

DOWNTOWN MIXED USE DISTRICT

Encourage infill residential development that is consistent with the historic fabric of the downtown area



The proposed district boundary for the Downtown district under the Chapter 40R program is identified in pink. Parcels with an orange hatch are vacant, developable parcels.



East Street

The proposed Downtown Mixed Use Chapter 40R district is currently home to a variety of small locally-owned businesses and a mix of residential homes that range from single family houses on small lots to duplexes and apartments. This district also contains a variety of community and civic uses, such as schools, churches, social clubs, and a soccer stadium. Chapter 40R would encourage new residential and mixed use infill development within this proposed district while respecting the existing fabric of the neighborhood.

Currently, this area is regulated by four zoning districts — Business A, Business B, Residence A and Residence B. Almost all of the properties in this area do not meet the dimensional requirements set by the current zoning and are considered “non-conforming”. This can make redevelopment of a property challenging. In addition, due to the existing zoning regulations, the current street design and character of the neighborhood could not be replicated.

The East Street Revitalization zoning district is also located in the proposed Chapter 40R Downtown district. The East Street zoning district allows residential and commercial uses not currently listed in the Table of Uses within this area, including mixed use buildings. This is the only area in the community where mixed-use buildings are permitted.

A Chapter 40R district in the “downtown” area could make redevelopment of non-conforming lots easier as long as the proposed 40R development met the design standards and requirements set by the community under the 40R regulations. These development may also be able to develop in a way that is consistent with the existing fabric of the neighborhood.

There are several parcels within this proposed district that have the potential for development / redevelopment. These properties include the former St. Mary’s Church, properties on Winslow Street, Meadow Street, and East Street.

VISION FOR DOWNTOWN

*A neighborhood with charming shops and distinctive restaurants along tree-lined streets in a **neighborhood** where the emphasis is on community, with locally owned and operated establishments each with its own **unique flavor**. New residential and mixed use development on vacant property enhances this district.*

The Design Standards for Downtown would require developments that are approved through the Chapter 40R process be designed similar to the examples shown.

Design Standards are adopted to ensure that new Chapter 40R development compliment the character of building types, streetscapes, and other community features found in Ludlow.

Town officials are currently working with the Pioneer Valley Planning Commission to develop these Design Standards. Community input is welcome.

