

This Article was submitted by the Planning Board

Article:

To see if the Town will vote to amend the Norwood Zoning Bylaw as follows:

Changes are depicted below in red.

Insert a new Zoning Overlay District the “MBTA Communities Multi-family Overlay District” (MCMOD) in Section 2.1:

SECTION 2.0 DISTRICTS

2.1 ESTABLISHMENT. For the purposes of these Bylaws, the Town of Norwood is hereby divided into the following classes of districts.

RESIDENTIAL DISTRICTS

Single Residence	S
Single Residence - 1	S1
Single Residence - 2	S2
General Residence	G
Multifamily	A

BUSINESS DISTRICTS

General Business	GB
Business Districts - Central	CB
Boston Providence Highway District	BPH
Limited Business	LB

INDUSTRIAL DISTRICTS

Office-Research	O
Limited Manufacturing	LM
Limited Manufacturing A	LMA
Manufacturing	M
Life Sciences Development District	LSDD

2.2 OVERLAY DISTRICTS. In addition, the following overlay districts are also hereby established in Section 9.0:

Flood Plain Overlay District	FPOD
Water Resource Protection Overlay District	WRPOD

Wireless Communications Services Overlay District
Mixed Use Overlay District
Saint George Avenue Smart Growth Overlay District.
Medical Marijuana Overlay District
Medical Services Overlay District
Norwood Space Center Mixed Use Overlay District
MBTA Communities Multi-family Overlay District

WCSOD
MUOD
SGASGOD
MMOD
MSOD
NSC-MUOD
MCMOD

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To insert a new column in Section 3.1.5 [Table of Use Regulations] for the MCMOD:

3.1.5 Table of Use Regulations

USE	District															
	Residential					Business					Office & Industrial					
	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
A. Residential Uses																
1. Single-family dwelling	Y	Y	Y	Y	Y	Y	Y	N	Y	N	N	N	N	N	N	N
2. Two-family dwelling	N	N	N	Y	Y	Y	Y	N	Y	N	N	N	N	N	PB	N
3. Two family dwelling by conversion ¹	N	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
4. Multifamily dwelling	N	N	N	N	BA	BA	BA	PB ^{12,13}	BA	N	N	N	N	N	PB	N
5. Dwelling units in combination with stores or other permitted commercial purposes:																
One or two family dwelling units	N	N	N	N	N	Y	Y	PB ^{12,13}	Y	N	N	N	N	N	N	N

Three or more dwelling units	N	N	N	N	N	BA	BA	PB ^{12,13}	N	N	N	N	N	N	PB	Y
6. Assisted Living Residence ²	BA	BA	BA	BA	BA	BA	BA	PB ^{12,13}	BA	BA	BA	BA	BA	PB	PB	N
7. Planned Mixed Use Development	N	N	N	N	N	N	N	PB ^{12,13}	N	N	N	N	N	N	PB	Y

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B. Institutional Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Religious or educational use exempted from prohibition by G.L. Chapter 40A, Section 3	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Library or museum open to the public or connected with an allowed institutional use and not conducted as a gainful business	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Child care center	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Hospital, nursing, rest or convalescent home, other institution not for correctional purposes	BA	BA	BA	BA	BA	BA	BA	PB ¹²	BA	N	N	N	N	PB	PB	N

5. Social, civic or recreational use by a club, lodge, owned by members and customarily conducted as a nonprofit activity	BA	BA	BA	BA	BA	Y	Y	Y ¹²	Y	N	N	N	N	N	N	N	N	N
6. Municipal services	Y	Y	Y	Y	Y	Y	Y	Y ¹²	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
7. Sheltered Workshop operated by a nonprofit charitable organization for handicapped persons	N	N	N	N	N	Y	Y	Y ¹²	BA	N	BA	BA	Y	PB	PB	PB	PB	PB
8. Essential services	BA	BA	BA	BA	BA	BA	BA	Y	BA	BA	BA	BA	BA	PB	PB	PB	PB	PB

