

## SECTION 22

### INTERGENERATIONAL OVERLAY DISTRICT (IOD) DISTRICT

#### A. Purpose and Objectives

1. To provide housing options to meet the needs of households at different stages of life.
2. To promote high quality design and minimize negative impacts on the surrounding area and the Woburn Public School System..
3. To provide public access to Middlesex Canal.
4. To contribute to the Main Street beautification project from the Route 38 interchange to the Wilmington town line.

#### B. Application

1. The Intergenerational Overlay (District (IOD) is hereby established as an overlay district. The IOD shall only be applied to properties zoned R-1 that have frontage along Route 38 ( Main Street) of at least 125 feet and are north of Interstate 95 (I-95) and Route 38 interchange; and are within 2,250 feet northerly of the centerline right of way of said I-95 at the Route 38 interchange. Inclusion of any property into an IOD shall also require a zoning map change consistent with the rules and regulations of the Woburn Zoning Ordinance.
2. The provisions of the IOD shall only apply to projects using IOD criteria. Any building, structure or use of land that is not part of an IOD development proposal shall maintain the rights and privileges of the underlying district without modification by the IOD.

#### C. Associated Criteria

1. All IOD proposals shall be subject to Site Plan Review Section 12a, as applicable.
2. All IOD proposals shall be subject to Section 18, Development Impact Mitigation as applicable.
3. All IOD proposals except those uses in Section 22(E)(1)(d) and Section 22(E)(1)(e) shall be subject to Section 11.11 Affordable Housing Requirements, as applicable.

D. By Right Uses

1. None

E. Special Permit Uses

1. A special permit shall be required from the Woburn City Council for the following uses.
  - a. Senior Housing exclusively for seniors 62 or over.
  - b. Congregate Elderly Apartments as defined in Section 2. Definitions.
  - c. Assisted Living residences.
  - d. Nursing homes or Alzheimer care residences.
  - e. Continuing Care Facility: A combination of the uses noted in items b through d above.
  - f. Multi-family housing as defined below shall only be allowed in an IOD if on the same lot or an adjacent lot any one or combination of uses noted in items c through e above are located. Except for Multi-family condominium units, the number of any other type of multi-family units shall not exceed .5 times the number of units in items c through e above and said units c through e used for this calculation shall only be used one time to meet said requirement. The number of Multi-family condominium units shall not exceed three times the number of units in items c through e above and said units c through e used for this calculation shall only be used one time to meet said requirement.
  - g. Accessory offices, clubhouses, personal services, and recreation amenities consistent and with the uses noted above.
  - h. A deeded easement and right of way for frontage will be required for any special permit granted hereunder.
2. For purposes of this Section 22, Multi-family housing shall be defined as a building or buildings designed or intended or used as the home or residence of three or more families, each in a separate dwelling unit, living independently of each other and which may have a common right in halls, stairways, and outside recreational and parking areas with the number of families in residence not exceeding the number of dwelling units provided.

F. Dimensional and Density Regulations

1. Lot area, frontage and yards.

Senior Housing, Congregate Elderly Apartments, Continuing Care Facility, Multi-family housing, and the Accessory offices, clubhouses, personal services, and recreation amenities consistent and with these uses shall meet the following dimensional controls:

Minimum lot area: 5 acres  
Minimum Lot frontage: 200 feet  
Minimum Front yard setback: 60 feet  
Minimum side yard setback: 40 feet  
Minimum rear yard Setback: 30 feet.

Assisted Living residences, Nursing homes, Alzheimer care residences, and the Accessory offices, clubhouses, personal services, and recreation amenities consistent and with these uses shall meet the following dimensional controls:

Minimum lot area: 1 acre  
Minimum Lot frontage: 125 feet  
Minimum Front yard setback: 60 feet  
Minimum side yard setback: 25 feet  
Minimum rear yard Setback: 30 feet.

2. Lot coverage and Landscaped Usable Open Space

Maximum building coverage: 40%  
Minimum landscaped usable open space: 40%  
Maximum Lot Coverage: 60%

3. Building Height and Intensity of Use

a. Maximum height for Senior Housing and Multi-Family housing developments in the IOD shall be 3 stories and 42 feet. The maximum number of residential units shall be not more than 1 bedroom or per 1,000 square feet of gross lot area not including the

area assigned to rivers or canals that may be on the lot. Further, in no instance shall there be more than 100 units in any Senior Housing or Multi-Family housing development in the IOD.

- b. Maximum height for Congregate Elderly Apartments; Assisted Living Residences; Nursing Homes; Alzheimer care residences; and Continuing Care Facilities shall be 3 stories and 42 feet in the IOD. A peaked roof shall be required unless waived during the site plan review process; however, the maximum exterior eave height of any portion of any building shall not exceed 36 feet at any one point. The maximum number of residential units shall be not more than 1 bedroom per 1,000 square feet of gross lot area not including the area assigned to rivers or canals that may be on the lot; a nursing home room/bed or Alzheimer room/bed shall be construed to be a bedroom. Further, in no instance shall there be more than 150 units in any of the above uses in the IOD.
- c. There shall be a maximum of thirty-three (33) Alzheimer care units and a maximum of thirty-five (35) Alzheimer care beds and under no condition shall the number of Alzheimer care units exceed thirty-three (33) and thirty-five (35) Alzheimer care beds.

4. More than One Building on a Lot

- a. All IOD development may contain more than one principal building on a lot.

G. Off –Street Parking Requirements

- 1. At a minimum, off street parking spaces shall be provided as follows.
  - a. Congregate Elderly Apartments: 1.5 spaces per unit and 1 visitor space per 10 units.
  - b. Assisted Living residences: 0.50 parking spaces per unit and 1 visitor space per 10 units.
  - c. Nursing Homes, Alzheimer care residences: 0.35 spaces per unit and 1 visitor space per every 10 residences.
  - d. Continuing Care Facilities: A proportional combination of the parking requirements noted in items a through c above.
  - e. Senior Housing, Multi-family housing: 1 visitor space for every 10 units; 1.5 spaces per studio or one bedroom unit, 2 spaces for every two bedroom unit and 2.5 spaces for three bedroom units or greater.

## H. Design Standards

1. All development in an IOD shall comply with the following standards for streetscape design in addition to criteria that may be required as part of site plan review.
  - a. As approved and required as part of site plan review process trees shall be planted along all public rights of way. Trees shall be planted at intervals of not less than 40 feet, unless plantings are precluded by utilities or points of access. Tree species shall be selected that require minimal maintenance and are of native origin.
  - b. Pedestrian amenities such as benches, kiosks, trash receptacles shall be provided along public sidewalks as approved as part of the site plan review process.
  - c. Access to historic walkways, trails, canal walks, and other similar public open spaces and amenities that abut the proposed development shall be provided to the general public.
  - d. All new utilities shall be placed underground as is practical, as determined during the site plan review process.
2. Exception to the area and landscaping requirements in Section 8.6.2 for all IOD developments may be granted by Special Permit if the City Council finds the amount, placement and type of landscaping proposed will be equal or superior in visual appearance than if the requirements were strictly adhered to.

(added 9/4/2008; amended 10/5/2010)

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