

SECTION 21

MISHAWUM STATION TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT

1. Purpose of District

- a. To promote the health, safety and general welfare of the community by encouraging the development and/or redevelopment of the MBTA Mishawum Commuter Rail Station Area.
- b. To encourage mixed residential and office uses in order to increase opportunities for development of housing in transit served areas of the community.
- c. To encourage transit-orientated development that increases pedestrian activity around transit stations.
- d. To increase the customer base for both transit facilities and local businesses.

2. Scope of Authority

The Mishawum Station Transit Oriented Development Overlay District is an overlay district superimposed on the existing Office Park (O-P) Zoning District, in certain locations within the City. The overlay district shall permit residential land uses which shall be in addition to the land uses allowed in the underlying O-P District. Conditions and requirements of the Mishawum Station transit Oriented Development Overlay District shall apply only to those additional uses permitted for the Mishawum Station Transit Oriented Development Overlay District, and shall not apply to uses permitted in the underlying O-P District. Residential uses shall be allowed as-of-right within the overlay district. Ten (10%) percent of residential units developed within the overlay shall be affordable units.

3. Definitions

MISHAWUM STATION TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT: A zoning district which is superimposed over certain parcels within the Office Park (O-P) Zoning District, adjacent to or in the vicinity of the MBTA Mishawum Commuter Rail Station Area, within which certain residential uses are allowed which are supplementary to the uses allowed in the O-P District.

MBTA MISHAWUM COMMUTER RAIL STATION AREA: The Area is shown on Assessor's Map 25, Block 9, Parcel 5; Map 25, Block 9, Parcel 6; Map 25, Block 8, Parcel 3; Map 25, Block 8, Parcel 2 and Map 25, Block 8, Parcel 1 and as further shown on a plan entitled "Mishawum Station, Woburn, MA, Prepared by: Allen & Major Associates, Inc. dated May 4, 2006" on file with the City Clerk's Office.

4. Allowed Uses

- a. In addition to the uses allowed in the underlying O-P District, the following residential uses shall be allowed by right in the Mishawum Station Transit Oriented Development Overlay District either as mixed-use projects or as only multifamily developments:
 - i. Townhouse Dwellings: Townhouse dwellings as defined by Section 2 of this Ordinance, and shown as Section 5.1.3c of the Table of Use Regulations, are allowed by right in the Mishawum Station Transit Oriented Development Overlay District, provided all conditions set forth below are met.
 - ii. Garden Apartments: as defined by Section 2 of this Ordinance, and shown as Section 5.1.3d of the Table of Use Regulations, are allowed by right in the Mishawum Station Transit Oriented Development Overlay District, provided all conditions set forth below are met.
 - iii. Elevator Apartments: as defined by Section 2 of this Ordinance, and shown as Section 5.1.4 of the Table of Use Regulations, are allowed by right in the Mishawum Station Transit Oriented Development Overlay District, provided all conditions set forth below are met.

In cases where Site Plan Review is required by Section twelve, the City Council shall be the Site Plan Review authority, and Section 12.3.1 shall not apply to the Mishawum Station Transit Oriented Development Overlay District.

5. Requirements for Residential Uses allowed by right in the Mishawum Station Transit Oriented Development Overlay District:

- a. Minimum Lot Size: the minimum lot size shall be 40,000 square feet.
- b. Density: the maximum allowed density under this section shall be 1,000 square feet of gross lot area per dwelling unit.

- c. Maximum Height: the maximum height shall be seven (7) stories and eighty (80) feet, and Section 6.1.8 shall not apply to the Mishawum Station Transit Oriented Development Overlay District.
- d. Open Space: the minimum percentage of landscaped usable open space shall be twenty (20%) percent. For the purposes hereof, landscaped areas located on top of any underground parking structure shall be included in the calculation of "Landscaped useable open space."
- e. Setbacks: front yard setback shall be a minimum of twenty-five (25) feet, side yard and rear yard setbacks shall be a minimum of 25 feet. Setback requirements shall not apply to any underground structure.
- f. Parking: Parking shall be provided as set forth in Section 8.2. For mixed-use projects, parking requirements may be varied by special permit as provided under Section 8.2. All parking and circulation driveways shall meet the design and dimensional requirements of Section 8 of this Ordinance.
- g. Building Ground Coverage: the maximum building ground coverage under this section shall be thirty (30%) percent, excluding underground garage parking.
- h. Frontage: the minimum street frontage under this section shall be one hundred (100) feet.
- i. Lot Width: the minimum lot width under this section shall be forty (40) feet.
- j. Floor Area Ratio: the maximum floor area ratio under this section shall be 1.5.

6. Development Impact Mitigation

All residential uses developed in the Mishawum Station Transit Oriented Development Overlay District under this section shall meet the requirements of Section 18 of this Ordinance.

(Added 8/18/2006)

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