CLEAN VERSION OF MUOD

ARTICLE 5 To see if the Town will vote to amend the Zoning Bylaw, section 9.4 Downtown Apartment Overlay District by deleting the entire section 9.4 and inserting a new section 9.4 entitled Mixed Use Overlay District.

NEW SECTION 9.4

9.4 MIXED USE OVERLAY DISTRICT (MUOD)

9.4.1 Purpose. The purpose of the Mixed Use Overlay District (MUOD) is to:

1. Promote live/work development in Norwood's downtown and neighborhood centers that encourages a mixed-use environment that is less automobile dependent and more pedestrian-friendly.
2. Encourage a diverse mix of commercial, residential, institutional and entertainment uses for residents, workers, and visitors at an appropriate scale for downtown, village and neighborhood centers.
3. Permit uses that promote expansion and conversion of existing buildings in a manner that maintains the prevailing development patterns, scale, architectural character, pedestrian orientation, and visual attributes of historic buildings and sites within the underlying base district.
4. Minimize functional conflicts between residential and nonresidential uses within the district and with abutting districts.
5. Encourage vibrant public and publicly-oriented private open spaces that enhance the district by reinforcing pedestrian activity and multi-modal transportation opportunities.

9.4.2 MUOD The Mixed Use Overlay District (MUOD) is hereby established and consists of those areas shown on the Town of Norwood Zoning Map on file with the Town Clerk. The designated MUOD's boundaries are also identified on an insert map which is part of the Town of Norwood Zoning Map. The designated MUOD districts are as follows:

1. MUOD-Central Business District (MUOD-CBD)
2. Reserved

9.4.3 Applicability.

1. A Special Permit shall be required and the development and design criteria within this Section shall be applicable to all residential and mixed use development in the MUOD involving any of the following: new building construction; repurposing or adaptive reuse of an existing building; or work which results in the increase of floor area through either an addition to the principal structure or accessory structure.
2. It is recommended that applicants for projects in the MUOD consult with Town departments and officials prior to the submission of a formal application under this bylaw.
3. Prior to the issuance of a building permit for a project proposed in the MUOD, the applicant shall submit a site plan and material demonstrating compliance with Section 10.5 of this Bylaw.
4. Site Plan and supportive materials shall be reviewed by the Director of Community Planning & Economic Development for conformance with the performance standards and purpose of this bylaw and an advisory opinion shall be prepared for consideration by the Building Inspector. Advisory opinions may include recommendations for conformance with Downtown Norwood Design Guidelines, which may require amendments or changes to the site plan prior to issuance of a building permit.

9.4.4 SPGA. The Planning Board shall be the Special Permit Granting Authority for projects under the

MUOD.

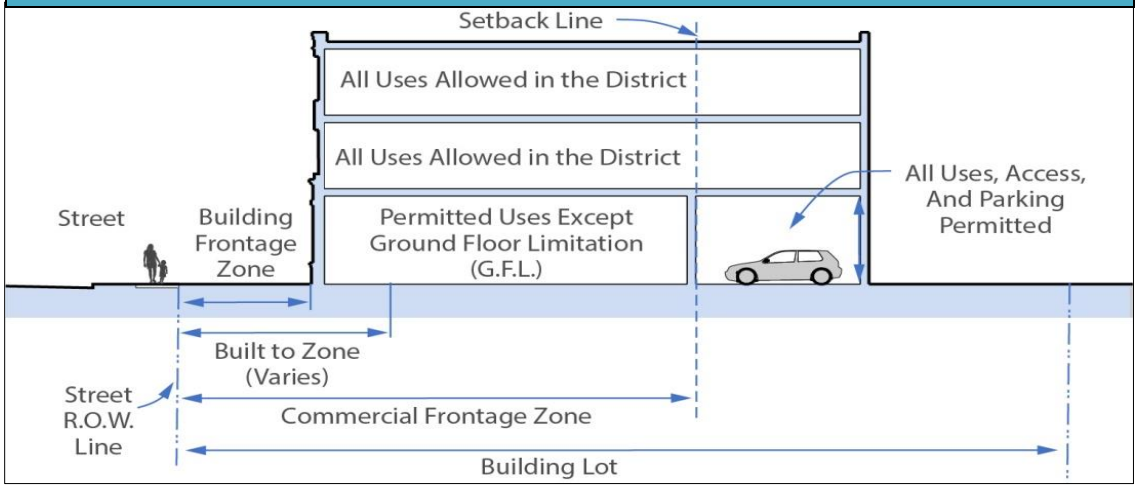
9.4.5 Definitions.

1. Cohousing/Housing Cooperative. A multi-family building or development site of private dwellings and shared building facilities and community spaces. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house or room, which may include a large kitchen and dining area, laundry, co-work space, and community gathering spaces. Other shared spaces include community garden plots and outdoor open spaces.
2. Mixed Use Building. A building containing residential uses and compatible non-residential uses such as office, retail, recreational, and light industrial.
3. Townhouse/Rowhouse. An attached single family residential building with a small footprint and narrow massing. Townhouses may be clustered together on individual lots with common space for recreational and accessory uses. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or open space.

9.4.6 Zoning Map Performance Standards.

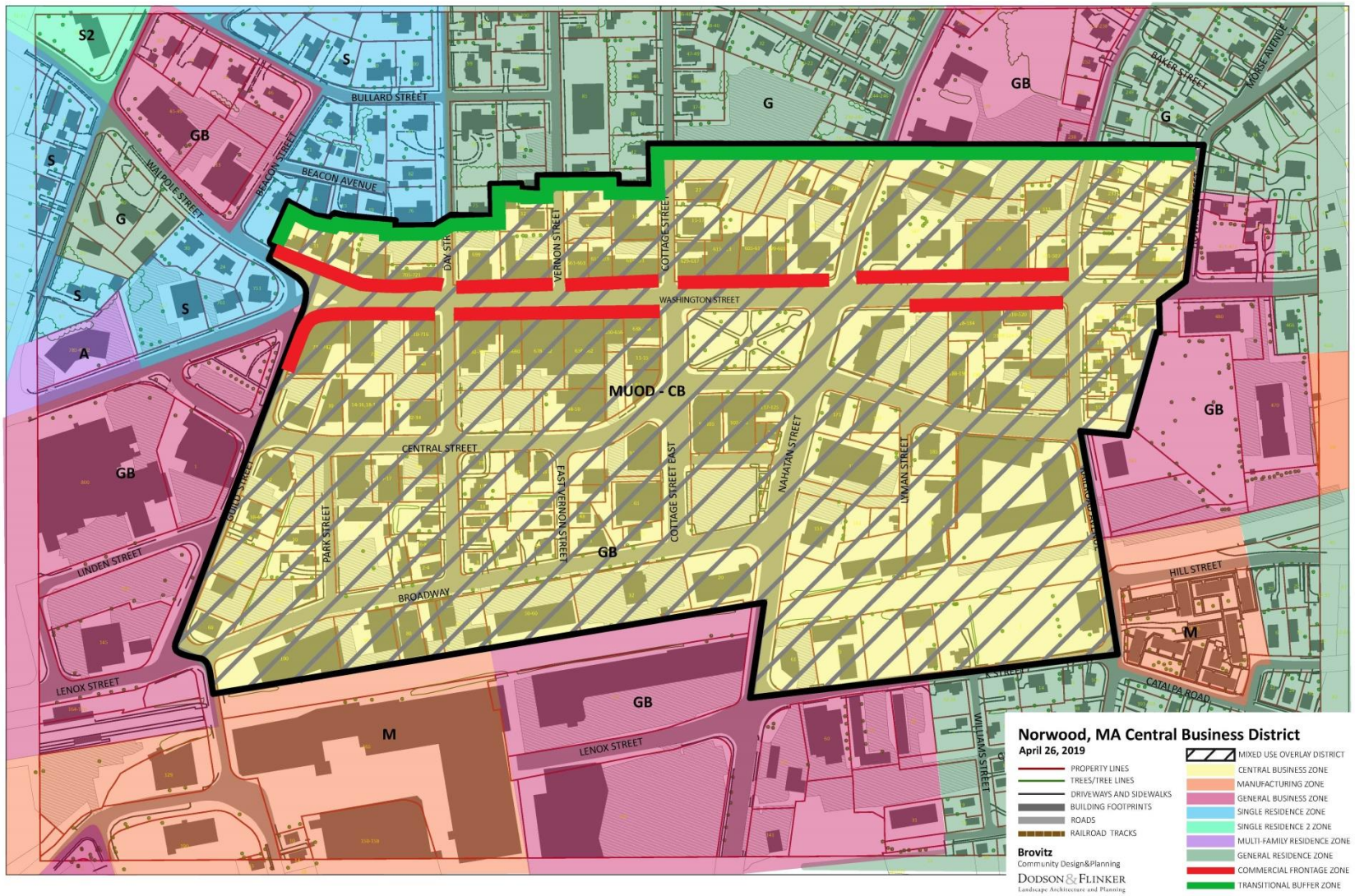
1. Commercial Frontage Zones. In the MUOD Districts, properties fronting on specified public streets as shown on the Town of Norwood Zoning Map are subject to ground floor use limitations. In Commercial Frontage Zones, the ground floor of a primary building shall be occupied by any combination of retail, restaurant, or publicly-oriented office or civic use as allowed in the underlying base district per Section 3.1 – Table of Use to a depth of 60 feet from the Street right of way line. (see Figure 1).

