

MEMORANDUM

To	Maureen Pollock, Planning Director
From	Paula Ramos Martinez, Chief Resilience Officer
Date	May 18, 2026
Project	Montague Farren Neighborhood Zoning
Subject	Zoning Draft - Base District and Overlay
Cc:	Emily Keys Innes, AICP, LEED AP ND, President

This memorandum contains draft text for the following proposed zoning changes:

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1 **Amend SECTION 2, Definitions** to include the following definitions.

2 LIGHT INDUSTRIAL: Fabrication, processing or assembly employing only electric or other
3 substantially noiseless and inoffensive motive power, utilizing hand labor or quiet machinery and
4 processes, and free from neighborhood disturbing agents, such as odors, gas fumes, smoke, cinders,
5 flashing or excessively bright lights, refuse matter, electromagnetic radiation, heat or vibration.

6

7 **Amend SECTION 4.1 Types of Districts**. Add the following row to the table of zoning districts, as
8 shown below:

9 **4.1 Types of Districts**

Abbreviation	District Name	Statement of Purpose
MU-G	Mixed-Use Gateway	The purpose of the MU-G District is to provide a transition between the village center of Montague and surrounding single-family residential areas. The district allows for a mix of uses, including small-scale retail, commercial uses, and housing at low to moderate density.
MU-RS	Mixed-Use Rod Shop Road	The purpose of the MU-RS District is to encourage the adaptive reuse of historic buildings located in the village center of Montague and to allow for a mix of uses, including light industrial, commercial, and housing of moderate to a higher density.

10

11 **Add New SECTION 5.2.11 Mixed-Use Gateway District**

12 (a) Permitted Uses.

- 13 i. Single-family Dwelling, Two-family, Three-family, Rowhouse and Multi-unit Dwelling
14 (including Townhouse) with less than 6 units, any of which may include live/work units,
15 if it meets the requirement under Section 8.3.
- 16 ii. General service establishments and personal service establishments, equal to or under
17 1,000 square feet of gross floor area.
- 18 iii. Museum.
- 19 iv. Offices, including medical offices and co-working facilities, equal to or under 1,000
20 square feet of gross floor area.
- 21 v. Retail stores excluding wholesale establishments and establishments with drive-through
22 windows, equal or under 1,000 square feet of gross floor area.

23

24 (b) Permitted Uses. The following uses require Site Plan Review (See Section 9.1):

- 25 i. Multi-unit Dwelling (including Townhouse) with more than 6 units.
- 26 ii. Mixed-use Developments, incorporating multifamily residential uses and any of the
27 permitted non-residential uses, where the minimum gross floor area devoted to residential
28 uses shall be 51% of the gross floor area of the project. Non-residential uses shall be
29 located primarily on the ground floor.

- 30 iii. Non-residential uses in § 5.2.11(a) between 1,000 and 2,000 square feet of gross floor
31 area, and without an accessory drive-through component.
32
- 33 (c) Uses allowed by Special Permit. The Planning Board is the Special Permit Granting Authority for
34 all uses in this district that require a Special Permit (See Section 9.2):
- 35 i. Non-residential uses in § 5.2.11(a) exceeding 2,000 square feet of floor area and without
36 an accessory drive-through component.
37 ii. Lodging houses.
38 iii. Non-profit clubs or lodges.
39 iv. Parking lots or parking garages, as a principal use.
40 v. Craft workshop or light assembly shop.
41 vi. Farming and forestry on less than 5 acres of land.
42 vii. Public utilities.
43
- 44 (d) Special Requirements.
- 45 i. Accessory uses to a permitted principal use above shall be allowed in accordance with
46 Section 5.4.
47 ii. More than one (1) principal use is allowed per lot in the MU-G District. If all uses are
48 subject to Site Plan Review, then that process shall control. If at least one use is subject to
49 a Special Permit, then the Special Permit process shall be used for the entire project.
50 iii. A management plan, as defined in terms of form and content in the Rules and Regulations
51 adopted by the Permit Granting Board or Special Permit Granting Authority, shall be
52 included as an integral part of any application made under this section.
53
- 54 (e) Special standards for non-residential uses:
- 55 i. Noise, vibration, heat, glare, smoke, dust, strong or unhealthy odors, or air pollutants
56 shall be wholly contained within the limits of the establishment.
57 ii. A management plan, as defined in terms of form and content in the Rules and Regulations
58 adopted by the Permit Granting Board or Special Permit Granting Authority, shall be
59 included as an integral part of any application made under this section.

60

61 **Add New SECTION 5.2.12 Mixed-Use Rod Shop Road District**

- 62 (a) Permitted Uses:
- 63 i. Two-family, Three-family, Rowhouse, and Multi-unit Dwelling (including Townhouse),
64 with less than 6 units, any of which may include live/work units, if it meets the
65 requirement under Section 8.3.
66 ii. Mixed-use Developments. Mix any of the permitted uses in an existing building.
67 iii. Bakeries and artisan food or beverage producers in an existing building.
68 iv. Craft workshops or light assembly workshops in an existing building.
69 v. General service establishments and personal service establishments in an existing
70 building.
71 vi. Private Educational use, such as a dance studio, art or photography studio that gives
72 classes, or similar use in an existing building.
73 vii. Museum.
74 viii. Offices, including medical offices and co-working facilities in an existing building.

