

**DRAFT ZONING BYLAW  
MBTA COMMUNITIES  
TOWN OF NORTH READING**

**Article \_ Amend Code: Establishment of Lowell Road Multi-Family Zoning Overlay District**

To see if the Town will vote to amend the North Reading Zoning Bylaw by inserting a new Article \_\_\_\_, Lowell Road Multi-Family Overlay District, which provides as follows:

**§ 200-\_\_\_\_. Purpose.**

The purpose of the Lowell Road Multi-Family Overlay District is to provide opportunities for the development of new multi-family housing by right, in the interest of providing a variety of needed housing types; and to fully comply with the Town's obligations under Section 3A of MGL c. 40A.

**§ 200-\_\_\_\_. Applicability.**

This bylaw applies to any property to be placed within the Lowell Road Multi-Family Overlay District and shall include the following parcels that are listed below and are shown on the Lowell Road Multi-Family Overlay District Map on file in the Community Planning Department. The Lowell Road Multi-Family Overlay District is herein established as an overlay district.

<b>Area (acres)</b>	<b>Map and Parcel</b>	<b>Street Number</b>	<b>Street Name</b>
34.21	Map 7 Parcel 2	104	Lowell Road
47.87	Map 14 Parcel 9	100	Lowell Road

**§ 200-\_\_\_\_. Effect of overlay district.**

The Lowell Road Multi-Family Overlay District regulations of this article apply in addition to the underlying zoning district regulations. In case of conflict between the regulations of this article and other regulations in this bylaw, the regulations of this article shall control, whether more or less restrictive. Where no Lowell Road Multi-Family Overlay District regulation is stated in this article, the regulations of the underlying zoning district and all other applicable provisions of this bylaw shall apply.

**§ 200-\_\_\_\_. Use regulations.**

The following use shall be permitted as of right in the Lowell Road Multi-Family Overlay District: "Multi-family housing", a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.

**§ 200-\_\_\_\_. Dimensional and density regulations.**

A. The dimensional and density regulations of the underlying zoning district are to be adhered to within the Lowell Road Multi-Family Overlay District, with the exception that the maximum number of stories allowed is four and one-half (4 ½).

B. Multiple buildings are allowed on one lot. The minimum separation between buildings shall be two times the required side yard setback.

**§ 200-\_\_\_\_. Parking requirements.**

A. The minimum required off-street parking shall be two spaces per dwelling unit.

B. The required parking spaces may be located in an accessory garage, in a dedicated parking area on the lot, or stacked within the driveway serving the development. When the parking spaces are located outside, the area used for parking shall be graded and drained so as to prevent surface water accumulation within the parking area and to prevent surface water runoff to an adjoining property or the public way.

C. Dimensions of outdoor parking spaces shall be a minimum of 10 feet by 20 feet. Dimensions of indoor parking garage spaces shall be a minimum of 9 feet by 18 feet.

D. No off-street parking space shall be located within the minimum front yard setback.

E. There shall be a landscaped buffer of not less than four feet between any driveway and the nearest side lot line, and no paved surface areas and no off-street parking shall be permitted within the buffer zone.

**§ 200-\_\_\_\_. Affordability requirements.**

One unit for each 10 residential units in all new development projects that include 10 or more residential units created through new construction or addition to existing buildings must be affordable units. Developers of such projects are required to provide affordable units on-site. Affordable units must be affordable to a low- or moderate-income household, i.e., a household with income at or below 80% of area median income (AMI), adjusted for household size, for the metropolitan area that includes the Town of North Reading, as determined by the United States Department of Housing and Urban Development (HUD).

Affordable units shall meet the requirements of the Executive Office of Housing and Livable Communities (EOHLC) Local Initiative Program (LIP) for inclusion on the Chapter 40B Subsidized Housing Inventory.

**§ 200-\_\_\_\_. Severability.**

In the event that one or more of the provisions of this article are determined to be illegal or unenforceable by a court of competent jurisdiction, then the illegality or unenforceability of any such provision shall not affect the validity of any other provision of this article which remains in full force and effect.

and further to amend the Town of North Reading Zoning Map to add a new Lowell Road Multi-Family Zoning Overlay District consisting of the following parcels:

Area	Map and Parcel	Street Number	Street Name
34.21 acres	Map 7 Parcel 2	104	Lowell Road
47.87 acres	Map 14 Parcel 9	100	Lowell Road

or what it will do in relation thereto.

**Sponsor:** Community Planning Commission

Summary: The article establishes a new overlay district that complies with the provisions of Section 3A of MGL c. 40A. The district, like the existing overlay district affecting these properties, allows multi-family housing by right, and establishes regulations for that overlay district, including parking. The overlay district affects two parcels currently located within the Industrial Office zoning district. The provisions of the underlying zoning district, and other zoning overlay districts affecting the properties, remain intact.