C. Open Land or Extensive Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Agricultural use:																
Extensive	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Intensive	BA	BA	BA	N	N	N	N	N	N	N	BA	BA	Y	PB	Y	Y
Farm stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Extension of an existing cemetery	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	Y	Y	Y	N	N	N
3. Reservation, wildlife preserve or other conservation area of a nonprofit organization or membership club	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
4. Commercial recreation, outdoors	N	N	N	N	N	BA	BA	Y	N	N	N	N	N	N	N	N
5. Commercial golf course with a minimum area of thirty acres and all golf course activities to	N	N	N	BA	BA	BA	N	PB ¹²	N	N	Y	Y	N	N	N	N

D. Retail Uses and Places of Assembly	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Motor vehicle, boat, motorcycle, trailer, truck or farm implement sales or auctions:																
Wholly within a closed building	N	N	N	N	N	Y	Y	Y	N	N	BA	BA	BA	N	N	N
With open-lot sales or storage	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N	N	N
2. Other open lot sales area	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N	PB ¹⁵	N
3. Showroom for building supplies (including plumbing, heating and ventilating equipment)	N	N	N	N	N	Y	Y	Y	N	N	N	N	BA	N	PB	Y
4. Other retail stores																
Enterprises under 25,000 net square feet floor area	N	N	N	N	N	Y	Y	Y	Y	N	BA	BA	BA	Y	PB ¹⁵	Y
Larger enterprises	N	N	N	N	N	Y	Y	PB	N	N	PB	PB	PB	PB	PB ¹⁵	Y
5. Restaurant:																
With drive in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	N	PB	N	N	PB	PB	PB	PB	PB	PB
With service to persons standing or sitting outside the building	N	N	N	N	N	Y ³	Y ³	PB	N	N	N	N	BA	Y	PB ¹⁵	Y
With both the above	N	N	N	N	N	N	N	PB	N	N	N	N	N	PB	N	PB
With neither the above	N	N	N	N	N	Y	Y	Y	BA	N	BA	BA	BA	Y	Y	Y
6. Commercial recreation, indoors & outdoors	N	N	N	N	N	Y	Y	Y	N	N	BA	N	BA	PB	PB ¹⁵	Y
7. Adult uses as provided by Section 7.1	N	N	N	N	N	N	N	N	N	N	N	BA	N	N	N	N
8. Drugstore	N	N	N	N	N	Y	Y	Y	Y	N	BA	BA	BA	Y	PB	Y
With drive-in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	N	PB	N	N	PB	PB	PB	PB	PB	PB
9. Hotel or motel, rooming house, boarding house or lodging house	N	N	N	N	N	Y	Y	PB	N	N	PB	BA	Y	PB	PB	N

E. Office Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Business or agency office, bank or other monetary institution	N	N	N	N	N	Y	Y	Y	Y	Y	BA	BA	BA	Y	Y	Y
With drive-in, drive-through, or similar service subject to Section 7.3	N	N	N	N	N	PB	PB	PB	PB	PB	PB	PB	PB	PB	N	PB
2. Office for administrative, executive or professional purposes	N	N	N	N	N	Y	Y	Y ¹²	Y	Y	Y	Y	Y	Y	Y	Y
3. Place of business of a building tradesman or caterer	N	N	N	N	N	Y ⁶	Y ⁶	Y ^{6 12}	BA ⁹	N	N	N	Y	N	Y	Y
4. Cable Television Studio	N	N	N	N	N	N	N	Y ¹²	N	N	BA	BA	BA	PB	PB	N
5. Flex Space	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	N	Y	N	N

10. Fitness Center	N	N	N	N	N	Y	Y	Y	Y ⁸	N	BA	BA	BA	Y	PB ¹⁵	Y	
11. Medical Marijuana Treatment Center – Allowed by Special Permit from the ZBA within the Medical Marijuana Overlay District. See Section 7.5	N	N	N	N	N	N	N	BA ¹²	N	N	N	N	N	N	N	N	N

