

# East Milton Square Mixed-Use Overlay District



## Overlay Goals

- Strengthen walkability and safe and convenient circulation for all travel in East Milton Square
- Proactively and intentionally guide commercial district investment
- Enhance the sense of place and district identity
- Leverage private investments to add community amenities while reducing impacts
- Encourage mixed-use redevelopment and an increased variety of housing options
- Improve environmental sustainability and resilience in the district
- Preserve and enhance historic character of East Milton

**East Milton Square  
Final Zoning Map**



**Map Legend**

— Proposed overlay zoning district boundary

# EMS Zoning Background

## **Planning Efforts:**

**2019:** The Urban Land Institute (ULI) provided a Technical Assistance Panel and report on:

- Building community consensus
- Refining a vision for EMS and providing regulatory and design tools needed to realize that vision
- Developing a predictable approvals process to facilitate private investment

**2021:** The Barrett Planning Group and Dodson & Flinker developed a report based on Master Plan and Planning Board recommendations: “Looking Forward: East Milton Square”

**2023:** MAPC prepared the zoning language and design guidelines built on previous recommendations and community feedback

Planning process included: stakeholder interviews, community meetings, two surveys, Chamber of Commerce meeting, and numerous Planning Board meetings

# Following the Master Plan

The MAPC studies were drawn from a series of connected community visioning and planning processes that have built on each other over the years, including expert, multidisciplinary, and non-partisan advice on land use.

## **Zoning Requirements**

- Mixed residential and business uses may be permitted by right with site plan review through the Planning Board for up to 3-stories and 45 feet
  - “No building shall be erected or altered to exceed three (3) stories and forty-five (45) feet in height”
- All business uses otherwise permissible in the East Milton Square Business District shall be allowed by-right with site plan review.
- Residential uses are allowed by right with site plan review as long as they are in conjunction with one or more non-residential uses

# Design Guidelines





- Building Design and Architecture
- Public Realm – Streetscape Design, Walls, Fences, Parking
- Vehicular Access – Driveways, Alleys and Lots
- Landscaping
- Signage – Quantity, Size, Design, Placement
- Lighting – Fixtures, Hours of Operation
- Building and Streetscape Sustainability
- Stormwater Management

Thank you

**Milton Planning Board**

**Meredith Hall, Chair**

**Cheryl Tougias, Secretary**

**Sean Fahy**

**Maggie Oldfield**

**Jim Davis**