

A photograph of a street intersection with two traffic lights showing red. The street is lined with lush green trees. On the right, there is a white house with a brick chimney and several road signs, including route markers for 57 and 53. The sky is clear and blue.

Weston Village District Regulations

October 2021

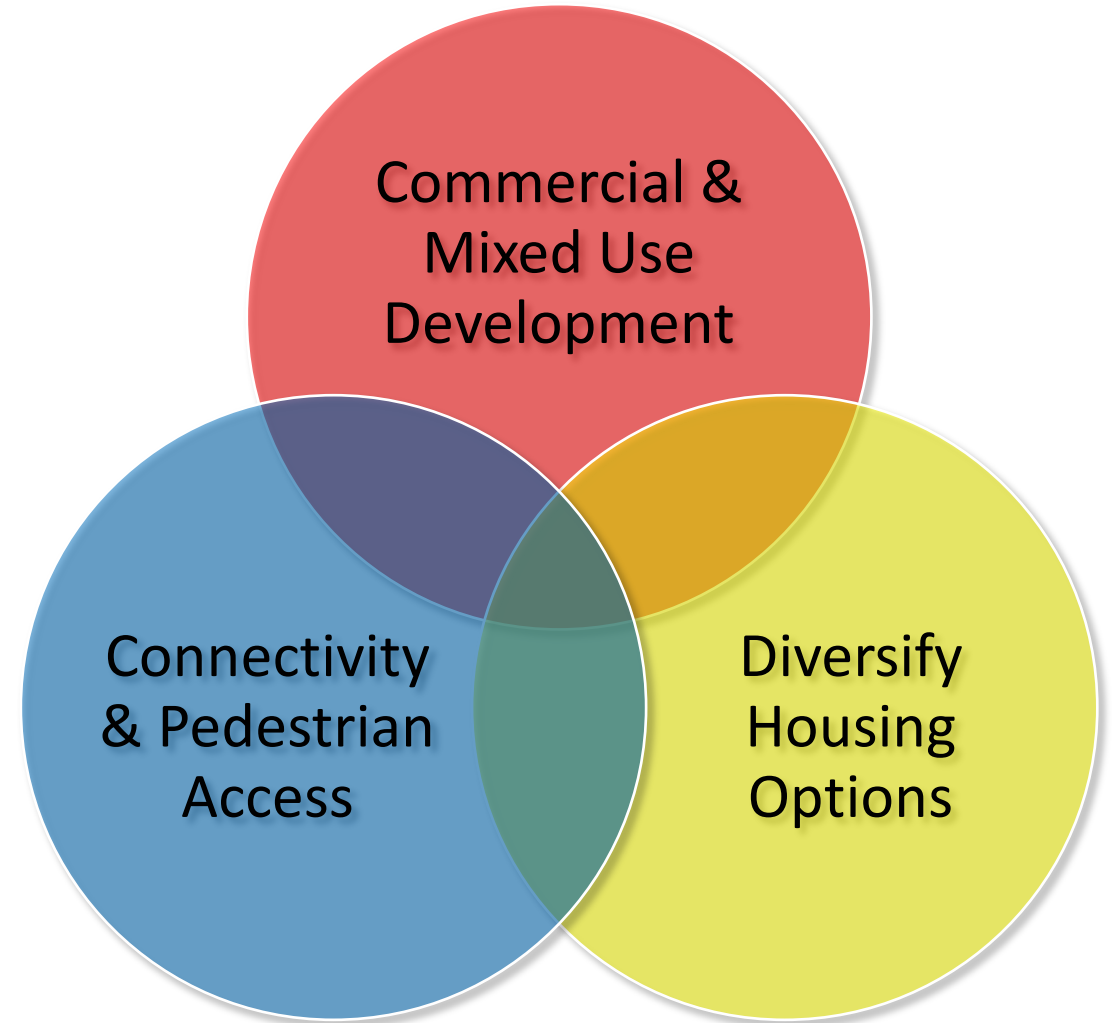
The culmination of years of study and analysis



Why create the Village District?