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H. Vehicular Service and Transportation Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Parking facility:																
Commercial	N	N	N	N	N	Y	Y	PB ¹²	BA	N	Y	Y	Y	Y	N	N Y
Community or group facility solely for the parking of noncommercial motor vehicles of residents of nearby buildings	N	N	N	BA	BA	Y	Y	PB ¹²	BA	N	Y	Y	Y	Y	PB	
2. Motor vehicle service:														N		
Motor vehicle service station	N	N	N	N	N	BA	BA	PB	BA	N	N	N	BA	N	N	N
Washing and cleaning of motor vehicles	N	N	N	N	N	N	N	PB	N	N	N	N	BA	N	N	N
Auto repair facility, with all major repairs conducted wholly within a building	N	N	N	N	N	BA	BA	PB	BA	N	N	N	BA	N	N	N
Motorcycle, truck, trailer, or farm implement repair	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	N	N	N
3. Bus or railroad passenger station	N	N	N	N	N	Y	Y	Y	N	N	Y	Y	Y	Y	N	N
4. Taxi office or stand	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	N	N

5. Ambulance dispatch operation	N	N	N	N	N	BA	BA	PB	BA	BA	BA	BA	BA	Y	N	N
6. Truck terminal or motor freight station; servicing of trucks or buses	N	N	N	N	N	N	N	PB ¹²	N	N	N	N	BA	PB	N	N
7. Municipal airport or other municipal landing and servicing facility	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	PB	N	N
8. Leasing motor vehicles	N	N	N	N	N	BA	BA	PB ¹²	BA	N	N	N	BA	N	N	N
9. Storage of Vehicles for Sale or Lease	N	N	N	N	N	N	N	PB ^{12,14}	N	N	N	N	N	N	N	N

I. Manufacturing, Processing and Related Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Laboratory engaged in research, experimental or testing activities	N	N	N	N	N	N	N	Y ¹²	N	Y	Y	Y	Y	Y	PB	N
2. Food processing, bottling or packaging	N	N	N	N	N	N	N	PB ¹²	N	N	BA	BA	BA	PB	PB ¹⁵	PB
3. Light manufacturing ¹¹	N	N	N	N	N	N	N	Y ¹²	N	N	Y	Y	Y	Y	Y	PB
4. Manufacturing	N	N	N	N	N	N	N	Y ¹²	N	N	N	N	Y	Y	Y	N
5. Earth removal (see Section 7.2)	BA	BA	BA	BA	BA	BA	BA	PB ¹²	BA	BA	BA	BA	BA	N	N	N
6. Manufacturing: Asphalt, cement, bituminous concrete	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
7. Commercial Enterprise: rock crushing & processing, cement & concrete crushing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
8. Research & development facilities for alternative and renewable energy facilities	N	N	N	N	N	N	N	Y ¹²	N	N	Y	N	Y	Y	PB	N

9. Manufacturing facilities for alternative and renewable energy facilities	N	N	N	N	N	N	N	Y ¹²	N	N	Y	N	Y	Y	PB	N
10. Life sciences, biotech, medical, and vaccine research, development and manufacturing	N	N	N	N	N	N	N	Y	PB	N	Y	PB	Y	Y		N

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J. Accessory Uses	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD
1. Home occupation (see Section 3.3.1)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. Licensed family day care home	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
4. Farm stand	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
5. Room and board for not more than two persons not members of the household (whether regular or transient)	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N
6. Light manufacturing (see Section 3.4.3)	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	Y
7. Dwelling for caretaker, watchman	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	BA	N	Y	Y
8. Transient accommodations for business visitors to the premises	N	N	N	N	N	Y	Y	Y	N	Y	Y	Y	Y	Y	N	N
9. Repair (conducted wholly within a building) and service for vehicles used in conjunction with the principal use of the premises	N	N	N	N	N	BA	BA	BA	BA	Y	Y	Y	Y	PB	N	N

10. Scientific research and development, as provided at Section 3.4.4	BA	BA	BA	BA	BA	BA	BA	Y ¹²	BA	BA	BA	BA	BA	Y	PB	N
11. Clinic located within drug store or other principal use	N	N	N	N	N	BA	BA	Y ¹²	N	N	BA	BA	BA	Y	N	N
12. Employee restaurant, lunchroom, cafeteria or similar place for serving on-premises employees	N	N	N	N	N	Y	Y	Y	BA	Y	Y	Y	BA	Y	Y	N
13. Retail sale of products manufactured or stored as the principal use	N	N	N	N	N	Y	Y	Y	Y	Y ¹⁰	Y	Y	BA	Y	Y	Y
14. Open lot display or storage of goods products, materials or equipment:																
Occupying less than 25% as much area as covered by buildings on the premises	N	N	N	N	N	Y	Y	Y	Y	N	Y	Y	Y	Y	Y	PB
Occupying a larger area	N	N	N	N	N	BA	BA	PB ¹²	N	N	BA	BA	BA	PB	PB	N

