COMMUNITY FORUM
Oak Grove Zoning Task Force

June 10, 2019

Consulting Team:
• Brovitz Community Planning & Design
• Dodson & Flinker
PROJECT SCOPE AND SCHEDULE

Phase 1: Project Area Evaluation
- Completed in June 2018

Phase 2: Visioning
- Completed in August 2018

Phase 3: Prepare Zoning and Design Standards
- Drafted in Fall 2018 – Spring 2019
### Total Development By Type

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Square Footage</th>
<th># of Parking Spaces</th>
<th>Lot Size (Acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/Restaurant</td>
<td>12,000</td>
<td>40</td>
<td>2.04</td>
</tr>
<tr>
<td>Commercial/Hotel</td>
<td>60,000</td>
<td>250</td>
<td>3.24</td>
</tr>
<tr>
<td>Commercial Office and/or Retail</td>
<td>207,000</td>
<td>647</td>
<td>6.41</td>
</tr>
<tr>
<td>Commercial/Day Care</td>
<td>20,000</td>
<td>66</td>
<td>2.31</td>
</tr>
<tr>
<td>Flex Space/Office/Retail</td>
<td>97,000</td>
<td>370</td>
<td>8.3</td>
</tr>
<tr>
<td>Research and Development</td>
<td>36,000</td>
<td>135</td>
<td>3.55</td>
</tr>
<tr>
<td>Industrial</td>
<td>35,000</td>
<td>120</td>
<td>11.7</td>
</tr>
<tr>
<td>Multi-family Residential&lt;sup&gt;1&lt;/sup&gt;</td>
<td>110 DU</td>
<td>240</td>
<td>9.63</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>467,000</strong></td>
<td><strong>1,868</strong></td>
<td><strong>47.18</strong></td>
</tr>
</tbody>
</table>

<sup>1</sup> Multi-family Residential is expressed in terms of Dwelling Units (DU) rather than square footage.
**OAK GROVE PARK PLAN**

**Phase 2: Visioning Process**
- Stakeholder Meetings & Public Workshop
- Task Force Workshop
- Concept Master Plan
- Zoning Outline
- Community Forum

**Vision for the Oak Grove Area from the URP**
- Implement the Vision for Redevelopment in the OGA URP
- Create a strong gateway for Medway with a positive identity and image.
- Sustain Medway’s high quality of life.
- Facilitate a broad mix of uses: Housing; Business; Industry; and Open Space.
- Provide quality employment opportunities.
- Provide sustainable business development opportunities.
- Facilitate entrepreneurship.
- Increase in Medway’s tax base.
- Leverage area attributes such as access to I-495 and regional highway network, MBTA commuter rail, local and regional workforce.
- Minimize impacts (environmental and social).
- Expand housing choice and opportunity for local residents

**Advantages/Objectives of Visioning**
- Building Consensus on New Zoning Plan
- Marketing to Potential Investors
- Seeking Grants & Other Funding Resources
TASK FORCE VISIONING & SCENARIO BUILDING EXCERCISES
This Conceptual Plan illustrates a vision for the Oak Grove Park over the coming decades. The drawing is not meant to serve as a guide to construction; in fact, the plan itself does not require the Town of Medway or any landowner to do anything with their property. Rather, the plan provides a favorable development scenario for the Urban Renewal District that provides for existing uses while setting a framework for future reinvestment and civic enhancements.

For the purpose of illustrating this vision, the Oak Grove Park Concept Plan anticipates a balanced and incremental approach to growth. The plan calls for three district districts including the Oak Grove Village Center, the Oak Grove Business Park, and the Oak Grove Neighborhood. Each district is enhanced with vibrant open spaces, and linked together through a network of attractive streets, multipurpose paths, and walking trails.