FIGURE 1 – COMMERICAL FRONTAGE ZONES



CLEAN VERSION OF MUOD

Mixed Use Overlay District Map



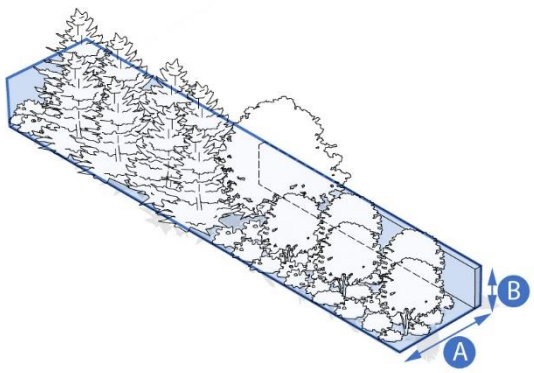
2. Transitional Buffer Zones. The MUOD Zoning Map may identify certain district boundaries where buildings and property uses must be buffered to create a compatible transition with the surrounding neighborhoods. Transitional Buffer Zones are identified on the MUOD Zoning District Map.

a) *Landscaped Buffers*. Where required, buffers may include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum depth of 20 feet and height of 8 feet above the ground.

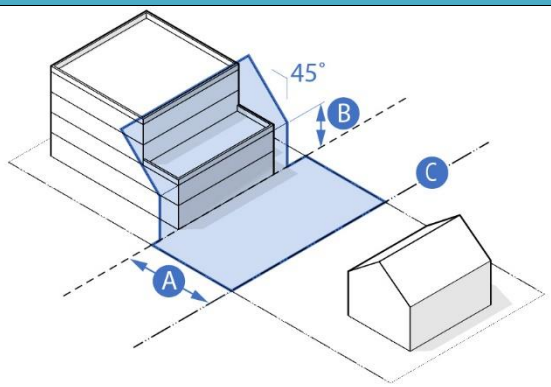
b) *Building Buffers*. Buildings and associated property use shall be setback a minimum of 50 feet from the MUOD zoning boundary on which the Transitional Buffer Zone is located. The maximum building height at the setback line shall be 25 feet with increasing height permitted on a 45-degree plane further setback from the MUOD zoning boundary to the maximum height allowed in the district.

c) *Waivers*. The Planning Board may waive the buffering requirements in part or in whole if they determine that such application is not necessary to create a compatible transition with the surrounding neighborhood.

FIGURE 2 – TRANSITIONAL BUFFERS



Transitional Landscape Buffer
A = Minimum Depth; B = Minimum Height



Transitional Building Buffer
A= Minimum Setback; B=Maximum Building Height at Setback; C = MUOD Boundary Line

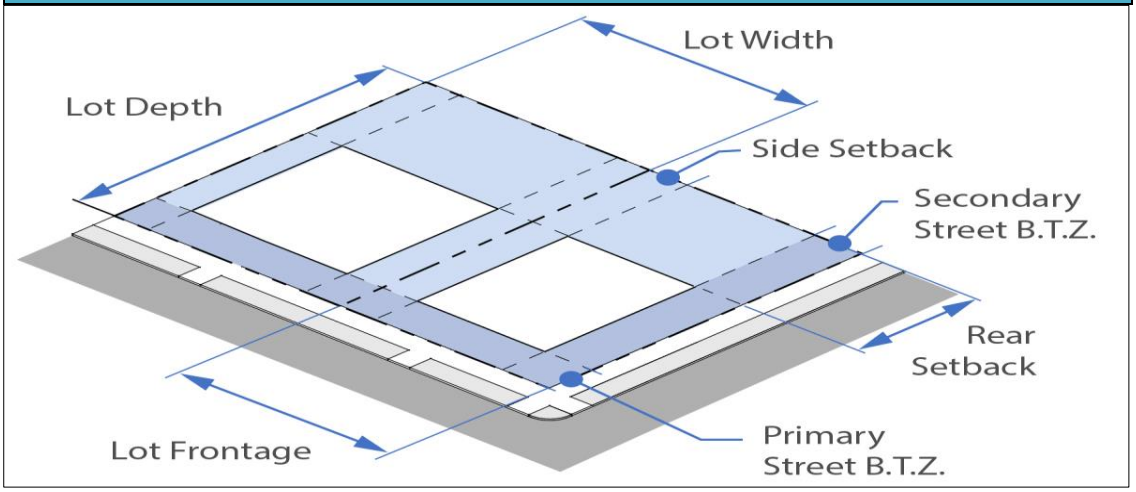
9.4.7 General Design Standards

1. Building Lots. Building lot requirements designate the minimum area that a given building or development site can be built on in the MUOD. Minimum lot sizes are defined in Section 9.4.8 for each of the Building Types.

2. Number of Buildings. More than one principal building is allowed on a development site as long as each principal building meets the required dimensional standards for a building lot individually.

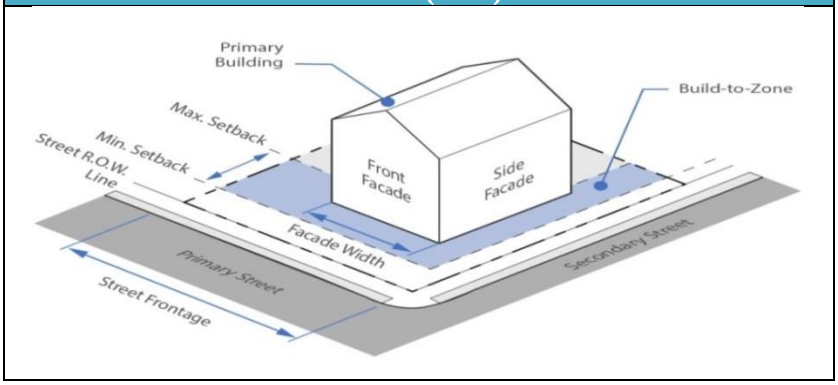
3. Building Placement. All principal buildings and accessory structures must be located outside of any required front, side, or rear setbacks except as otherwise permitted in this section. Building placement standards are required in each Building Type in Section 9.4.8.

FIGURE 3 – BUILDING PLACEMENT ON THE LOT



4. Build-To-Zones (BTZ). The area between the minimum front setback and maximum front setback is the Primary Street Build-To-Zone (BTZ) in which the front façade of the primary building facing the primary street shall be placed. If the lot is on a street corner, the side façade facing the secondary street shall also be placed in the required Secondary Street Build-To-Zone. The BTZ is defined for each Building Type in Section 9.4.8.