15. Incinerator for disposal of waste materials incidental to the principal use	N	N	N	N	N	N	N	N	N	N	BA	BA	BA	PB	N	N
16. Rental or leasing of motor vehicles	N	N	N	N	N	BA	BA	PB ¹²	BA	N	BA	BA	BA	N	N	N
17. Livestock raising, for personal use and enjoyment of residents of the premises, but not for gain	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	N	N
18. Accessory Uses supporting Life Sciences uses and education, including but not limited to employee fitness centers, relaxation areas, personal services, classrooms, training facilities, etc.	N	N	N	N	N	PB	PB	Y	Y	PB	Y	PB	Y	Y		Y

K. Accessory Parking:	S	S1	S2	G	A	GB	CB	BPH	LB	O	LM	LMA	M	LSDD	NSC-MUOD	MCMOD	
1. Automobiles, recreational vehicles, passenger vans (See Section 3.4.5)	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	Y	Y	Y
2. Pickup trucks, not more than 6250 pounds gross vehicle weight	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	Y	Y	Y
3. One other vehicle which neither exceeds 12,000 pounds gross vehicle weight, nor which exceeds 21 feet in length	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y ⁹	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	PB		N
4. Larger or additional commercial vehicles	N	N	N	N	N	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	PB		N
5. Accessory trailer (see Section 3.4.5)	Y	Y	Y	Y	Y	Y	Y	PB ¹²	Y	Y	Y	Y	Y	Y	PB		N

To insert a new row in Section 4.1.1 [Table of Dimensional Requirements] for the MCMOD:

TABLE OF DIMENSIONAL REQUIREMENTS

District	Min. Lot Area	Min. Lot Frontage	Max. Lot Cover	Min. Open Space	Max. Floor Area Ratio	Required Lot Width Through Building or Structure	Min. Front Setback	Min. Side Yard	Min. Rear Yard	Max. Building Height
S2	15,000 sf	125 ft	25%	25%	No limit	125 ft	30 ft	20 ft ⁴	35 ft ¹⁰	30 ft
S1	12,500 sf	100 ft	25%	25%	No limit	100 ft	30 ft	15 ft ⁵	30 ft ¹⁰	30 ft
S	10,000 sf	90 ft	25%	25%	No limit	90 ft	20 ft	15 ft ⁵	30 ft ¹⁰	30 ft
G	10,000 sf ¹	90 ft	35%	25%	No limit	90 ft	20 ft	15 ft ⁶	30 ft ¹⁰	30 ft
A	10,000 sf ²	90 ft	35%	25%	No limit	90 ft	20 ft	15 ft ⁶	30 ft ¹⁰	30 ft
CB	5,000 sf ²	20 ft	80%	0%	No limit	20 ft	0 ft ¹¹	0 ft ⁷	10ft	40 ft
BPH	10,000 sf ^{2 3}	100 ft ³	80%	20%	No limit	50 ft	20 ft ¹⁶	20 ft ¹⁷	30 ft ¹⁸	60 ft ¹⁵
NSC MUOD	10,000 sf	50 ft	80%	10%	No limit	50 ft	20 ft	30 ft	30 ft	60 ft
LB	10,000 sf ²	20 ft	80%	10%	0.5	20 ft	0 ft ⁸	0 ft ⁷	10 ft ¹⁰	30 ft
GB	10,000 sf ²	20 ft	80%	10%	0.5	20 ft	0 ft ⁸	0 ft ⁷	10 ft ¹⁰	30 ft
O	3 acres ³	250 ft ³	20%	40%	0.5	250 ft	100 ft	25 ft ⁸	25 ft ⁸	30ft
LM	3 acres ³	250 ft ³	50%	25%	0.67	250 ft	50 ft ¹²	25 ft ⁸	25 ft ⁸	60 ft
LMA	3 acres ³	250 ft ³	50%	25%	0.67	250 ft	50 ft ¹²	25 ft ⁸	25 ft ⁸	60 ft
M	10,000 sf	50 ft ³	70%	10%	0.67	50 ft	0 ft ¹³	10 ft ⁹	10 ft ⁹	40 ft ¹⁵
LSDD	3 acres ³	250 ft ³	70%	25%	No Limit	250 ft	50 ft ¹⁹	25 ft ¹⁹	25 ft ¹⁹	80 ft ²⁰
MSOD	See Section 9.9				No limit	See Section 9.9				
MCMOD	See Section 9.5				No limit	See Section 9.5				

