

**Motion: That §30 of the Zoning Bylaw be amended as follows:**

**4. Adaptive Reuse of Historic Buildings**

**A. Purpose.** The general objectives of this section are to:

- 1) Encourage preservation of buildings of historical significance;
- 2) Establish eligibility criteria for the adaptive reuse of buildings;
- 3) Expand economic options for property owners by allowing creative options for eligible buildings; and
- 4) Permit flexibility of development options by modifying regulations regarding allowable uses and dimensional requirements that may impede the preservation of historically significant buildings.

**B. Eligibility Criteria.**

Any building constructed prior to 1890 is eligible to apply for a Special Permit authorized by this section, *Section 30.4*, of the Danvers Zoning Bylaw.

**C. Special Permit.**

The Special Permit Granting Authority (SPGA) for the Adaptive Reuse of Historic Buildings is the Zoning Board of Appeals (ZBA). The SPGA, after making the findings required by §30.4.D below, may grant a Special Permit to authorize the following uses and activities to allow the renovation, repair, adaptive reuse, or, in limited instances, relocation of eligible buildings:

- 1) Allow uses permitted in another zoning district in the district in which the eligible building is located or is to be located;
- 2) Modify the dimensional controls of Table 2 and Table 3 to allow for feasible reuse of an eligible building.

Upon receipt of the special permit application, the SPGA shall seek written guidance from the Town Archivist or their designee, noting any features significant to the architecture of the building that should remain. In determining whether to grant a special permit for adaptive reuse, the SPGA must consider this written guidance. Should a special permit for adaptive reuse of a historic building be granted, the grantee remains responsible for complying with all zoning and parking requirements of the Danvers Zoning Bylaw that have not been requested to be modified, where allowable, as stated in Section 30.4.C, above.

**D. Required Findings.**

To grant a Special Permit, the SPGA must determine that:

- 1) The uses or the modification of standards and requirements authorized in §30.4.C are necessary to preserve the eligible building;
- 2) The proposed renovation, repair, adaptive reuse, or relocation preserves, to the maximum extent feasible, the historical features of the building;

- 3) For relocation of buildings or to another location when no other preservation measures are practical or reasonable on the existing site;
- 4) The historical features of the building will be preserved for the duration of the Special Permit;
- 5) Failure to grant the Special Permit is likely to result in inappropriate use of or physical modification to or the demolition of the building; and
- 6) The use or the modification of dimensional requirements will not generate negative impacts on the surrounding area, or that any negative impacts generated may be feasibly mitigated.

**E. Relocation of Eligible Building.**

In instances where an eligible building is proposed to be relocated, the SPGA may grant a Special Permit to modify the standards of Table 1, Table 2, and Table 3 of the Zoning Bylaw for the sole purpose of relocating an eligible building to a receiving lot provided that the SPGA makes a finding that such modifications are necessary to make historic preservation feasible for the eligible building.