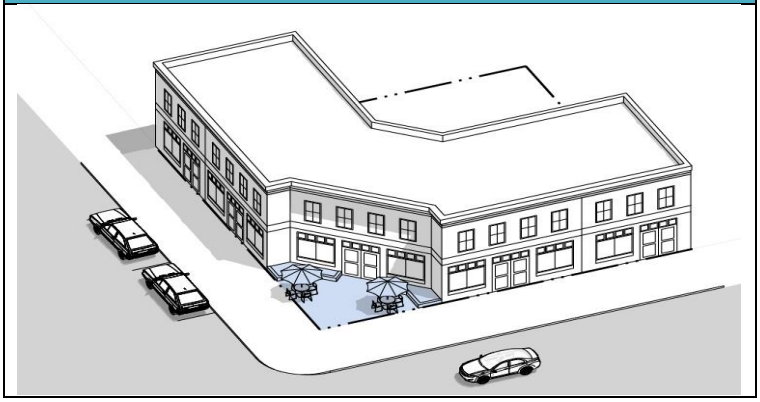
FIGURE 4 - PRIMARY AND SECONDARY BUILD-TO-ZONE (BTZ)



5. Build-To-Zone Occupancy (BTZO). The width of the primary building façade facing the Primary Street measured as a percentage of the street frontage shall determine the percentage occupancy of the Build-To-Zone. Primary BTZ Occupancy shall be equal to at least 50% of the frontage width at the street line unless otherwise specified in the Building Type standards in Section 9.4.8.

6. Façade Orientation. The front façade and entrance of a principal building must be built parallel to a Street ROW Line or to the tangent of a curved Street ROW Line. On a corner lot, the building façade may be retracted at a 45-degree angle between the curb radius to allow for Outdoor Amenity Space and for clear site distance at the corner.

FIGURE 5 - FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE

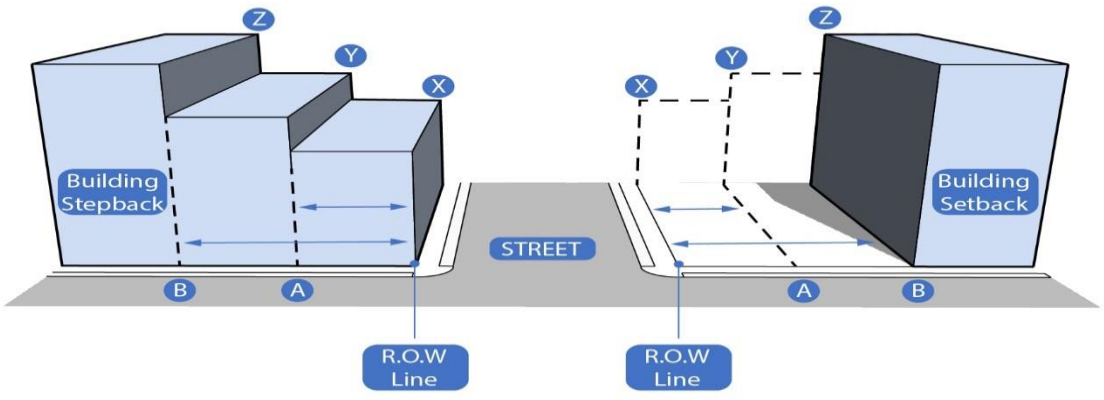


7. Minimum and Maximum Building Height. The minimum and maximum height and number of stories are defined by Building Type in Section 9.4.8. A factor in determining the minimum and maximum building height is the typical height of traditional building types, the existing height of adjacent buildings, and the pedestrian-orientation and level of walkability desired for the MUOD.

8. Building Stepback and Street Enclosure. In the MUOD, taller buildings shall be required to be set back or stepped back from the street right-of-way line in accordance with Figure 6 below. For properties with street frontage and orientation on Washington Street, the setback and stepback provisions also apply to building heights on secondary public street frontages. These standards supersede the maximum height allowed for individual Building Types in Section 9.4.8. The purpose of this requirement is to enhance the pedestrian environment and prevent excessive street enclosure and shadowing on narrower streets. Within the spaces created by building setbacks or stepbacks, Outdoor Amenities Space is encouraged and may be required under Section 9.4.15.

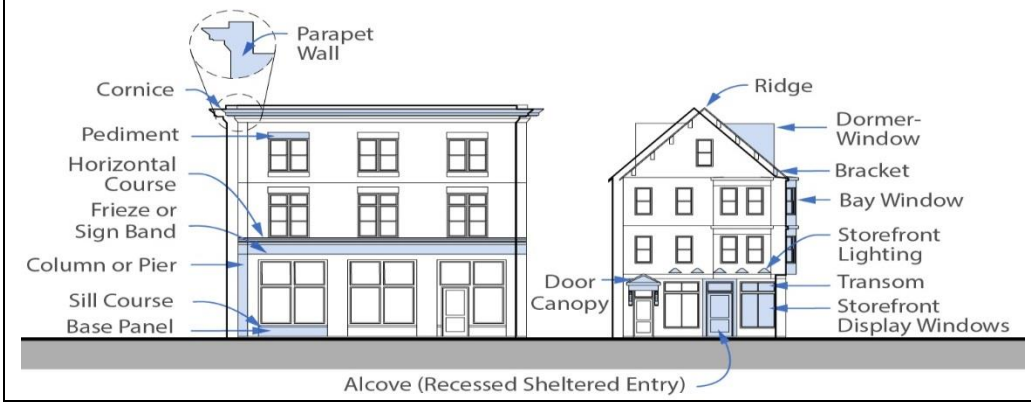
FIGURE 6 - BUILDING SETBACK, STEPBACK, AND STREET ENCLOSURE

Building Setback from Street Right-Of-Way Line	**Washington Street Frontage Building Height (Maximum)**	**Other Public Street Frontages Building Height (Maximum)**
0 Feet (Street ROW Line) = 0 Feet	X (at Street ROW Line) = 35 Feet	X (at Street ROW Line) = 25 Feet
A = 10 Feet	Y = 45 feet	Y = 35 feet
B = 20 Feet or More	Z = 45 Feet	Z = 45 Feet



9. Surface Relief with Architectural Features. Street-facing building façade s shall provide surface relief through the use of bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other equivalent architectural features that either recess or project from the average plane of the façade by at least 4 inches.

FIGURE 7 - FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES



10. Building Transparency. The following standards apply to all buildings in the MUOD. Specific façade transparency requirements are defined in each Building Type in Section 9.4.8:
    a) Façades shall have windows and doors with highly transparent, low reflectivity glass for a percentage of the total area of a façade , measured for each story independently.
    b) Façade transparency of a ground story façade is measured between 2 feet and 12 feet above the ground elevation.
    c) Façade transparency requirements are only applicable to front façades facing a street right-of-way line.

FIGURE 8 - GROUND AND UPPER FLOOR TRANSPARENCY

11. Doors and Entrances.
    a) Buildings must have a primary entrance facing a public street or way and should be visually prominent.
    b) In buildings with multiple ground floor tenants, entries should provide a coordinated design theme such as a common frieze or sign band, architectural projection, or awning design.

9.4.8 Standards for New Buildings and Developments.

The new Principal Building and Development Types allowed in the MUOD and associated design standards are identified in the tables below.

TABLE 1A. MULTI-FAMILY BUILDING AND DEVELOPMENT

1.1. DEFINITION AND PERMITTED USES

A large floor plate residential building type with four or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units (DU) may be ownership or rental. Not intended for non-residential uses.

1.2. LOT STANDARDS

A.	Min. Lots Size (S.F.)	N/A
B.	Frontage (Min.)	80 Ft. Min.
C.	Lot Depth (Min./Max.)	N/A
D.	Build-To-Zone (Min./Max.)	10 Ft. / 30 Ft.
E.	B-T-Z/Façade Build Out (Min.)	70%
F.	Side Setback (Min.)	15 Ft
G.	Rear Setback (Min.)	20 Ft
H.	% Outdoor Amenity (Min.)	20%
I.	Parking Setback (Min.)	30 Ft

1.3. DESIGN STANDARDS

A.	Building Height (Max.)	4 Stories/45 Ft
B.	Ground Floor Elevation(Min./Max.)	2 Ft. / 4 Ft.
C.	Ground Story Height (Min.)	9 Ft.
D.	Upper Story Height (Min.)	9 Ft.
E.	Roof Types	All
F.	Street Facing Wall Width without Offset (Max.)	60 Ft.
G.	Street Facing Wall Off-Set Depth & Length (Min)	4 Ft / 8 Ft
H.	Street Facing Transparency -Ground Floor/Upper Floor (Min)	20% / 20%
I.	Building Length - Street Facing Façade (Max.)	100 Ft
J.	Street Facing Entrance	Required

1.4. ADDITIONAL STANDARDS

A.	Multi-Family Buildings must be a minimum of 2 stories.
B.	Multi-Family Buildings shall not contain more than 24 dwelling units without a Special Permit from Planning Board.