To insert a new Section 9.5: MBTA Communities Multi-family Overlay District as written below:

9.5 MBTA Communities Multi-family Overlay District

A. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multifamily housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and types to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Locate housing within walking distance of public transit to promote general public health, reduce the number of motor vehicles on the roadways, support economic development, and meet community based environmental goals such as reducing greenhouse gases and improving air quality;
3. Increase the municipal tax base through private investment in new residential and mixed-use developments;
4. Support vibrant neighborhoods by encouraging the highest and best uses of land near transit stations, promoting an active public space with access to housing, jobs, gathering spaces, recreational opportunities, goods and services.

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 78 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section 9.5.
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section 9.5 are governed by the requirements of the underlying zoning district(s).
3. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map and established by this Section 9.5:

- a. Windsor Gardens Sub-District
- b. Norwood Central Sub-District
- c. Norwood Depot Sub-District

C. Definitions.

For purposes of this Section 9.5, the following definitions shall apply.

1. Affordable unit. A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. Affordable housing. Housing that includes Affordable Units as defined by this Section 9.5.
3. Applicant. A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit pursuant to this Section 9.5.
4. Area Median Income (AMI). The median family income for the metropolitan statistical region that includes the Town of Norwood, Massachusetts as defined by the U.S. Department of Housing and Urban Development (HUD).
5. As of right. Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval subject to Section 9.5.
6. Compliance Guidelines. Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act as further revised or amended from time to time by EOHLC.
7. EOHLC. The Massachusetts Executive Office of Housing and Livable Communities, or any successor agency.
8. Development standards. Provisions of Section 9.5.G [General Development Standards] made applicable to projects within the MCMOD.
9. Lot. A single continuous parcel of land held in identical ownership throughout, and defined by metes, bounds or boundary lines in a recorded deed or on a recorded plan.
10. Lot coverage. The percentage of lot area covered by structures. Lot coverage does not include surface parking.
11. MBTA. Massachusetts Bay Transportation Authority.

12. Mixed-use development. Development containing a mix of residential uses and non residential uses, including commercial, institutional, industrial, or other uses.
13. Multi-family housing. A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
14. Multi-family zoning district. A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
15. Open space. Lot area not covered by any structure other than a swimming pool, or by paving other than that limited to recreational use.
16. Parking, structured. A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
17. Parking, surface. One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
18. Residential dwelling unit. A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
19. Section 3A. Section 3A of the Zoning Act.
20. Site plan review authority. The Norwood Planning Board shall serve as Site Plan Review Authority for development under Section 9.5.
21. Special permit granting authority. The Norwood Planning Board shall serve as Special Permit Granting Authority for the issuance of special permits for development under Section 9.5.
22. Sub-district. An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards and established pursuant to Section 9.5(B)(3).
23. Subsidized Housing Inventory (SHI). A list of qualified Affordable Housing Units maintained by EOHLIC used to measure a community's stock of low-or moderate income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.
24. Transit station. An MBTA subway station, commuter rail station, or ferry terminal.

- a. Commuter rail station. Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.
- b. Ferry terminal. The location where passengers embark and disembark from regular, year-round MBTA ferry service.
- c. Subway station. Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line.