The general goals of Oak Grove Park are to establish a vibrant gateway for Medway, provide opportunities for business growth and economic development, facilitate reinvestment in vacant and underutilized property; allow for mixed commercial uses and "lifecyle" housing choices for a range of households in all income age, size, and family type and create a lively pedestrian environment where people can gather. Oak Grove Park will be a place where people can live, work, and play.
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ZONING MAP & REGULATING PLAN

OGP Subdistricts
- Oak Grove Village Center (OGVC)
- Oak Grove Business Park (OGBP)
- Oak Grove Neighborhood (OGN)

Streets, Pathways, Trails
- Parkway
- Village Center St.
- Neighborhood St.
- Access St.
- Multi-Use Pathway
- Walking Trail

Oak Grove Park
Regulating Plan (Version 4.0)
April 15, 2019

[Map showing various subdistricts and pathways]
Oak Grove Village Center (OGVC)

OAK GROVE CONCEPT PLAN AND ZONING MAP
EXAMPLE VILLAGE CENTER DEVELOPMENT

WAYLAND TOWN CENTER
OAK GROVE CONCEPT PLAN AND ZONING MAP

Oak Grove Business Park (OGBP)

Zoning
- Oak Grove Village Center (OGVC)
- Oak Grove Business Park (OGBP)
- Oak Grove Neighborhood (OGN)
- Urban Park Nodes

Thoroughfare Hierarchy
- Parkway
- Village Center St.
- Neighborhood St.
- Access St.
- Multi-Use Trail
- Pedestrian Path

O’Brien & Sons
Oak Grove Neighborhood (OGN)

Zoning
- Oak Grove Village Center (OGVC)
- Oak Grove Business Park (OGBP)
- Oak Grove Neighborhood (OGN)
- Civic/Park Nodes

Thoroughfare Hierarchy
- P: Parkway
- V: Village Center St.
- N: Neighborhood St.
- A: Access St.
- Multi-Use Trail
- Pedestrian Path

Oak Grove Regulating Plan (Draft)
EXAMPLE NEIGHBORHOOD DEVELOPMENT

RED MILL VILLAGE, NORTON, MA
EXAMPLE NEIGHBORHOOD DEVELOPMENT

RIVERWALK COTTAGE COURT, W. CONCORD, MA
From Vision to Form-Based Zoning

- General Provisions: Definitions and Goals
- Uses: Residential, Commercial, Industrial, Mixed Use, and Civic.
- Building Forms: Types, Placement, Design.
- Public Realm: Complete Streets, Attractive Streetscapes, and Active Open Spaces
- Site Planning: Parking, Landscaping, Stormwater Design and Development Standards
- Integration: Clear and User-Friendly

OAK GROVE PARK REZONING PROCESS
OAK GROVE PARK ZONING OUTLINE

Form-Based Zoning

**Site Standards**
- Parking Placement
- Ped/Veh. Access
- Landscaping
- Lighting/Screening
- Utilities
- Signage
- LID/Sustainability Stds

**Building Standards**
- Bldg. Placement
- Building Types
- Building Uses
- Bldg. Frontage Types
- Building Components
- Bldg. Height/Stepbacks
- Building Design Stds

**Street Standards**
- Complete Street Hierarchy
- Streetscape Treatment
- Sidewalk Use/Activation
- On-Street Parking/Parklets
- Intermodal Facilities
- Utilities
- LID/Sustainability Stds

**Outdoor Amenity Spaces**
- Yards
- Dining Terrace
- Green Roofs
- Courtyards
- Comm. Gardens
- Plazas
- Forecourts

**Open Space & Rec Types**
- Parks, Playgrounds, Commons

**PRIVATE REALM**

**PUBLIC REALM**

**POPS**
SECTION 4 – ADD OAK GROVE PARK ZONING DISTRICTS

Town of Medway, MA
Zoning Map

Existing Zoning

Proposed Zoning

OCP Subdistricts
- Oak Grove Village Center (OGVC)
- Oak Grove Business Park (OGBP)
- Oak Grove Neighborhood (OGNH)
- Civic/Park Nodes
- Transitional Buffer Zone

Streets, Pathways, Trails
- Parkway
- Village Center St.
- Neighborhood St.
- Access St.
- Multi-Use Pathway
- Walking Trail