TABLE 1B. ROWHOUSE/TOWNHOUSE BUILDING AND DEVELOPMENT

1.1. DEFINITION AND PERMITTED USES

A small floor plate attached residential building type with one dwelling unit where each unit is separated horizontally by a common wall. Rowhouses may not be used for non-residential uses.

1.2. LOT STANDARDS

A.	Min. Lot Size (S.F.)	1,200 SF
B.	Frontage (Min./Max.)	18Ft Min /24Ft Max

C.	Lot Depth (Min.)	50 Ft
D.	Build-To-Zone (Min./Max.)	5 Ft./15 Ft.
E.	B-T-Z/Façade Build Out (Min.)	80%
F.	Side Setback (Min.)	0 Ft
G.	Rear Setback (Min.)	15 Ft
H.	% Outdoor Amenity (Min.)	20%
I.	Parking Setback (Min.)	Behind Building

1.3. DESIGN STANDARDS

A.	Building Height (Max.)	2.5 Stories/35 Ft
B.	Ground Floor Elevation(Min./Max.)	2 Ft./4 Ft.
C.	Ground Story Height (Min.)	9 Ft.
D.	Upper Story Height (Min.)	9 Ft.
E.	Roof Types	All
F.	Street Facing Wall Width (Min.)	18 Ft.
G.	Street Facing Wall Off-Set (Min.)	N/A
H.	Street Facing Transparency - Ground Floor/Upper Floor (Min.)	20% / 20%
I.	Building Length - Street Facing Façade (Max)	24 Ft
J.	Street Facing Entrance	Required

1.4. ADDITIONAL STANDARDS

A.	Onsite parking is not allowed in front of or between the buildings.
B.	A maximum of 8 units can be attached by a common wall before access is provided for pedestrians, vehicles or outdoor amenity space.

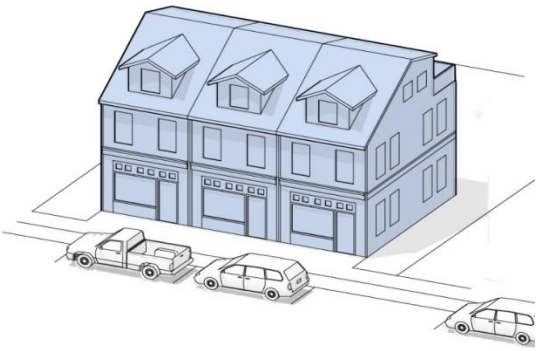
TABLE 1C. LIVE-WORK BUILDING AND DEVELOPMENT

1.1. DEFINITION AND PERMITTED USES

A small floor plate attached residential building type with one owner-occupied dwelling unit and one ground floor commercial unit.

1.2. LOT STANDARDS

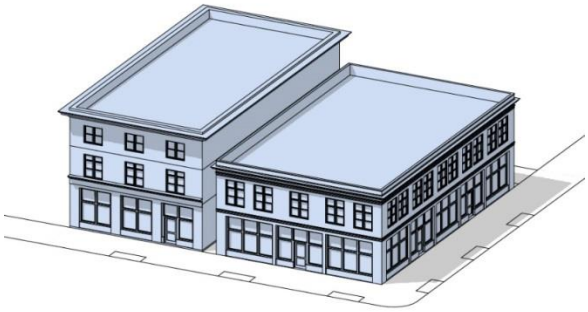
A.	Min. Lots Size (S.F.)	N/A
B.	Frontage (Min.)	40 Ft. Min.
C.	Lot Depth (Min./Max.)	N/A
D.	Build-To-Zone (Min./Max.)	0 Ft./15 Ft.
E.	B-T-Z/Façade Build Out (Min.)	80%
F.	Side Setback (Min.)	0 Ft
G.	Rear Setback (Min.)	20 Ft
H.	% Outdoor Amenity (Min.)	15%
I.	Parking Setback (Min.)	Behind Building



1.3. DESIGN STANDARDS

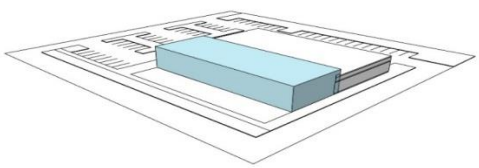
A.	Building Height (Max.)	2.5 Stories/35Ft
B.	Ground Floor Elevation (Min./Max.)	0 Ft./2 Ft.
C.	Ground Story Height (Min.)	9 Ft.
D.	Upper Story Height (Min.)	9 Ft.
E.	Roof Types	All
F.	Street Facing Wall Width w/Offset (Max.)	80 Ft.
G.	Street Facing Wall Off-Set Depth & Length (Min.)	4 Ft/8 Ft
H.	Street Facing Transparency -Ground Floor/Upper Floor (Min.)	50% / 20%
I.	Building Length - Street Facing Façade (Max.)	50 Ft
J.	Street Facing Entrance	Required

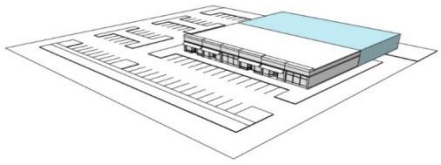
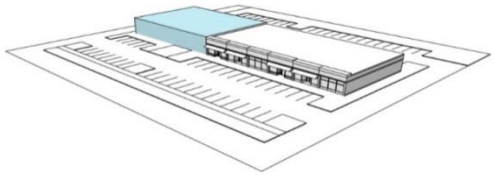
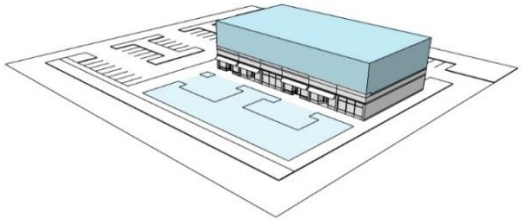
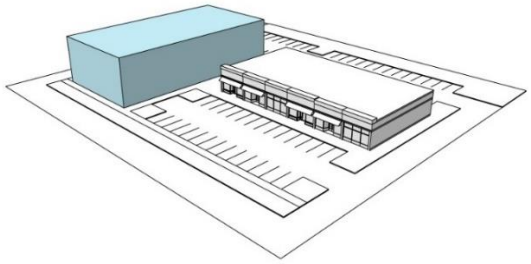
1.4. ADDITIONAL STANDARDS - None

TABLE 1D. MIXED USE BUILDING AND DEVELOPMENT			
1.1. DEFINITION AND PERMITTED USES			
A variable floor plate building type that typically accommodates a variety of ground floor commercial uses and upper floor residential and office uses at the scale that complements the historic character of the neighborhood.			
1.2. LOT STANDARDS			
A.	Min. Lots Size (S.F.)	N/A	
B.	Frontage (Min.)	50 Ft. Min.	
C.	Lot Depth (Min./Max.)	N/A	
D.	Build-To-Zone (Min./Max.)	0 Ft. / 20 Ft.	
E.	B-T-Z/Façade Build Out (Min.)	70%	
F.	Side Setback (Min./Max.)	0 Ft / 15 Ft	
G.	Rear Setback (Min.)	20 Ft	
H.	% Outdoor Amenity (Min.)	20%	
I.	Parking Setback (Min.)	30 Ft	
1.3. DESIGN STANDARDS			
A.	Building Height (Max.)	4 Stories/ 45 Ft	
B.	Ground Floor Elevation (Min./Max.)	0 Ft. / 2 Ft.	
C.	Ground Story Height (Min.)	12 Ft.	
D.	Upper Story Height (Min.)	9 Ft.	
E.	Roof Types	All	
F.	Street Facing Wall Width w/out Offset (Max.)	40 Ft.	
G.	Street Facing Wall Off-Set Depth and Length (Min.)	4 Ft / 8 Ft	
H.	Street Facing Transparency - Ground Floor/Upper Floor (Min.)	60% / 20%	
I.	Building Length - Street Facing Façade (Max.)	150 Ft	
J.	Street Facing Entrance	Required	
1.4. ADDITIONAL STANDARDS			
A.	Mixed Use Buildings must be a minimum of 2 stories.		
B.	Maximum Building Footprint is 10,000 SF.		
C.	Side Setback is not required when there is a common wall; and shall be 10 feet if there is not, to accommodate pedestrian and vehicle access to the side and rear of the property.		
D.	Mixed Use Buildings shall not contain more than 24 dwelling units without a Special Permit from the Planning Board.		