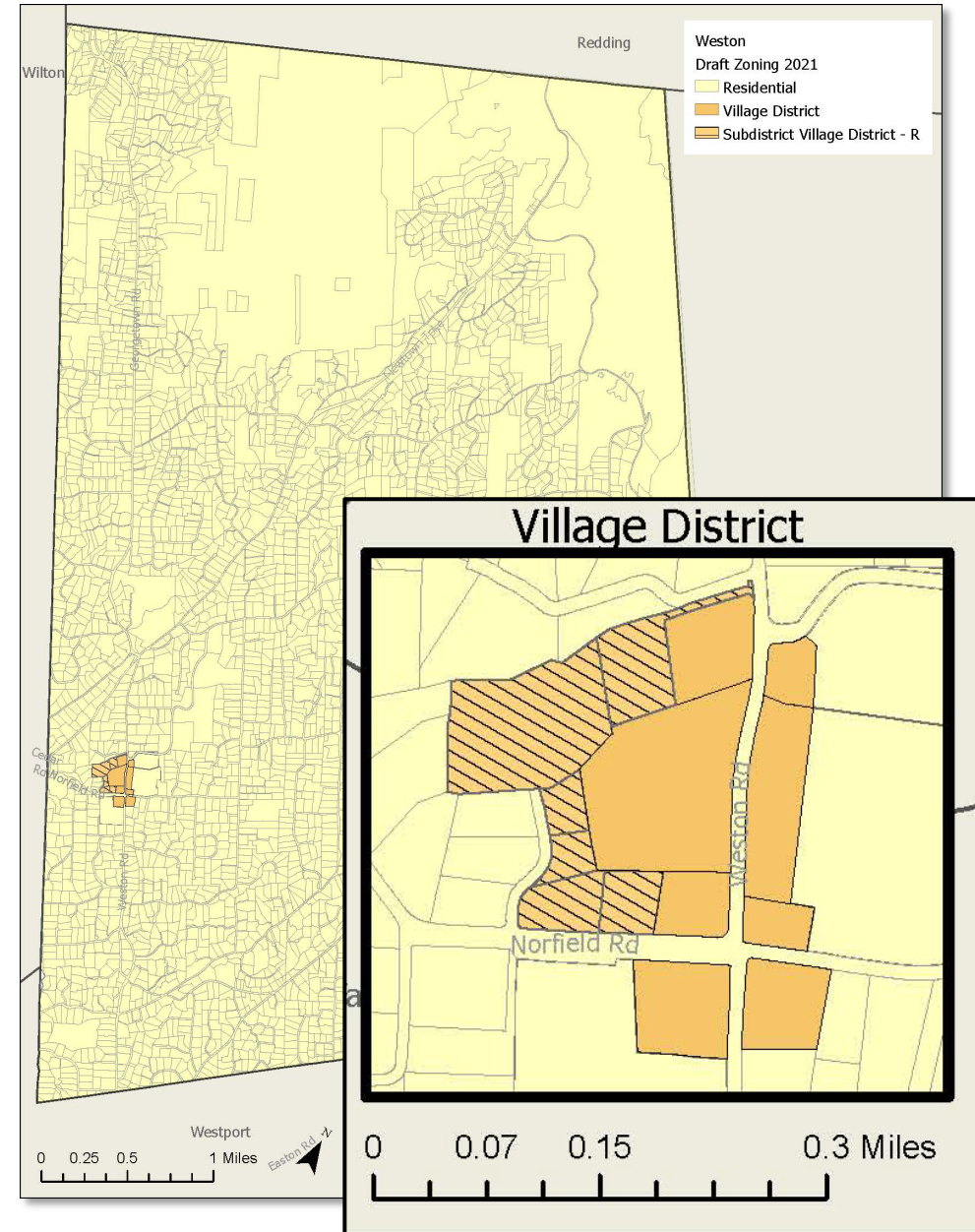
Goals of the Village District:

- Increase the area available for commercial and mixed use development - anchored on the four corners
- Services and amenities for Weston residents
- Diversify housing options
- Increase connectivity and pedestrian access
- Planning & Zoning Commission will closely regulate development, including requiring an architectural review of any proposed development
- Village District overlaps with Norfield Historic District – those properties are subject to historic district regulations and review



Where is the Village District?

- Encompasses “four corners,” at Weston Road and Norfield Road intersection
- North to School Road
- Norfield Road from the four corners to Willow St.
- Undeveloped area behind the shopping center
- Residential Subdistrict
 - Areas not fronting Weston Road or 4 corners can allow residential only development



What can be in the Village District?

Allowed with Special Permit



Examples:

- Retail
- Grocery stores
- Pharmacies
- Coffee shops, restaurants, delis
- Professional offices
- Bakeries and ice cream shops
- Fitness clubs
- Barber shops and nail salons
- Craft businesses
- Certain food truck use
- Microbreweries
- Vehicle charging stations
- Mixed use and purely residential (subdistrict)

Prohibited



Examples:

- Drive-thru facilities
- Car washes
- Laundromats
- Sale of Firearms, ammunition, etc.
- Tattoo parlors
- Funeral homes
- Movie theaters
- Adult businesses
- Cannabis establishments
- Motor vehicle sales or rentals
- Autobody shops
- AirBnBs

Protecting Historic & Rural Character

Design Guidelines to preserve a New England feel while promoting sustainable design and compatibility with existing historical structures

- Buildings cannot exceed 35 feet in height
- Nonresidential portions of buildings cannot exceed 11,000 sq ft.
- Residential use is permitted on the 2nd floor in mixed use buildings
- Apartments are limited to two bedrooms
- Outdoor seating is permitted for restaurants and similar establishments
- Lots must be at least one acre, and setbacks from residentially zoned properties established



Achieving Goals

Housing Affordability

- In any development with five or more dwelling units, 15% of units must be deed-restricted as affordable

Pedestrian Access

- Parking behind buildings
- Shared parking possible

