

SECTION 25

UPPER MAIN STREET OVERLAY (UMS) DISTRICT

A. 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.

B. Scope of Authority

1. The Upper Main Street Overlay (UMS) District is hereby established as an overlay district. The UMS shall only be applied to properties zoned R-3 that have frontage along Route 38 (Main Street) of at least 200 feet and are at least 500 feet from the Wilmington Town line. Inclusion of any property into the UMS shall also require a zoning map change consistent with the rules and regulations of the Woburn Zoning Ordinance. (amended 9/18/2012)
2. The provisions of the UMS shall only apply to projects using the criteria set forth herein. Any building, structure or use of land that is not part of a UMS development proposal shall maintain the rights and privileges of the underlying district without modification by the UMS.

C. Associated Criteria

1. All UMS proposals shall be subject to Site Plan Review Section 12a, as applicable.
2. All UMS proposals shall be subject to Section 18, Development Impact Mitigation, as applicable.
3. All UMS proposals 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 issued by the Woburn City Council shall be required for:
 - a. Townhouse or Garden Apartment.
 - b. Congregate Elderly Housing.
 - c. Elevator Apartment.
 - d. Accessory offices, clubhouses, personal services and recreation amenities consistent with the uses noted above.

F. Dimensional and Density Regulations

1. Lot area, frontage and yards.

Minimum Lot Area: 4 acres
Minimum Lot Frontage: 200 feet
Minimum Front Yard Setback: 25 feet
Minimum Side Yard Setback: 25 feet
Minimum Rear Yard Setback: 30 feet
(amended 9/18/2012)

2. Lot coverage and Landscaped Usable Open Space

Maximum Building Coverage: 30%
Minimum Landscaped Usable Open Space: 40%

3. Building Height and Intensity of Use

Maximum height for UMS developments shall be four (4) stories and 60 feet. The maximum number of residential units shall not be more than fifty-seven (57).

4. More than One Building on a Lot

All UMS 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. Townhouse, Garden Apartments or Elevator Apartments: 1.25 spaces per studio and one bedroom dwelling units, 1.75 spaces per two bedroom dwelling units and 2.00 spaces per three bedroom dwelling units.

(added 6/29/2010)

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