9.4.9 Standards for Pre-Existing Buildings and Developments.

1. Where the expansion of an existing building is unable to meet the Building and Lot Standards in Section 9.4.8 above, the existing building shall comply with the following non-conforming provisions:

TABLE 2. NON-CONFORMING BUILDING ADDITION STANDARDS	
Type of Addition	**Standards**
Front Addition	Any addition to the front must be placed within the Front Build-To Zone (BTZ). The addition does not have to meet the minimum Front Build-To-Zone Occupancy (BTZO)
	

Rear Addition 	Rear additions are allowed up to the minimum Rear Setback.
Side Addition 	Side additions are allowed to a minimum Side setback line and to a length not exceeding the maximum Façade Modulation Length for the most similar Building Type.
Story Addition 	Story additions are allowed up to the maximum story and building height for the most similar building type.
Additional Principal Building 	Where a new building is being constructed on a lot or site with an existing non-conforming building the following provisions apply: Any new building must be placed in the Front Build-To-Zone (BTZ) until the minimum occupation percentage for the lot has been met. Any new side or rear buildings are not allowed until the minimum Front Build-To-Zone Occupancy (BTZO) percentage for the lot has been met.

2. Where applicable, the standards in Section 9.4.10 below shall apply.
3. Where the provisions of this Section conflict with Section 5.5 - Non-Conforming Uses and Structures, this section shall apply.

9.4.10 Standards for Historic Building Residential Retrofit and Addition.

1. Historic Building Retrofit: The reuse of buildings constructed prior to 1950 which are contributing to the historic character of the underlying zoning district as determined by the Planning Board, or are listed on the National Register of Historic Places or the State Inventory of Historic Places may be retrofitted for residential or mixed-use purposes with a maximum residential density as set forth in Section 9.4.12 with the following provisions:

a) External architectural features are preserved and/or restored, and in particular to the extent possible, historically significant exterior façade s are preserved or restored.

b) Original roof lines, to the greatest extent practicable are preserved.

c) Any necessary façade restoration should follow the preservation guidelines outlined in the United States Secretary of Interior Standards for Treatment of Historical Properties or the Massachusetts Historic Commission Standards.

2. Historic Building Expansion: Horizontal or vertical expansions to the floor area of an eligible historic building and new construction on the lot must comply with the dimensional and design standards provided in Section 9.4.7 and 9.4.8 to the extent possible.

3. Special Permit Criteria: In addition to the provisions set forth in Section 10.4 of these bylaws, the Planning Board shall consider the following additional review criteria in granting a Special Permit for the retrofit, repurposing, and expansion of historic buildings:

a) Arrangement, design, appearance and dimensions of proposed building changes, all exterior lighting, and all screening and landscaping features, including but not limited to fences, walls, plantings, and walkways.

b) Whether the proposal preserves exterior features to ensure sensitivity and compatibility with the surrounding neighborhoods and provides an economic incentive to maintain and rehabilitate historic structures.

c) Whether an increase in the footprint of a historic building or the addition of stories; is necessary to render the property economically sustainable; will increase housing choices; or will improve compliance with current building code standards for public access, seismic reinforcement, fire safety, and functionality for new uses (i.e.; lighting, elevator, railings, heating and cooling ducts, etc.)

d) Whether such reuse would more effectively preserve and enhance the architectural character of the surrounding neighborhood than would the redevelopment of the site upon demolition or significant exterior modification to the historic structure.

9.4.11 Allowed Uses.

Uses allowed by right and by Special Permit in the underlying zoning districts are identified in Section 3.1.5 Table of Use Regulations. In the MUOD the compatible combination of uses in a Mixed Use Building or Development shall require approval of the Planning Board as part of the Special Permit.

9.4.12 Residential Density.

1. Base Density: Buildings and Developments within the MUOD shall be subject to the following density standards:

TABLE 3. RESIDENTIAL DENSITY IN THE MUOD

BUILDING AND DEVELOPMENT TYPES	BY SPECIAL PERMIT/WITH DENSITY BONUS (DWELLING UNITS PER ACRE)			
	MUOD-CBD	RESERVE	RESERVE	RESERVE
Townhouse (Single-Family Attached Dwelling Unit)	12/16			
Multi-Family Building (3 or More Dwelling Units)	20/32			
Live-Work/Shop Building (1 Dwelling Unit)	12/16			
Mixed-Use Buildings (Commercial and Multi-Family Units)	20/32			
Non-Historic Building/Development Retrofit or Addition	20/32			
Historic Building/Development Retrofit or Addition	20/32			

2. Density Bonus Requirements.

a) *General Requirement*. The Planning Board by Special Permit may allow higher density up to the maximum established on Table 3 above if certain Public Benefit Improvements are made by the applicant that provide benefits to residents and businesses in the Development Site as well as to the MUOD, and surrounding area. If sufficient Public Benefit Improvements are made, the Planning Board shall make a written finding that the applicant will provide significant improvements providing a public benefit, in addition to improvements required to achieve the base density allowed in this bylaw.

b) *Eligible Public Benefit Improvements*. These improvements shall include on-site or off-site infrastructure improvements, streetscape improvements, open space or other amenities not otherwise required by this bylaw. These improvements shall serve a public purpose, be constructed in an attractive and context-sensitive manner, and oriented to a pedestrian environment. Some eligible improvements include the following:

1) Improvements that enhance publicly controlled active or passive recreation in desirable locations within the MUOD, in addition to the on-site Outdoor Amenity Space required by Section 9.4.15.

2) Land acquisition or donation to the Town or a designated non-profit agency for the purpose of publicly accessible active or passive recreation in desirable locations within the MUOD or surrounding area, in addition to the Outdoor Amenity Space required by Section 9.4.15.

3) Streetscape improvements such as sidewalks, pedestrian access to public parking, street trees, and furnishings on public streets or contribution of land suitable for public streetscape improvements.

4) Public parking spaces and publicly-accessible parking facilities.

5) Buildings or developments that are certified by the Green Building Council under the Leadership in Energy and Environmental Design (LEED) rating system.

6) Additional affordable housing units above the number required by this Section.

c) *Approval of Public Benefit Improvements*. All Public Benefit Improvements used for the density bonus shall require approval by the Planning Board which will consider recommendations made by the Town of Norwood Board of Selectmen, Department of Public Works, Board of Health, Conservation Commission, Community Preservation Committee, Historical Commission, and other boards and committees as applicable. In order to make this determination, the following are required:

1) The applicant shall provide the Planning Board with a written description of the intended improvements, the public benefit provided, significance to the Town, provision for maintenance if required, applicant's cost estimates for construction, and a sketch plan showing the location and type, size and extent of improvements.

2) The Planning Board may require a bond to cover the cost of any improvements that will be constructed, or a binding agreement approved by Town Counsel, to remain in place until the improvements are completed to the satisfaction of the Town.

3) A specific time frame for the completion of all required off-site improvements shall be incorporated as a condition of approval of the Planning Board.

4) The applicant shall provide a list of all permits and approvals required relating to any proposed public benefit(s) with the application. These approvals shall be obtained prior to approval of the development, unless an exception for good cause is explicitly authorized by the Planning Board.