D. Permitted Uses

1. Uses Permitted As of Right. The following uses are permitted as of right within the MCMOD.

- a. Multi-family housing.
- b. Mixed-use development. As of right uses in a mixed-use development are as follows:

Ground Floor

Religious or educational uses

Library or museum

Childcare

Municipal Services

Agricultural uses

Restaurant without a drive-through and with services to persons standing or sitting outside the building;

Showroom for building supplies;

Other retail;

Commercial recreation indoors;

Drugstore without a drive-through;

All office uses without a drive-through;

Personal services;

Medical or dental laboratory or clinic;

Shop of a cabinetmaker, sign painter, job printer or upholsterer;

Printing or publishing establishment;

Private school conducted for profit;

Fitness center;

Any Floor

Residential (required component).

2. Uses Permitted by Special Permit. The following uses and accessory uses require a Special Permit from the Planning Board:

a. Light Industrial/Manufacturing. In the MCMOD, light industrial/manufacturing is allowed as a use in a mixed-use development subject to Special Permit granted by the Planning Board and provided that such manufacturing does not occupy more than 25% of the floor area on the premises. Denial of a Special Permit for Light Industrial/Manufacturing use is not to be considered a denial of the multi-family residential component of a mixed use development.

b. Food processing, bottling or packaging provided that such use does not occupy more than 25% of the floor area on the premises. Denial of a Special Permit for food processing use is not to be considered a denial of the multi-family residential component of a mixed use development.

c. Drive-through lane for restaurant, pharmacy, or office of a monetary institution uses (Norwood Central and Norwood Depot subdistricts only)

d. Open lot display or storage of goods, products materials or equipment occupying less than 25% of area covered by buildings on the premises

e. Essential services

3. Accessory Uses. The following uses are considered accessory as of right to any of the permitted uses in Section D.1.

a. Parking of automobiles, recreational vehicles, passenger vans, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use. Subject to Section 3.4.5.

- b. Parking of pickup trucks, not more than 6250 pounds gross vehicle weight
- c. Home occupation, subject to requirements of Section 3.3.1
- d. Licensed family home day care
- e. Farm stand
- f. Dwelling for caretaker, watchman
- g. Retail sale of products manufactured or stored as the principal use
- h. Accessory uses supporting Life Sciences uses and education, including but not limited to employee fitness centers, relaxation areas, personal services, classrooms, training facilities, etc.

E. Dimensional Standards

1. Table of Dimensional Standards. Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Standard	Windsor Gardens Subdistrict	Norwood Central Subdistrict	Norwood Depot Subdistrict
Minimum Lot Area	10,000 SF	10,000 SF	5,000 SF
Minimum Lot Frontage	50 ft.	100 ft.	20 ft.
Maximum Lot Coverage	80%	80%	80%
Minimum Open Space	20%	10%	10%
Maximum Floor Area Ratio	No limit	No limit	No limit
Required Lot Width through Building or Structure	50 ft.	100 ft.	20 ft.
Minimum Front Setback	20 ft.	20 ft.	5 ft.
Minimum Side Yard Setback	20 ft.	20 ft.	5 ft.
Minimum Rear Yard Setback	20 ft.	15 ft.	10 ft.
Maximum Building Height (ft)	33 ft.	33 / 44 at 40' from street ROW	44 ft.
Maximum Building Height (stories)	3	3 / 4 at 40' from street ROW	4

4. Multi-Building Lots. In the MCMOD, lots may have more than one principal building.

5. Exceptions. The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, renewable energy installations or other utility and/or ornamental features of buildings, which do not constitute habitable space.

6. Waivers. Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Planning Board may issue a Special Permit to waive requirements of this Section 9.5.E [Dimensional Standards] in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

F. Off-Street Parking

These parking requirements are applicable to development in the MCMOD.

