

III-EE CENTER GATEWAY (CG)

1. **Purpose and Intent**

To accommodate a variety of residential and non-residential uses, the CG district encourages a variety of building types while promoting redevelopment with a strong multi-modal streetscape and a physical form and design character that signals a transition to and from surrounding districts in relation to the Downtown Mixed Use (DM) district.

2. **Use Regulations for CG Districts**

- a. Projects within the CG district may include two or more uses as identified in the CG District in § III-A.2. Use Regulation Schedule.
- b. All projects within the CG district shall be subject to Site Plan Review under § VI-DD of this Bylaw.
- c. Projects with four or more new residential units shall comply with §V-J.
- d. Projects within the CG district may have more than one building per lot.
- e. Projects with frontage on East Central Street and/or Union Street shall provide a minimum of 50 percent of the first floor for non-residential uses.

3. **Design Review Board (DRB)**

The Design Review Board, established under Section III-E.4 of this Bylaw, shall in addition to and consistent with its authority and specific powers set forth in Section III-E.4.C provide a written recommendation to the Planning Board relative to the design of the project, in accordance with Section III-E.4.D.1-6

4. **Review Standards and Procedures**

The Planning Board may adopt, and from time to time revise and amend, design standards and guidelines that will be applicable to all projects within the CG district. Such standards and guidelines shall be consistent with and promote the Purpose and Intent of the CG district.

5. **Compliance**

Projects within the CG shall comply with this Section III.EE. Wherever a conflict exists between two sections, this Section III.EE shall prevail.

(Article 24, Spring ATM, 05/02/2023)

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