DIMENSIONAL REGULATIONS

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Minimum Lot Size (sq. ft.)</th>
<th>Minimum Frontage (ft.)</th>
<th>Minimum Setbacks (ft.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>AR-I</td>
<td>44,000</td>
<td>180</td>
<td>35, 15, 15</td>
</tr>
<tr>
<td>AR-II</td>
<td>22,500</td>
<td>150</td>
<td>35, 15, 15</td>
</tr>
<tr>
<td>VR</td>
<td>22,500</td>
<td>150</td>
<td>30', 15', 15'</td>
</tr>
<tr>
<td>CB</td>
<td>10,000</td>
<td>NA</td>
<td>10, 15', 25', 15'</td>
</tr>
<tr>
<td>VC</td>
<td>10,000</td>
<td>NA</td>
<td>20', 15', 15'</td>
</tr>
<tr>
<td>NC</td>
<td>20,000</td>
<td>NA</td>
<td>35, 15, 15</td>
</tr>
<tr>
<td>BI</td>
<td>20,000</td>
<td>75</td>
<td>25, 15, 15</td>
</tr>
<tr>
<td>ER</td>
<td>20,000</td>
<td>100</td>
<td>30, 20, 30</td>
</tr>
<tr>
<td>WR</td>
<td>40,000</td>
<td>100</td>
<td>30, 20, 30</td>
</tr>
</tbody>
</table>

Be advised that not all Dimensional and Density Regulations are included in the table above. Please refer to the Medway Zoning Bylaw, Section 4.5 Dimensional and Density Regulations for a comprehensive listing.

ADAPTIVE USE OVERLAY DISTRICT (AUOD)

To encourage the provision of a diversity of housing types, to promote growth in continually developing areas, and to enhance the neighborhood character of land in these areas, this development pattern is limited to single-family and two-family dwellings. Special permit required.

MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD)

To encourage the provision of a diversity of housing types, to promote growth in continually developing areas, and to enhance the neighborhood character of land in these areas, this development pattern is limited to single-family and two-family dwellings. Special permit required.

FLOOD PLAN DISTRICT

To control public safety, environmental concerns, and aesthetic considerations.

Street, Pathways, Trails
- Parkway
- Village Center St.
- Neighborhood St.
- Access St.
- Multi-Use Pathway
- Walking Trail

Oak Grove Park
Regulating Plan (Version 4.0)
April 2023

1 2 3 4 5 6
15 16 17 18 19 20

150 300 450
### A. AGRICULTURAL, CONSERVATION, RECREATION USES

<table>
<thead>
<tr>
<th>Activity</th>
<th>OGV</th>
<th>OGBP</th>
<th>OGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, excluding piggeries and fur farms on less than 5 acres of land, and excluding livestock on less than 44,000 sq. ft. of land.</td>
<td>N</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>Poultry on less than 1 acre. Minimum lot size for poultry is 5,000 sq. ft. subject to Board of Health regulations.</td>
<td>N</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>Commercial Greenhouse</td>
<td>N</td>
<td>PB</td>
<td>N</td>
</tr>
<tr>
<td>Recreational facility</td>
<td>Y</td>
<td>Y</td>
<td>PB</td>
</tr>
<tr>
<td>Livery riding stable</td>
<td>N</td>
<td>PB</td>
<td>PB</td>
</tr>
</tbody>
</table>

### B. PUBLIC SERVICE

<table>
<thead>
<tr>
<th>Activity</th>
<th>OGV</th>
<th>OGBP</th>
<th>OGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Municipal use</td>
<td>Y</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>

### C. RESIDENTIAL USES

<table>
<thead>
<tr>
<th>Activity</th>
<th>OGV</th>
<th>OGBP</th>
<th>OGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached single-family house (Amended 5-7-17)</td>
<td>N</td>
<td>N</td>
<td>Y^3</td>
</tr>
<tr>
<td>Assisted living residence facility</td>
<td>PB</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Multifamily dwellings and multifamily developments subject to Section 5.6.2 E and Section 5.6.4 (Added 11/16/15) and Section 9.0</td>
<td>Y^2</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>Multifamily units in combination with a commercial use that is permitted or allowed by special permit, subject to Section 5.4.1. and Section 9.0</td>
<td>Y</td>
<td>N</td>
<td>N</td>
</tr>
<tr>
<td>Long-term care facility</td>
<td>PB</td>
<td>N</td>
<td>PB</td>
</tr>
</tbody>
</table>

### C. RESIDENTIAL USES

<table>
<thead>
<tr>
<th>Activity</th>
<th>OGV</th>
<th>OGBP</th>
<th>OGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accessory Uses</td>
<td>Y</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>Home-based business, subject to Section 8.3</td>
<td>Y</td>
<td>N</td>
<td>Y</td>
</tr>
<tr>
<td>Greenhouse</td>
<td>Y</td>
<td>N</td>
<td>Y</td>
</tr>
</tbody>
</table>
## D. BUSINESS USES