- 75 ix. Restaurants and cafes, indoor or outdoor, without an accessory drive-through component
76 in an existing building.
- 77 x. Retail stores, excluding wholesale establishments and establishments with drive-through
78 windows in an existing building.
- 79
- 80 (b) Permitted uses: The following uses require Site Plan Review (See Section 9.1):
- 81 i. Multi-unit Dwelling (including Townhouse) with more than 6 units.
- 82 ii. Non-residential uses listed in § 5.2.9(a) that are in new structures or additions to existing
83 buildings.
- 84 iii. Health, gym, or fitness club.
- 85
- 86 (c) Uses allowed by Special Permit. The Planning Board is the Special Permit Granting Authority for
87 all uses in this district that require a Special Permit (See Section 9.2):
- 88 i. Light industrial.
- 89 ii. Bulk storage, warehousing, distribution.
- 90 iii. Parking lots or parking garages, as a principal use.
- 91 iv. Farming and forestry on less than 5 acres of land.
- 92 v. Public utilities.
- 93
- 94 (c) Special Requirements.
- 95 i. Accessory uses to a permitted principal use above shall be allowed in accordance with
96 Section 5.4.
- 97 ii. Within this district, retail sales of art produced on-site and arts instruction conducted by
98 the artist shall also be considered allowable accessory uses.
- 99 iii. More than one (1) principal use is allowed per lot in the MU-RS District. If all uses are
100 subject to Site Plan Review, then that process shall control. If at least one use is subject to
101 a Special Permit, then the Special Permit process shall be used for the entire project.
- 102 iv. A management plan, as defined in terms of form and content in the Rules and Regulations
103 adopted by the Permit Granting Board or Special Permit Granting Authority, shall be
104 included as an integral part of any application made under this section.
- 105
- 106 (d) Special standards for non-residential uses:
- 107 i. Noise, vibration, heat, glare, smoke, dust, strong or unhealthy odors, or air pollutants
108 shall be wholly contained within the limits of the establishment.
- 109 ii. Demolition of an existing structure requires a special permit from the Planning Board,
110 excepting structures that have been deemed unsafe by the Inspector of Buildings.

Amend SECTION 5.3 Multiple Principal Uses.

The provisions of this section shall not apply to the MU-VC, MU-G, and MU-RS District. Instead, projects within MU-VC, MU-G, and MU-RS shall be governed by the standards and requirements of its Base District, Section 5.2.12, and the Design Overlay District, Section 6.4.

Amend SECTION 5.5 Dimensional Requirements. Add the following row to the table for the Mixed Use-Village Center zoning district, as shown below:

	Minimum Lot Size (square feet)	Minimum Lot Frontage (linear feet)	Minimum Front Yard Setback (a) (linear feet)	Minimum Side Yard Setback (linear feet)	Minimum Rear Yard Setback (linear feet)	Maximum Building Height (linear feet)
MU-VC ¹	4,000	30	0	10	10	Any building whose principal façade is within 30 feet of the lot line contiguous with the public right-of-way for Farren Avenue or adjacent to the south side of Cabot St.: three (3) stories, forty (40) feet. All other buildings: Up to four (4) stories, fifty (50) ft.
MU-G ¹	5,000	50	10	15	15	Three (3) stories, forty (40) feet.
MU-RS ¹	4,000	50	0	10	10	Three (3) stories, forty (40) feet.

1. **Within the MU-VC, MU-G, and MU-RS a Rowhouse has no minimum lot size, a minimum lot frontage of 20 feet, and a side yard setback of 0 feet. All other dimensional standards for the MU-VC, as listed in Section 5.5 Dimensional Requirements, apply.**

Amend SECTION 5.5.3 Dimensional Relief by amending subparagraph (c) to add the text in bold as follows:

(c) Special Permit Granting Authority

The Zoning Board of Appeals shall be the Special Permit Granting Authority for dimensional relief pursuant to § 5.5, except the Planning Board shall be the Special Permit Granting Authority for dimensional relief in the Industrial (ID), Historic-Industrial (HI), General Business (GB), Village Center Mixed-Use (MU-VC), **Mixed-Use Gateway (MU-G), and the Mixed-Use Rod Shop Road** Districts, unless otherwise specified in this Bylaw.

Amend SECTION 6.4.2 Applicability. From the Design Overlay District

The Design Overlay District, herein referred to as the “DOD,” is an overlay district having a land area of approximately **33 acres** in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map as set forth on the map entitled “Design Overlay District, **dated June 2026**, prepared by Franklin Regional Council of Governments.” This map is hereby made a part of the Zoning Bylaw and is on file in the Office of the Town Clerk.

Amend SECTION 7.2.3 District Parking Requirements. Add Mixed-Use Gateway District and Mixed-Use Rod Shop Road District parking requirements.

(c) Village Center Mixed-Use, **Mixed-Use Gateway, and Mixed-Use Rod Shop Road.**

- i. Residential project: Minimum one parking space per residential unit, maximum 2 parking spaces per residential unit.
- ii. Mixed-use Development: Same formula for residential units plus the applicable quantity computed in the following table:

Restaurant	1 per six (6) seats of the occupancy rating
Outdoor café	0.7 per guest table
All other uses	2 per 1,000 sq. ft. gross floor area.

Amend SECTION 9.1.2 Applicability by adding the following to subparagraph (e):

(e) Specific Uses identified elsewhere in this bylaw:

- All uses identified as requiring Site Plan Review in Section 5.2.10 Village Center Mixed-Use District.
- **All uses identified as requiring Site Plan Review in Section 5.2.11 Mixed-Use Gateway District.**
- **All uses identified as requiring Site Plan Review in Section 5.2.12 Mixed-Use Rod Shop Road District.**

Amend SECTION 9.1.3 Authority. To designate the Planning Board as the Site Plan Review Authority for the MU-G and MU-RS districts by adding the text shown in bold as follows:

The Planning Board shall be the Site Plan Review Authority in the General Business, Industrial, Historic-Industrial, Village Center Mixed-Use, **Mixed-Use Gateway, and Mixed-Use Rod Shop Road** District. The Board of Appeals shall be the Site Plan Review Authority in all other districts, unless otherwise stated in the Bylaws.