5) The Planning Board shall be under no obligation to grant such density bonus and may determine, in its sole discretion, whether the offered improvements are sufficient in nature, scope, cost or otherwise, to justify such bonus. The offer and commitment by an applicant to provide all or any number of the above enumerated examples does not, in and of itself, justify or require the Planning Board to grant such density bonus.

9.4.13 Affordability. For projects greater than 8 residential units, projects must include affordable housing units as specified below:

1. Ownership Units. For all projects where the Affordable Units proposed are Homeownership Units, not less than 15% of the total housing units constructed in a Project shall be Affordable Housing.
2. Rental Units. For all projects where the Affordable Units proposed are Rental Units not less than 20% of total housing units in any building containing rental units shall be Affordable Housing.
3. Calculation of Units. For purposes of calculating the number of units of Affordable Housing required within a Project, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.
4. Subsidized Housing Inventory. Affordable Units shall comply with requirements of Massachusetts Executive Office of Housing and Economic Development requirements for counting towards the Town's Subsidized Housing Inventory.

9.4.14 Parking Requirements.

1. Purpose.
   a) To provide parking facilities that support human-scaled environment and minimize sidewalk interruptions and conflict points with pedestrians.
   b) To minimize excessive and inefficient off-street parking lots that result in lost opportunities to develop new buildings that expand business and housing opportunities.
   c) To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.
2. Applicability. This section shall comply with parking requirements in Section 6.1 of the Norwood Zoning Bylaws unless otherwise specified in this section.
3. Minimum and Maximum Off-Street Parking Requirements. The minimum number of off-street parking spaces in the MUOD shall be consistent with the Schedule of Minimum Requirements in Section 6.1.3 except as identified in Table 4 below. Any parking spaces in excess of the given standards shall require a waiver from the Planning Board.

TABLE 4. OFF-STREET PARKING STANDARDS IN THE MUOD

Residential and Mixed Use Buildings	**Required Parking Spaces[1]**
Townhouse, Rowhouse, Multifamily Building	1.5 spaces/DU with 2 bedrooms or less; and 2/DU with 3 bedrooms or more located within 300 feet of the Dwelling Unit
1-Bedroom Dwelling Unit in Mixed-Use Building	1 space
2-Bedroom Dwelling Unit in Mixed Use Building	1.5 spaces
3 Or More Bedroom Dwelling Unit in Mixed Use Building	2 spaces

1. *Required Parking equals both the minimum and maximum parking required for the use*

4. Parking Reduction Methods. The Planning Board may reduce off-street parking required in Section 6.1 and in Table 4 above under the following conditions:

a) *On-Street Parking Off-Set*. Parking spaces required to meet the minimum off-street parking requirements for the commercial uses within a Mixed Use Building may include publicly available on-street parking spaces along the building lot frontage on the same side of the street.

b) *Shared Off-Street Parking and Mixed Use*.

1) A combination of uses on-site using shared parking lots with off-set peak demand times where: a shared parking agreement with proximate properties where uses have offset peak demand times; uses have a high rate of parking turnover; or evidence of similar uses and location situations operating successfully with lower amounts of parking.

2) In Mixed Use Buildings where shared parking is proposed, the Planning Board may require an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition) or the Institute of Transportation Engineers (ITE) Shared Parking Guidelines (latest edition), or other applicable reports or studies as determined by the Planning Board.

3) A formal parking evaluation may be waived for small developments where there is established experience with the land use mix and its impact is expected to be minimal.

c) *Car-Sharing Program*. The Planning Board may approve a parking reduction where an active car-sharing program is made 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.

d) *Off-Site Parking*. The Planning Board may allow required parking to be provided off-site for employees or residents, except for any required handicapped parking, as permitted according to the provisions of and when conforming to the following:

1) A lot featuring the off-site parking must be located within 700 feet in walking distance, measured from the nearest point of the off-site parking along walkways to the principal building entrance served;

2) Pedestrian access between the use and the off-site accessory parking area must be via paved sidewalk or walkways;

3) A lease, recorded covenant, or other comparable legal instrument, executed and filed with the Town of Norwood, guaranteeing long term use of the site is provided to the Planning Board.

5. Special Parking Types and Standards.

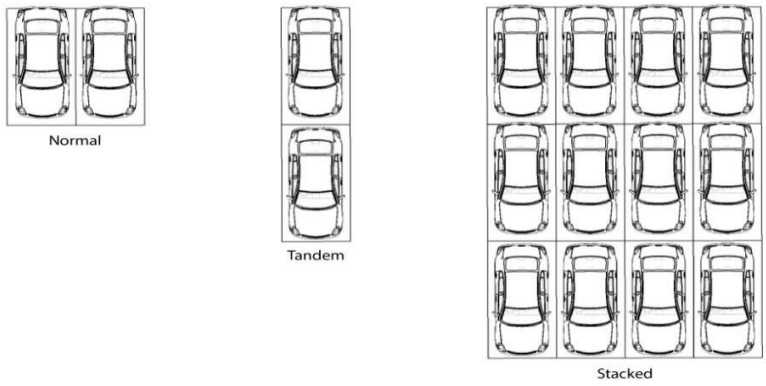
a) *Stacked and Valet Parking*. The Planning Board may allow valet or stacked parking in a Mixed Use Building if an attendant is present to move vehicles. If stacked parking is used for required parking spaces, a written guarantee must be filed with the Town ensuring that an attendant will always be present when the lot is in operation. The requirements for minimum or maximum spaces continue to apply for stacked parking. Valet and stacked parking spaces do not require individual striping and may be permitted on-site or off-site as a means of satisfying the applicable off-street parking requirements where:

1) Adequate assurance of the continued operation of the valet parking is provided.
2) An equivalent number of valet spaces will be available to replace the number of required off-street parking spaces.
3) The design of the valet parking area will not cause queuing in a vehicular travel lane.
4) An attendant is provided to park vehicles during business hours.

b) *Tandem Parking*. The Planning Board may allow tandem parking under the following conditions:

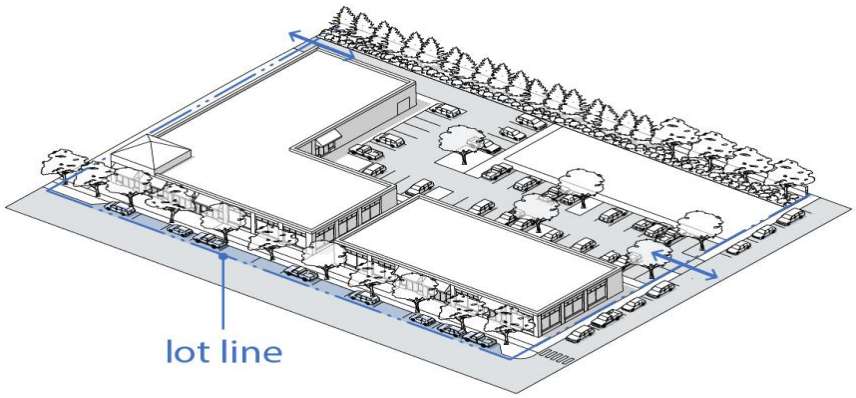
1) To be used to meet parking requirements for residential units only.
2) Tandem spaces shall be assigned to the same dwelling unit.
3) Tandem parking shall not be used to provide guest parking.
4) Two parking spaces in tandem shall have a combined minimum dimension of 9 feet in width by 30 feet in length.
5) Up to 75% of the total off-street parking spaces provided may incorporate tandem parking.

FIGURE 9 - TANDEM AND STACKED PARKING



c) *Street Side Parking*. The Planning Board may allow parallel or angled parking to be provided on a privately-owned lot directly adjacent to the public street right-of-way in combination with a minimum 5 foot wide planting strip with street trees planted 40 feet on center, and a 5 foot minimum concrete sidewalk connecting to public sidewalks on abutting lots and to the primary building on-site. Such parking spaces shall be privately owned but accessible to the public. These parking spaces will effectively function as on-street parking.

FIGURE 10 - STREET SIDE PARKING (ON FRONT PROPERTY LINE)



d) *Structured Parking*. As an exception to Section 6.1.7, off-street parking structures in the MUOD may include a private garage or carport, an above-ground parking deck or structure, or an underground parking structure.