### Retail Trade
- **Retail bakery** (Added 11/16/15): Y Y N
- **Retail sales**: Y Y N
- **Retail store larger than 20,000 sq. ft.**: PB PB N
- **Retail sales, outdoors**: N PB N
- **Shopping center/multi-tenant development**: PB PB N

### Hospitality and Food Services
- **Restaurant providing food within a building**: Y Y N
- **Restaurant providing live entertainment**: Y Y N
- **Brew pub**: Y Y N
- **Bed and breakfast**: Y N PB
- **Inn**: Y N N

### Cultural and Entertainment Uses
- **Studio**: Y Y N
- **Museum**: Y PB N
- **Movie theatre/cinema**: Y PB N
- **Theatre**: Y PB N
- **Gallery**: Y PB N
- **Commercial indoor amusement**: Y Y N

### Professional Uses and Financial Services
- **Financial institution**: Y Y N
- **Professional or business office**: Y Y N

### Services
- **Personal care service establishments**: Y Y N
- **Service establishment (amended 11-13-17)**: Y Y N
- **Dog day care**: N Y N
- **Repair shop**: Y Y N
- **Furniture Repair**: N Y N
- **Educational/instructional facility, commercial**: Y PB N
- **Veterinary hospital**: N N N
- **Kennel**: N PB N
- **Medical office or clinic**: Y Y N

### Automotive Uses
- **Car wash**: N PB N
- **Vehicle fuel station with convenience store**: PB N N
- **Vehicle repair**: N Y N
- **Auto body shop**: N Y N

### Accessory Uses
- **Outdoor display**: Y Y N
- **Outdoor storage of materials and parking of vehicles**: N PB N
SECTION 5. USE REGULATIONS

AMEND:
Table 1 - Schedule of Uses
✔ Oak Grove Village Center
✔ Oak Grove Business Park
✔ Oak Grove Neighborhood

<table>
<thead>
<tr>
<th>FORM-BASED DISTRICTS</th>
<th>OGVC</th>
<th>OGBP</th>
<th>OGN</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. INDUSTRIAL AND RELATED USES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Warehouse/distribution facility</td>
<td>N</td>
<td>PB</td>
<td>N</td>
</tr>
<tr>
<td>Wholesale bakery (Added 11/16/15)</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Wholesale showroom or office, including warehouse</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Manufacturing (Amended 5/8/17)</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Light Manufacturing (Added 5-8-17)</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Contractor’s yard</td>
<td>N</td>
<td>PB</td>
<td>N</td>
</tr>
<tr>
<td>Research and development</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Brewery</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td>Research and development and/or manufacturing of renewable or alternative energy products</td>
<td>N</td>
<td>Y</td>
<td>N</td>
</tr>
<tr>
<td><strong>Accessory Uses</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Outdoor storage of materials and parking of vehicles and equipment associated with a business operated in a building on the premises</td>
<td>N</td>
<td>PB</td>
<td>N</td>
</tr>
<tr>
<td>F. INSTITUTIONAL USES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Community center</td>
<td>Y</td>
<td>PB</td>
<td>PB</td>
</tr>
<tr>
<td>Lodge or club</td>
<td>Y</td>
<td>Y</td>
<td>N</td>
</tr>
</tbody>
</table>
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.1. PURPOSE & APPLICABILITY

A. Purpose
B. Designated Districts
   1. Oak Grove Village Center (OGVC)
   2. Oak Grove Business Park (OGBP)
   3. Oak Grove Neighborhood (OGN)

9.2. REGULATING PLAN

A. Civic and Park Nodes.
B. Streets, Pathways, and Trails.
C. Transitional Buffer Zones.
D. Pedestrian Frontage Zones.

DIAGRAM 9.2.A.2. - PEDESTRIAN FRONTAGE ZONES
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.3. GENERAL STANDARDS FOR ALL BUILDINGS AND LOTS

A. Building Placement and Orientation

B. Building Height

C. Building Proportions and Façade Composition

D. Roof Types and Design

E. Exterior Treatments
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

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---

**TABLE 9.3.B.6 - BUILDING SETBACK AND STEPBACK**

<table>
<thead>
<tr>
<th>Distance from Street Right-Of-Way Line</th>
<th>Maximum Building Height by Street Type (See Section 9.7.B)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Neighborhood Street</td>
</tr>
<tr>
<td>At Street Line (0 Feet)</td>
<td>0</td>
</tr>
<tr>
<td>5 Feet</td>
<td>20</td>
</tr>
<tr>
<td>10 Feet</td>
<td>25</td>
</tr>
<tr>
<td>15 Feet</td>
<td>35</td>
</tr>
<tr>
<td>20 Feet</td>
<td>35</td>
</tr>
<tr>
<td>25 Feet</td>
<td>40</td>
</tr>
<tr>
<td>30 Feet or More</td>
<td>40</td>
</tr>
</tbody>
</table>