1. Number of parking spaces. The following minimum and maximum numbers of off-street parking spaces shall be provided by use, either in surface parking or within garages or other structures:

Use	Minimum/Maximum Spaces		
	Windsor Gardens Subdistrict	Norwood Central Subdistrict	Norwood Depot Subdistrict
Multi-family residential	1.5 spaces per residential dwelling unit	1.1 spaces per residential dwelling unit	1.1 spaces per residential dwelling unit
Mixed-Use (for the Non-residential / Commercial component)	Subject to Schedule of Minimum Requirements in Section 6.1.3		

2. Number of bicycle parking spaces. The following minimum numbers of covered bicycle storage spaces shall be provided by use:

Use	Minimum Spaces		
	Windsor Gardens Subdistrict	Norwood Central Subdistrict	Norwood Depot Subdistrict
Multi-family residential	1 space per residential dwelling unit up to 20 units plus 1 space per 10 dwelling units for each unit exceeding 20		
Mixed-Use (for the Non-residential / Commercial component)	1 space per 10 vehicle parking spaces required for commercial use		

3. Bicycle storage. For a multi-family development of 20 units or more, or a mixed-use development of 20,000 square feet or more, bicycle parking spaces shall be integrated into the structure of the building(s) to provide secure indoor storage.

4. Waivers. The Planning Board may, via Site Plan Review and in its sole discretion, consider and authorize waivers from any off-street parking requirements set forth in this Section 9.5.F provided that the project includes one or some combination of the following:

a. On-street parking offset. Required parking spaces may be offset by publicly available on-street parking spaces along the building lot frontage on the same side of the street.

b. Shared off-street parking for mixed-use. In mixed-use buildings, shared parking may be proposed where the combination of uses results in a distribution of peak demand times. Planning Board reserves the right to require a formal parking evaluation in its review.

c. Car-sharing program. Required parking spaces may be offset by an active car-sharing program available to residents and/or employees; and where cars for the car-share program are available on the site or within a 700-foot walking distance of the site (with accommodations available for handicap accessibility).

d. Municipal lots. In mixed-use buildings, required commercial parking spaces may be offset by publicly available parking spaces in a municipal lot located within a 700 foot walking distance of the site.

e. Assignment of parking spaces. To allow for the greatest utilization of available parking spaces, parking requirements may be offset by a policy establishing unassigned residential parking spaces.

G. General Development Standards

1. Applicability. Unless otherwise specified in this Section 9.5, all development under the MCMOD must comply with the General Regulations of Section 6.0.

2. Site Design

a. Connections. Sidewalks shall provide a direct connection among building entrances, public sidewalks, bicycle storage and parking.

b. Vehicular access. Where possible, curb cuts shall be minimized and shared driveways encouraged. Circulation must be accessible to emergency vehicles.

c. Plantings. Planting schedules shall be limited to species that are native to the region. Plants on the Massachusetts Prohibited Plant List, as the same may be amended, shall be prohibited.

d. Mechanicals and dumpsters. If located on the exterior of the building at ground level, mechanical equipment and dumpsters (and/or other trash and recycling collection points) shall be screened by a combination of fencing and plantings and located in the rear and/or side yards out of view from the public right of way.

e. Outdoor Space. Multi-family housing shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All vegetated outdoor space shall count towards the project's minimum Open Space requirement.

f. Parking. Location of surface or structured parking is not permitted within the setback between the building and any lot line adjacent to the public right-of-way.

g. Stormwater management. Development must demonstrate compliance with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, Norwood Stormwater Bylaw, and the Norwood MS4 Permit

3. Building Design

a. Multiple Buildings (Uses). In a mixed-use development, uses may be mixed within the buildings or in separate buildings except that non-residential uses shall be located only on the ground floor.

b. Multiple buildings (Façades). All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.

c. Pedestrian Entry. The building(s) adjacent to the public street shall have pedestrian entries facing the public street and oriented toward streetscape amenities, such as bicycle racks, crosswalks, public green space, etc.

d. Visual Compatibility. Building types (triplexes, quadruplexes, walk-up garden units, mixed-use with ground floor retail, rowhomes, etc.) should be compatible with their neighborhood context via building siting, design, choice of materials and finishes, and massing.

e. Large buildings. Developments of more than 100 units should include such articulation measures as changes of plane, varied rooflines, materials and façades, and/or the appearance of varied building types.

