marine vessels	Y	N
Marine connected use	Y	N
Utilities	WV1	WV2
Direct antenna 5 feet or more in diameter	SPZ	SPZ
Direct broadcast antenna under 5 feet in diameter	Y	Y
Wireless communications facility enclosed	Y	Y
Wireless communications facility attached to existing structure not exceeding 40 feet in height	Y	Y
On-site Solar Energy	Y	Y

Density and Dimensional Regulations

Minimum Lot Area (square feet)	WV1	WV2
1-family or 2-family dwelling	7,500	15,000
Other residential use:		
First dwelling unit	10,000 *1	15,000
Each additional unit	2,000 *2,3	2,000
Bed & Breakfast		
First unit	10,000 *1	10,000
Each additional unit	2,000 *2,3	4,000
Other nonresidential use	5,000	15,000
Minimum Frontage (feet)		
1 -family dwelling or 2-family dwelling	75	75
Other residential use	75	75
Nonresidential use	75	75
Minimum Front Setback (feet)		
1-family dwelling or 2-family dwelling	*4	*4
Other residential use	*4	*4
Nonresidential use	*4	*4

Minimum Side/Rear Setback (feet)	WV1	WV2
1-family dwelling or 2-family dwelling	10	10
Other residential use	10	10
Nonresidential use	10	10
Maximum Height (feet)		
1-family dwelling or 2-family dwelling	40	35
Other residential use	40	35
Nonresidential use	40	35
Maximum Building Coverage (%)		
1 -family dwelling or 2-family dwelling	30	20
Other residential use	30	20
Nonresidential use	30	20
Maximum Impervious Surface (%)		
1 -family dwelling or 2-family dwelling	70	50
Other residential use	70	50
Nonresidential use	70	50

1. 2,000 square feet if in an existing structure.
2. 2,000 square feet for each additional unit up to 40 units and 7,500 square feet for each unit beyond 40.
3. 1,000 square feet if in an existing structure.
4. The front setbacks in Village Districts shall be the average of the setbacks of five (5) residential structures on either side of the subject property.

Accessory Buildings- Village Districts

Setback	
Front	Notes 1 & 2
Side	10
Rear	15
Height	20

1. For lots 10,000 SF in area and under, the limits shall be

Side: 5 feet

Rear: 5 feet

Height: 20 feet. Building height shall be determined in accordance with the latest State Building Code 780 CMR

2. Front setbacks of accessory buildings shall be equal to or greater than the existing principal building's front setback.

Dimensional Standards Lawfully Existing Lots in Village District

Category	Lots	Front Setback	Side Setback	Rear Setback	F.A.R.
1	0-5,000 s.f.	AA	10'	10'	25%
2	5,001 – 10,000 s.f.	AA	10'	10'	20% *
3	10,001 – 15,000 s.f.	AA	10'	10'	17% *

Parking

Use	Current Spaces Required
1-Family Dwelling	2 per dwelling unit
2-Family Dwelling	2 per dwelling unit
3,4, and 5+ Dwelling	
1 bedroom	1.5 per dwelling unit
2 or more bedrooms	2 per dwelling unit
Elderly	1 per dwelling unit
Bank	1 space per 200 ft. 2 Gross Leasable Floor Area (GFA)
Bowling Alley	3 per lane
Business, Retail < 1,000	1 per 200 ft. 2 GFA
Business, Retail > 1000	1 per 300 ft. 2 GFA
Convenience Store	1 space per 150 ft. 2 GFA
Day Care Center	1 space per employee at maximum capacity plus a drop-off or parking area capable of receiving 25 % of the capacity of the day care center as determined by the Office For Children (OFC)
Guest House	1 per unit plus 2 for residence
Health or Athletic Facility	.75 space per occupant as calculated under the State Building Code for maximum occupancy.
Hospital	1 per bed for hospital
Laboratories, research and development	1 space per 300 SF GFA
Manufacturing and Industrial non-manufacturing	1 per 1.5 employees on largest shift plus 1 per vehicle stored on premises
Marina and/or Yacht Club	.5 per slip (indoor facilities add 1 per 6 person capacity)
Motel or Hotel	1 per unit
Motor Vehicle Repair	2 per lift or bay
Nursing Home	1 per 4 beds
Offices (business, professional and Administrative)	1 space per 250 SF GFA
Personal Services	1 per 150 ft. 2 GFA
Recreations, Commercial Indoor	1 per 5 seats
Recreation, Commercial Outdoor	1 per 4 person capacity
Restaurant or Theater	1 per 5 seats
Restaurant w/o Seating	6 spaces

WAREHAM VILLAGE DISTRICTS - Design Standards

APPLICABILITY

- The design standards in this section shall apply to all development in the WV1 and WV2 districts.