1) Pedestrian access to structured parking must lead directly to a public sidewalk and to the primary building. Structured parking may also be attached directly to the primary building allowing pedestrians to enter directly into the building.

2) The street facing façade of any story of an above ground parking structure shall be designed as follows:
   a. Fenestration and façade openings must be vertically and horizontally aligned and all floors fronting on the façade must be level (not inclined).
   b. The façade must include windows of transparent or translucent, but non-reflective, glass or openings designed to appear as windows for between 20% and 50% of the wall area of each floor.
   c. Windows must be back-lit during evening hours and internal light sources must be concealed from view from public sidewalks.
   d. The façade area masking the floors occupied by motor vehicle parking must be seamlessly integrated into the architectural design of the building's façade .

6. Parking Placement and Screening. The following standards apply in the MUOD:

a) *Parking Setbacks.*
   1) All new off-street parking, except underground structured parking, shall be located a minimum of 5 feet behind the front façade of primary buildings.
   2) Parking is never permitted within a lot frontage except for Street Side Parking in Section 9.4.14.2.c above.

b) *Pedestrian and Vehicle Access.*
   1) Pedestrian access from parking lots must lead directly to a public sidewalk or public entrance to a primary building.
   2) Only one driveway shall be allowed on a building lot.
   3) Shared driveways are permitted and encouraged.
   4) Shared internal access between private parking lots is permitted and encouraged.

c) *Screening*. A Street Screen shall be required where private parking is visible from a public street or sidewalk. A 5-foot wide buffer area is required and shall include a wall and/or landscaping that provides a sight impervious screen.

9.4.15 Outdoor Amenity Space.

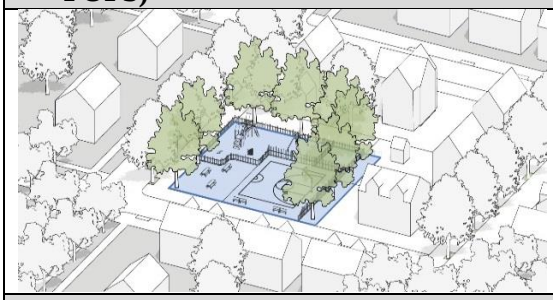
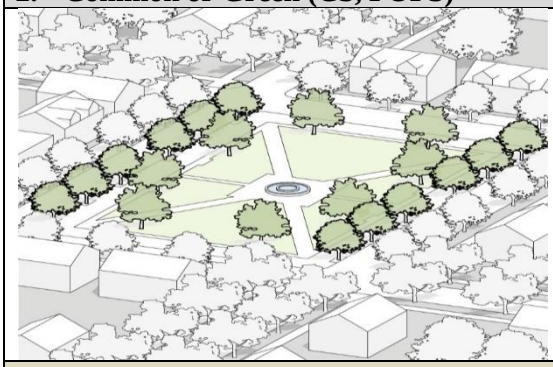
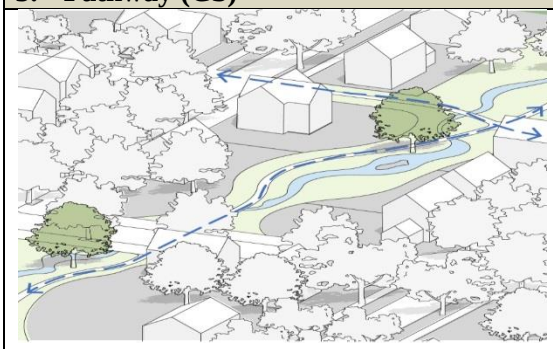
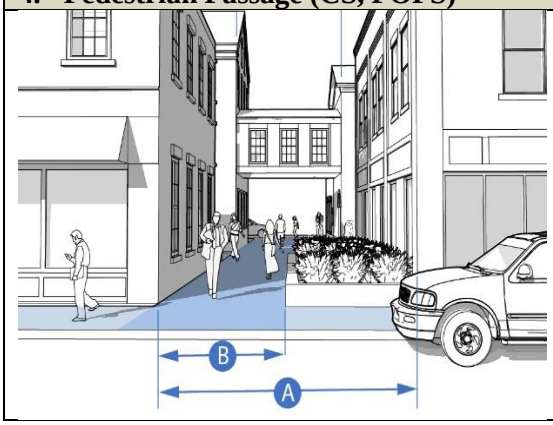
1 Required Outdoor Amenity Space. The required percentage of a MUOD building lot dedicated to Outdoor Amenity Space is 10% of the land area unless otherwise specified in this section. Where multiple lots or buildings are assembled together to form a Development Site, the required amount of Outdoor Amenity Space is 15% of the total land area of the site. This requirement may be achieved through a combination of public and private Outdoor Amenity Space as set forth in Table 5.

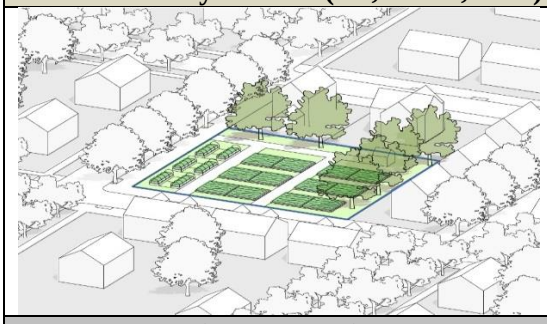
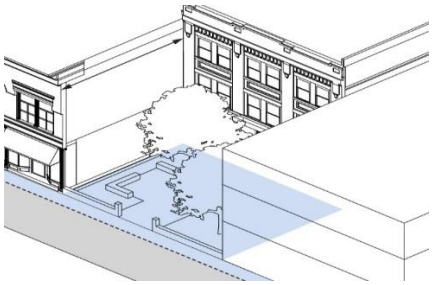
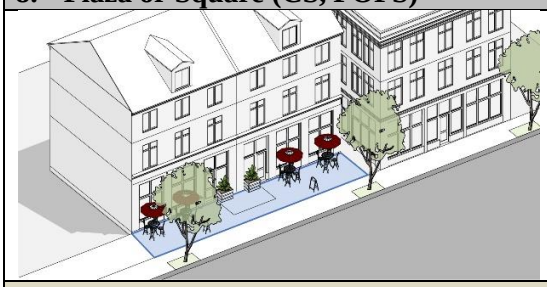
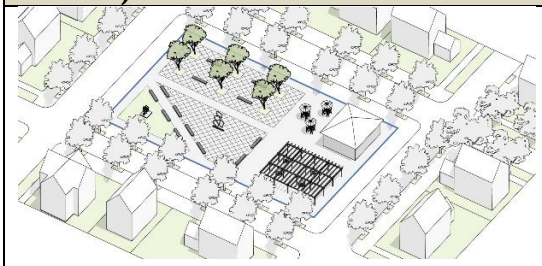
Types of Outdoor Amenity Spaces. The types of Outdoor Amenity Spaces allowed in the MUOD and design standards are identified in Table 5 and defined below:

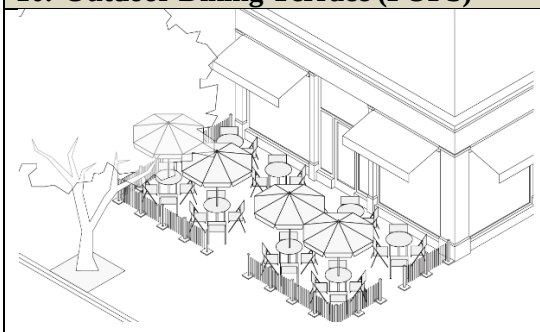
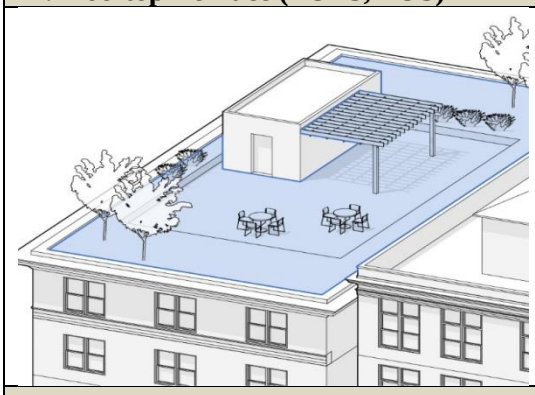
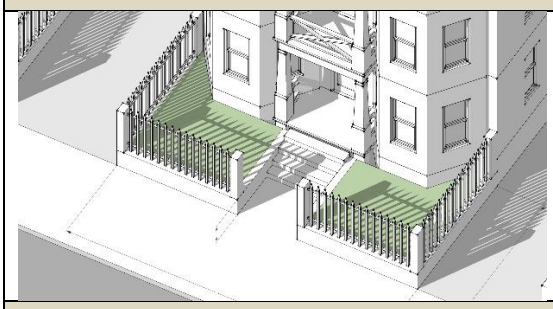
a) Civic Space (CS). Publicly-owned or controlled parks, active and passive recreation areas, civic buildings, and other gathering spaces that are fully available and handicapped accessible to the general public.

b) Publicly Oriented Private Spaces (POPS). Gathering spaces on private land primarily serving the residents, businesses and patrons of the principal building or development site, and generally available to the public.

c.) Private Open Space (POS). Amenity spaces associated with individual dwelling units, not intended for public access.

