

## SECTION 31

### RAILWAY OVERLAY DISTRICT (ROD)

#### 31.1 Purpose of District

1. To promote the health, safety and general welfare of the community by encouraging the redevelopment of abandoned, underutilized, and/or obsolete commercial and industrial sites to residential use.
2. To promote high quality design and minimize negative impacts on the surrounding area.

#### 31.2 Establishment and Applicability

1. The Railway Overlay District (ROD) is hereby established as an overlay district. The ROD shall only be applied to properties zoned S-1 that abut the abandoned Boston & Maine Railroad Line between High Street and Green Street. The overlay district shall permit residential land uses which shall be in addition to the land uses allowed in the underlying S-1 District.
2. The provisions of the ROD shall only apply to projects using the criteria set forth herein. Any building, structure or use of land that is not part of a ROD development proposal shall maintain the rights and privileges of the underlying district without modification by the ROD.

#### 31.3 Authority of Permit Granting Authority

The City Council shall be the Permit Granting Authority for both Special Permits and Site Plan Review approval where applicable. This authority continues subsequent to occupancy.

#### 31.4 Associated Criteria

1. All ROD proposals shall be subject to Site Plan Review Section 12, as applicable.
2. All ROD proposals shall be subject to Section 18, Development Impact Mitigation, as applicable.
3. All ROD proposals shall be subject to Section 11.11 Affordable Housing Requirements, as applicable.
4. All ROD proposals shall be subject to Section 9, Floodway and Flood Plain Districts, as applicable.
5. All ROD proposals shall be subject to Section 15, Groundwater Protection Districts, as applicable.

6. All ROD proposals shall be subject to the following sections:
  - (1) Section 11.1, Purpose
  - (2) Section 11.2, Authority
  - (3) Section 11.3, Procedures for Special Permits
  - (4) Section 11.4, Contents of the Application for Special Permits
  - (5) Section 11.5, Conditions for Special Permits
  - (6) Section 11.6, Additional Conditions for Special Permits for Specific Uses and Conditions.

### 31.5 Uses

#### 1. Uses Allowed by Right with Site Plan Review

1. None

#### 2. Uses Allowed by Special Permit with Site Plan Review

A special permit issued by the Woburn City Council shall be required for:

- (1) Townhouse or Garden Apartment.
- (2) Congregate Elderly Housing.
- (3) Elevator Apartment.
- (4) Accessory offices, clubhouses, personal services and recreation amenities consistent with the uses noted above.

### 31.6 Density and Dimensional Regulations

#### 1. Specific Requirements

##### 1. Lot area, frontage and yards.

Minimum Lot Area:	2 acres
Minimum Lot Frontage:	100 feet
Minimum Front Yard Setback:	25 feet
Minimum Side Yard Setback:	25 feet
Minimum Rear Yard Setback:	25 feet

##### 2. Lot coverage and Landscaped Usable Open Space

Maximum Building Coverage:	40%
Minimum Landscaped Usable Open Space:	25%

##### 3. Building Height and Intensity of Use

Maximum height for ROD developments shall be four (4) stories and 49 feet. The maximum number of residential units shall not be more than twenty-five (25) units per acre.

4. More than One Building on a Lot  
All ROD development may contain more than one principal building on a lot.

### 31.7 Off-Street Parking Requirements

1. Off-street parking requirements shall be as set forth in Section 8 of this Zoning Ordinance entitled Off Street Parking and Loading Facilities Regulations, except as noted in Section 31.6.2 below.
2. At a minimum, off-street parking spaces shall be provided as follows:
  - a. Congregate Elderly Apartments: 1.5 spaces per unit.
  - b. Townhouse, Garden Apartments or Elevator Apartments: 1.70 spaces per studio and one bedroom dwelling units and 2 spaces per two bedroom dwelling units.
3. The minimum pavement width for any road, driveway, or access aisle shall be 20 feet for one-way traffic and 24 feet for two-way traffic.

### 31.8 Design Standards

1. All utility and site construction details shall conform to the standards of the City of Woburn's Zoning Code, where applicable, and in the case of a subdivision the Woburn Planning Board's Land Subdivision Rules and Regulations, unless otherwise waived thereunder.

### 31.9 Sign Regulations

1. Signage in a ROD shall be authorized by the City Council via an approved Site Plan or Special Permit Plan of Record."

(added1/7/2020)

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