DESIGN STANDARDS

- Any extension, alteration or reconstruction of existing buildings should use the original design insofar as practical.
- New construction should reinforce the architectural style of existing buildings in terms of building design, siding, material and texture, color and bulk, and should result in a harmonious blend of the new and old.
- Use of brick, clapboard, shingle, masonry or non-reflective materials is encouraged.
- Sheet metal, reflective materials or similar siding lacking texture is strongly discouraged.

References:

Wareham Master Plan 2020

Wareham Planning Board Website

https://www.wareham.ma.us/sites/g/files/vyhli5146/f/uploads/wareham_master_plan_final_2020-01-27.pdf

Wareham Economic Development Plan

WRA Website

https://www.wareham.ma.us/sites/g/files/vyhli5146/f/uploads/wareham_economic_development_strategy_final_may_8_2019.pdf

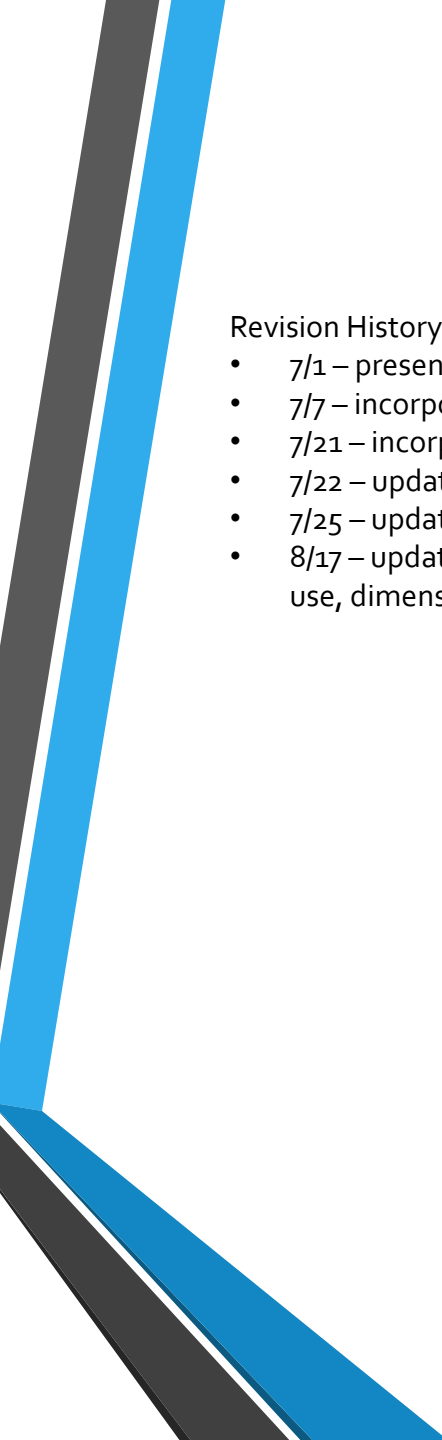
Wareham Village Urban Land Institute/Technical Advisory Panel Report

WRA Website, Redevelopment Authority Projects

https://www.wareham.ma.us/sites/g/files/vyhli5146/f/pages/wareham_village_uli-tap_report.pdf

Wareham 2020 Fall Town Meeting Proposed Zoning Articles

<https://www.wareham.ma.us/planning-board/pages/proposed-town-meeting-zoning-articles>



Revision History

- 7/1 – presented first draft to WRA
- 7/7 – incorporated more specific zoning changes and design guidelines
- 7/21 – incorporated additional WRA input around implementation strategies
- 7/22 – updated mixed use examples with more focus on new England style architecture
- 7/25 – updated to highlight justifications
- 8/17 – updated with WV1 map with specific lots to be affected for WV-R1, Site Plan review requirements, updated use, dimension, density, and parking specifics. Updated timeline.