SECTION 20

WOBURN LOOP BIKEWAY/GREENWAY OVERLAY DISTRICT

1. Purpose of District

a. To promote the health, safety and general welfare of the community by encouraging the redevelopment of abandoned, underutilized, and/or obsolete commercial and industrial sites to residential use, particularly those sites which can be designated as brownfields, by virtue of a release or contamination of the soils by oil or hazardous materials.

b. To promote appropriate land use development adjacent to, and in the general area of the proposed Woburn Loop Bikeway/Greenway Project, where residential and non-residential uses are historically in close proximity.

2. Scope of Authority

The Woburn Loop Bikeway/Greenway Overlay District is an overlay district superimposed on portions of the existing General Industrial (I-G) Zoning District, in certain locations within the City. The overlay district shall permit residential land uses which shall be in addition to the land uses allowed in the underlying I-G District. Conditions and requirements of the Woburn Loop Bikeway/Greenway Overlay District shall apply only to those additional uses permitted for the Woburn Loop Bikeway/Greenway Overlay District, and shall not apply to uses permitted in the underlying I-G District. Special Permits under this section shall be granted in accordance with Section 11 of this Ordinance. The Special Permit Granting Authority (SPGA) for the additional residential uses allowed under this Section shall be the Planning Board.

3. Definitions

WOBURN LOOP BIKEWAY/GREENWAY OVERLAY DISTRICT: A zoning district which is superimposed over certain parcels within the General Industrial (I-G) Zoning District, adjacent to or in the vicinity of the Woburn Loop Bikeway Greenway Project, within which certain residential uses are allowed which are supplementary to the uses allowed in the I-G District.

WOBURN LOOP BIKEWAY/GREENWAY PROJECT: The alternative transportation corridor construction project which is proposed for the former railroad right-of-way known as the Woburn Loop, which extends from Cross Street at the Winchester town limit line, to a point just below High Street.

4. Allowed Uses

The following residential uses shall be allowed in the Woburn Loop Bikeway/Greenway Overlay District:

a. Detached Single Family Dwelling: A detached single family dwelling, shown as Section 5.1.1 of the Table of Use Regulations, is allowed by right in the Woburn Loop Bikeway/Greenway Overlay District, provided all requirements for a detached single family dwelling in the Residence 1 Zoning District (R-1) are met.

b. New Construction of a Two Family Dwelling: The new construction of a two family dwelling, shown as Section 5.1.2b of the Table of Use Regulations, is allowed by right in the Woburn Loop Bikeway/Greenway Overlay District, provided all requirements for a new two family dwelling in the Residence 2 Zoning District (R-2) are met.

c. Townhouse Dwellings: Townhouses dwellings as defined by Section 2 of this Ordinance, and shown as Section 5.1.3a of the Table of Use Regulations, are allowed by Special Permit in the Woburn Loop Bikeway/Greenway Overlay District, provided all conditions set forth below, and all conditions set forth in Section 12 of the Ordinance, are met.

d. Congregate Elderly Apartments: as defined by Section 2 of this Ordinance, and shown as Section 5.1.3b of the Table of Use Regulations, are allowed by Special Permit in the Woburn Loop Bikeway/Greenway Overlay District, provided all conditions set forth in Section 12 of the Ordinance are met. Dimensional requirements shall be those for Apartments in the S-1 District, as shown in Section 6.1, Table of Dimensional regulations.

5. Townhouse Requirements

a. Minimum Lot Size: the minimum lot size for the construction of Townhouse dwellings shall be 22,000 square feet.

b. Density: the maximum allowed density for townhouse dwelling under this section shall be 3,600 square feet of gross lot area per dwelling unit.

c. Maximum Height: the maximum height of townhouse dwellings under this section shall be 2 and on-half stories, and thirty (35) feet.

d. Maximum Attached Units: the maximum number of townhouse dwelling units which may be attached in a single structure under this section shall be five units. Each townhouse dwelling unit shall have a separate entry.

e. Open Space: the minimum percentage of landscaped usable open space shall be 50 percent.

f. Setbacks: townhouse structures shall be separated from each other, and front yard, side yard, and rear yard setbacks shall be a minimum distance of 30 feet.

g. Parking: each townhouse dwelling unit shall have its own off-street parking or garage. Two parking spaces per unit shall be provided. All parking and circulation roadways shall meet the design and dimensional requirements of Section 8 of this Ordinance.

h. Building Ground Coverage: the maximum building ground coverage under this section shall be 20 percent, including garage parking.

i. Frontage: the minimum street frontage for a townhouse development under this section shall be 100 feet.

6. <u>Development Impact Mitigation</u>

All residential uses developed in the Woburn Loop Bikeway/Greenway Overlay District under this section shall meet the requirements of Section 18 of this Ordinance. However, with the approval of the City Council, a contribution to the City of Woburn or its designee for the construction of the Woburn Loop Bikeway/Greenway Project equal to three percent (3%) of total development costs may be considered to meet the requirements of Section 18 of this Ordinance.

(Added 7/28/2003)

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