---

**DIAGRAM 9.3.B.2 - BUILDING HEIGHT WITH A FLAT ROOF AND PITCHED ROOF**

- **Parapet**
- **Flat Roof**
- **Pitched Roof**
- **Joists**
- **Ridge**
- **Eave**
- **Average Height**
- **Average Grade**

---

**R.O.W Line**

**Building Setback**

**Building Stepback**
9.3. GENERAL STANDARDS FOR ALL BUILDINGS AND LOTS

A. Building Placement and Orientation

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C. Building Proportions and Façade Composition

D. Roof Types and Design

E. Exterior Treatments
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.4 BUILDING TYPES, USE AND DESIGN STANDARDS

A. Allowable Uses
B. Determination of Building Type
C. Allowed Building Types

1. Rowhouse on a Separate Lot
2. Rowhouse on a Common Lot
3. Cottage
4. Multi-Family Building
5. Mixed Use Building
6. General Commercial Building
7. Hotel
8. Gas Station/Convenience Store
9. Fabrication or Flex Building
10. Civic or Community Buildings
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

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SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.5 DEVELOPMENT STANDARDS

A. Development Tract
   1. Definition of Development Tract
   2. Tract Area
   3. Permitted Building Types
   4. Access
   5. Street Frontage
   6. Outdoor Amenity Space

B. Development Types
   1. General Industrial Development
   2. General Commercial Development
   3. Mixed Use Development
   4. General Residential Development
   5. Pocket Neighborhood

C. Development Block Standards
   1. Size and Dimension
   2. Access and Utilities
## SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

### 9.5 DEVELOPMENT STANDARDS

**D. Parking Requirements**
1. Purpose and Intent
2. Applicability

| Refer to Section 7.1.1: Parking Requirements amended in ATM 05.13.19 |

**E. Site Landscaping**

| Refer to PEDC Chapter 200: Site Plans- Rules & Regulations (Sec. 205-9) |

**F. Utilities**
1. Public Utilities
2. Trash and Service Areas

| Underground Utilities and Screened Service Areas |

**G. Sustainable Site Design Standards**

| Refer Chapter 200, Sec. 205-4; Art. 26 – Medway Stormwater Management Bylaw |

**H. Site Improvement Guidelines**

| Refer to Medway Design Review Guidelines |
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.6 OUTDOOR AMENITY SPACE

A. General Standards

1. Outdoor Amenity Space Types
   a. Civic Space (CS)
   b. Publicly Oriented Private Spaces (POPS)
   c. Private Open Space (PS)

2. Required Outdoor Amenity Space

3. Determination of Outdoor Amenity Space
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.6 OUTDOOR AMENITY SPACE

B. Permitted Outdoor Amenity Spaces

1. Private Yard
2. Dooryard
3. Forecourt
4. Community Garden
5. Courtyard
6. Plaza or Square
7. Pocket Park or Playground
8. Athletic Field or Ball Court
9. Common or Green
10. Neighborhood Park/Preserve
11. Pathway
12. Pedestrian Passage
13. Outdoor Dining
14. Rooftop Terrace
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

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9. Common or Green
10. Neighborhood Park/Preserve
11. Pathway
12. Pedestrian Passage
13. Outdoor Dinning
14. Rooftop Terrace
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.6 OUTDOOR AMENITY SPACE

B. Permitted Outdoor Amenity Spaces

1. Private Yard
2. Dooryard
3. Forecourt
4. Community Garden
5. Courtyard
6. Plaza or Square
7. Pocket Park or Playground
8. Athletic Field or Ball Court
9. Common or Green
10. Neighborhood Park/Preserve
11. Pathway
12. Pedestrian Passage
13. Outdoor Dinning
14. Rooftop Terrace
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.7 PUBLIC REALM STANDARDS