4. Parking Design

a. Surface Parking. Surface parking shall be located to the rear or side of the principal building. Location of surface parking is not permitted within the setback between the building and any lot line adjacent to the public right-of-way.

b. Integrated garages. The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.

c. Parking structures. Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot. Architectural design features such as non-reflective windows, variegated materials (stamped concrete, brick, etc.), landscaping and screening and decorative façade openings are strongly encouraged.

5. Waivers. Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this Section 9.5.G [General Development Standards] in the interests of design flexibility and overall project quality, and subject to a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

6. Bonuses. In exchange for certain improvements to benefit the public interest as detailed in Section 9.5.G.6, proposed developments may qualify by Special Permit for one additional story of building height (or an additional 11 feet of building height) above the requirements set forth in Section 9.5.E [Dimensional Standards]. Setback requirements for building height as detailed in Section 9.5.E shall remain in effect. The Planning Board shall serve as Special Permit Granting Authority. Proposed developments are eligible for only one (1) bonus. If density exceeds applicable maximum allowable density requirements as a result of bonus building height, the Special Permit shall serve to allow the increased density. Failure to grant a Special Permit for any bonus shall not be construed as a means to deny the multifamily residential use.

a. Affordable Housing Density Bonus. One additional story of building height may be granted by Special Permit in exchange for a development that designates at least an additional 5% of total units as Affordable Units to households making not more than 50% AMI, resulting in 25% affordability for the overall development.

b. Stormwater Management and Heat Island Impact Bonus. One additional story of height may be granted by Special Permit in exchange for a development that both (a) fully meets new development standards for stormwater in the Massachusetts Stormwater Handbook and Norwood Conservation Commission stormwater regulations and (b) includes one of the following additional components:

i. Install a vegetated or green roof over 50% of the roof area.

- ii. Use diffuse, highly reflective materials on 75% of the roof area.
- iii. Provide solar PV and/or solar thermal on a minimum of 50% of the roof area.
- iv. Provide 100% highly reflective concrete topping.
- v. Provide 40% open space

c. **Structured Parking Bonus.** One additional story of building height may be granted by Special Permit for developments that relocate surface parking to 1) an underground garage structure or 2) podium parking on the first floor of a residential structure; provided that surface parking square footage is replaced 1:1 with open space.

H. Affordability

1. Purpose.

- a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- b. Provide a full range of housing choices for households of all incomes, ages, sizes and abilities;
- c. Increase production of affordable housing to meet existing and anticipated housing needs;
- d. Work to overcome economic segregation allowing Norwood to be a community in which low and moderate-income households have the opportunity to advance economically.

2. **Applicability.** This requirement is applicable to all residential and mixed-use developments with eight (8) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section.

3. **Affordability requirements.** All Affordable Units available and limited to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.

4. **Provision of Affordable Housing.** In Applicable Projects with 8-15 units, not less than ten (10%) percent of housing units constructed pursuant to this Section 9.5 shall be Affordable Units. In Applicable Projects with 16 or more units, not less than twenty (20 %) percent of housing units constructed pursuant to this Section 9.5 shall be Affordable Units. For purposes of calculating the number of Affordable Units required within a development project, any fractional

unit of 0.5 or greater shall be deemed to constitute a whole unit. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

5. Development Standards. Affordable Units shall be:

- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
- b. Dispersed throughout the development;
- c. Located such that all units within the development have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
- d. Located such that the Affordable Units have equal avoidance of any potential nuisances as market-rate units within the development;
- e. Distributed proportionately among unit sizes of all other units in the development; and
- f. Distributed proportionately with all other units of the development across each phase of a phased development.
- g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.

6. Special Permit. As detailed and subject to the requirements of Section 9.5.G.6, a development that designates at least an additional 5% of total units as affordable to households making not more than 50% AMI may be eligible by Special Permit for an additional story (or 11 feet) of building height.

I. Site Plan Review

1. Applicability. As detailed in Section 10.5 [Site Plan Review], proposed development under the MCMOD is subject to Site Plan Review by the Planning Board. All requirements of Section 10.5 shall apply.

2. As of right. Site Plan Review for proposed development under the MCMOD shall be construed as an as of right review and approval process as required by EOHLC Compliance Guidelines for 3A. Site Plan Review shall not unreasonably condition nor delay proposed development under the MCMOD.