TABLE 5 - OUTDOOR AMENITY SPACE	
Type	**Description and General Design Standards**
1. Neighborhood Park, Preserve (CS, POPS) 	Description: An open space designed for active and passive recreation with features and facilities that support the community or immediate neighborhood. Parks can include other Outdoor Amenity Spaces such as community gardens, recreation fields and courts, trails and pathways, and other facilities intended for public events, gatherings, and organized activities. Design Standards: Neighborhood Parks should be a minimum of 8,000 S.F.; 80% permeable surfaces; and 1 tree/350 SF on average.
2. Common or Green (CS, POPS) 	Description: A common or green is a free-standing site with thoroughfares on all sides and landscape consisting of naturally disposed lawns, paths, and trees. This open space type is for active and passive recreation and gathering purposes. Design Standards: Commons should be a minimum of 20,000 S.F.; 85% permeable surfaces; and 1 tree/2,000 SF on average.
3. Pathway (CS) 	Description: A linear open space that may follow natural corridors providing unstructured and limited amounts of structured recreation. A pathway may be spatially defined by segment and include access to pedestrians, bicyclists, and other designated modes of transportation. Pathways may provide access and connections between natural areas, neighborhoods, villages, public facilities, and other points of interest. Design Standards: The minimum width shall be 8 feet; Pathways shall be surfaced with stone dust, or asphalt.
4. Pedestrian Passage (CS, POPS) 	Description: A paved/brick pedestrian connector between buildings. Pedestrian Passages provides direct connections between parking areas, buildings, streets, and sidewalks. Pedestrian Passages may be covered by a roof, trellis, and may be lined by shopfronts. Design Standards: A) The minimum width shall be 10 feet; B) Hard surface shall be a minimum of 8 feet and include asphalt, concrete, paver stones, or similar materials.

5. Community Garden (CS, POPS, POS) 	Description: An open space designed as individual garden plots available to residents for agriculture purposes. Community gardens may be freestanding or incorporated as a subordinate feature of a community park, neighborhood or pocket park, and development site. Design Standards: Community gardens should be a minimum of 5,000 S.F.; 90% permeable surfaces; access to a potable water source; and adequate storage facilities for necessary tools and equipment.
6. Forecourt (POPS, POS) 	Description: A private open space where a portion of the façade is aligned close to or at the Street ROW Line, and the central portion of the façade is set back to create a courtyard with a principal entrance at-grade and space for gathering and circulation, or for outdoor shopping or restaurant seating. The forecourt may be planted or paved to join with the public sidewalk. Design Standards: Forecourts shall be a minimum width and depth of 12 feet; the maximum ratio of building height to forecourt width shall be 2:1; Forecourt shall be enclosed by walls on 3 sides.
7. Courtyard (POPS, POS) 	Description: A courtyard (or court) is an enclosed open space, often surrounded by a building or buildings, that is open to the sky. Courtyards may include a variety of passive recreational activities, community gardens, and other amenities for community gatherings. Design Standards: Courtyards shall be a minimum of 3,000 S.F. in area and 40 feet in width.
8. Plaza or Square (CS, POPS) 	Description: An open space type designed for passive recreation, civic purposes, and commercial activities, with landscape consisting primarily of hardscape. Plazas are generally located in activity centers or at the nexus of major circulation routes. Design Standards: Plazas or Squares should be a minimum of 2,000 S.F.; 50% permeable surfaces; 1 tree/2,000 SF on average; and include public seating.
9. Pocket Park/Playground (CS, POPS, POS) 	Description: An open space type designed for passive recreation consisting of vegetation, a place to sit outdoors, and playground equipment. Design Standards: Pocket Parks should be a minimum of 800 S.F.; 80% permeable surfaces; and 1 tree/200 SF on average; and include seating and recreational equipment.

10. Outdoor Dining Terrace (POPS) 	Description: An open space where the building façade is setback from the Street ROW Line and the space between is occupied by a hardscape intended for use as an extension of the public sidewalk and outdoor amenity space such as for outdoor seating or displays. The terrace may also allow for public circulation along the façade and can be used to provide at-grade access or a grade change along a Street Line. Design Standards: Where terraces are elevated above the public sidewalk they are required to meet ADA requirements for individual or shared entries facing the street.
11. Rooftop Terrace (POPS, POS) 	Description: A roofless, raised platform on the roof of a building that provides community gathering space such as a terrace, community garden, food and entertainment, or other outdoor amenities. Design Standards: Not Applicable.
12. Dooryard (POS) 	Description: A Private Frontage where the space between the building façade and street line is an enclosed yard defined by a low wall, decorative fence, or hedge providing a strong spatial definition from the public sidewalk. The result is a small semi-private dooryard containing the principal entrance in the front yard. The dooryard may be slightly raised, sunken, or at-grade, and may be planted or landscaped. A paved walkway from the sidewalk to the front door is required. This type is commonly associated with ground-floor residential use Design Standards: Not Applicable.
13. Other Outdoor Amenity Space Types	Permitted by waiver from the Planning Board

3. Payments in Lieu of Outdoor Amenity Space. As a Special Permit condition, the Planning Board may approve a contribution toward an existing or planned Civic Space within the MUOD in which the principal building or development site is located, in lieu of on-site outdoor amenity space. In reaching a decision on whether to approve such contribution, the Planning Board shall determine that such contribution will have a significant positive impact on one or more of the following: Walkability, vibrancy, multimodal access, or enhanced activation of public gathering areas within the MUOD. The application shall also be subject to the requirement for approval of Public Benefit Improvements under Section 9.4.12.2.c.

9.4.16 Special Permit for Design Waiver

1. Purpose: A Special Permit for a Design Waiver allows a specifically authorized type of exception from the provisions governing development in the MUOD, within specific limitations.

2. Authority:
   a) By Special Permit, the Planning Board may authorize a deviation from any of the requirements set forth in Section 9.4 MUOD, provided that one or more of the Eligible Public Benefit Improvements listed in Section 9.4.12 (2) b. have been provided.

   b) The approval or denial of an application for a waiver or special permit is discretionary.

3. Review Criteria: The Planning Board may grant a special permit upon making positive findings in determining the request meets the following criteria:

   a) Consistent with the purpose of Section 9.4 in general;
   b) Consistent with any waiver eligibility requirements, as indicated elsewhere in this Section;
   c) Social, economic, or community needs are served by the proposal such as expanding housing choices;
   d) Adequate safety of traffic flow, access, parking, and loading are provided;
   e) Adequate utilities and other public services are provided;
   f) Positive impacts on pedestrian comfort and safety;
   g) Potential fiscal impact, including impact on municipal services, tax base, and employment are positive;
   h) Such relief shall not result in substantial detriment to the MUOD or surrounding neighborhood.

4. Conditions: The Planning Board may attach supplemental conditions and/ or limitations that it deems necessary in order to ensure compliance to the findings and/or standards for the specific special permit requested.

Or take any other action in the matter.

(This article submitted by the Planning Board.)