A. Purpose

B. Street & Pathway Design Standards

1. Construction Standards
2. Design Standards
3. Vehicle Travel Lanes
4. On-Street Parking Lanes
5. Sidewalks.
6. Parking Lane
7. Curb Extensions (Bulb-Outs)
8. Street Trees.
10. Multi-Use Pathways and Walking Trails

C. Public Realm Interface

1. Building Frontage Zones
2. Building Interface within ROW
3. Parklets
4. Pedestrian Passages
5. Signs

<table>
<thead>
<tr>
<th>TABLE 9.7.B.10. – STREET AND PATHWAY DESIGN STANDARDS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Component</td>
</tr>
<tr>
<td>Trotter Drive</td>
</tr>
<tr>
<td>Village Center Street</td>
</tr>
<tr>
<td>(1) Street Right-Of-Way</td>
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<tr>
<td>(2) Travel Lane</td>
</tr>
<tr>
<td>(3) Parking Lane</td>
</tr>
<tr>
<td>(4) Sidewalks</td>
</tr>
<tr>
<td>4A. Public Frontage Zone</td>
</tr>
<tr>
<td>4B. Walkway Zone</td>
</tr>
<tr>
<td>4C. Furnishing &amp; Utility Zone</td>
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<tr>
<td>(5) Tree Belt</td>
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<tr>
<td>(2) Travel Lane</td>
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9.7 PUBLIC REALM STANDARDS

A. Purpose

B. Street & Pathway Design Standards
   1. Construction Standards
   2. Design Standards
   3. Vehicle Travel Lanes
   4. On-Street Parking Lanes
   5. Sidewalks.
   6. Street Enhancement Zones
   7. Curb Extensions (Bulb-Outs)
   8. Street Trees.
   10. Multi-Use Pathways and Walking Trails

C. Public Realm Interface
   1. Building Frontage Zones
   2. Building Interface within ROW
   3. Parklets
   4. Pedestrian Passages
   5. Signs

The public frontage zone represents the area in front of the building and within the public right-of-way where certain private encroachments and activation components are permitted by the adjacent shops and restaurants under Section 9.7.C.

The walkway zone is the portion of the sidewalk used for active movement and travel from one place to another in the public R.O.W.

The furnishing & utility zone is the area of the sidewalk where pedestrians might pause or rest on benches or café seating and where many of the utilities, like lighting and hydrants, are located. This is the area typically planted with street trees.
SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.7 PUBLIC REALM STANDARDS

A. Purpose

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SECTION 9 - OAK GROVE PARK ZONING DISTRICTS

9.8 DENSITY AND BULK STANDARDS

A. Base Residential Density
B. Density Bonus Requirements
   1. General Requirement
   2. Approval of Density Bonus Improvements

9.9 DESIGN WAIVERS AND SPECIAL PERMIT CRITERIA

A. Purpose
B. Review Criteria
C. Conditions

<table>
<thead>
<tr>
<th>TABLE 9.8.A.. - RESIDENTIAL DENSITY BY ZONING DISTRICT</th>
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<tbody>
<tr>
<td>BUILDING TYPES</td>
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<td>Rowhouse</td>
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<td>Multi-Family Building</td>
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<td>Mixed-Use Buildings</td>
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### 9.10 FORM-BASED DISTRICTS

**Oak Grove Village Center (OGVC)**

**Oak Grove Business Park (OGBP)**

**Oak Grove Neighborhood (OGN)**

#### TABLE 9.10.A.1 - OAK GROVE VILLAGE CENTER DEVELOPMENT STANDARDS

<table>
<thead>
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<th>Property Uses</th>
<th>Public Frontage Interfaces</th>
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#### TABLE 9.10.B.1 - OAK GROVE BUSINESS PARK DEVELOPMENT STANDARDS

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#### TABLE 9.10.C.1 - OAK GROVE NEIGHBORHOOD DEVELOPMENT STANDARDS

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<thead>
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<th>Public Frontage Interfaces</th>
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<tbody>
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<td>P</td>
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</tbody>
</table>

**Special Notice:** The above tables outline the development standards and property uses for the Oak Grove Village Center, Oak Grove Business Park, and Oak Grove Neighborhood. Each section includes specific guidelines for building types and public frontage interfaces. For detailed information, please refer to Sections 9, 9.B, and 9.C respectively.
COMMUNITY FORUM
Oak Grove Zoning Task Force

June 10, 2019

Consulting Team:
• Brovitz Community Planning & Design
• Dodson & Flinker