SECTION 6

DIMENSIONAL REGULATIONS

Regulations for each district pertaining to minimum lot size, lot area per dwelling unit, minimum lot width, maximum height of buildings, maximum floor area ratio and other dimensional requirements are specified in this section as set forth in Section 6.1, Table of Dimensional Regulations and in Section 6.2.

(See following pages.)

Footnotes to 6.1 Table of Dimensional Regulations

1. Excluding structured parking.

2. For each foot in height of a structure over two and one half stories or thirty-five (35) feet in height, a foot of side and rear setback is required in addition to the minimum requirements shown on the table.

3. Fifty (50) feet along Main Street from High Street south, in the S-1 zone.
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4. Deleted 5/4/1992.

5. Maximum height of 80 ft on lots abutting Rehabilitation Way in S-1 zone. Maximum floor – 7. The Floor Area Ratio for a self-storage warehouse facility as defined in his Ordinance shall be 2.0. (Amended 2/4/1997, 5/6/1997, 6/5/2008).

6. Notwithstanding the above provisions, the following development sites shall remain exempt from same, in that by issuance of the necessary permits, as otherwise provided by these ordinances, and further, that such developments shall not exceed a 75% FAR nor have less than 20% minimum landscaped useable open space:

   (i) Inwood Office Park, a 50 plus acre tract of land, located off West Street in Wilmington, and bordering I-93 to the west, the town of Reading to the east, the town of Wilmington to the north and residential properties fronting along Dragon Court to the south.

   (ii) Unicorn Office Park, i.e., the remaining undeveloped parcel within the Park, located at the end of the cul-de-sac, and bordering I-93 to the west, 500 Unicorn Park to the east, 400 Unicorn Park to the south and residential properties along Salem Street in Woburn to the north.

   (Added 4/18/2000)

7. All developments existing prior to the date of adoption of the above amendments, which are located within the O-P, I-P, IP-2 and B-I districts shall remain conforming as to their existing FAR and minimum landscaped useable open space. However, future alterations, modifications, and/or extensions of said developments shall require the necessary permits as otherwise provided by these ordinances. (Added 4/18/2000)

8. Structures located in Office Park (OP), Industrial Park (IP), Industrial Park Two (IP-2), and Business Interstate (BI) zoning districts, which are within seven hundred (700) linear feet of Residential-One (R-1), Residential-Two (R-2) and Residential-Three (R-3) zoning district boundary lines in the City of Woburn, shall have a maximum height of thirty-five (35) feet and/or three (3) stories. Structures located in a Technology and Business Mixed Use Overlay District which are within 150 feet of Residential-One (R-

1), Residential-Two (R-2), and Residential-Three (R-3) zoning district boundary lines in the City of Woburn shall have a maximum height limit of 35 feet. Any variation from the foregoing height/story limitation shall require the issuance of a special permit by the City Council. (amended 9/8/2016)

Where there is a rezoning subsequent to September 25, 2015 that creates one or a combination of R-1, R-2, R-3 or R-4 zoning districts, then the seven hundred (700) foot linear distance shall be measured from the location of the residential zoning district boundary line as it existed on September 25, 2015. (added 10/6/2000; amended 11/12/2015)

9. Assisted Living residences located in the Residential-Three (R-3) zoning district boundary lines in the City of Woburn shall have a maximum height of 42 feet and/or 3 stories; Assisted Living residences located in the R-2, R-3, R-4, B-H, B-I, and S-1 zoning districts shall have a Minimum lot area of 1 acre; a Minimum Lot frontage of 125 feet; a Minimum side yard setback of 25 feet; a Minimum rear yard Setback of 30 feet; and that the maximum number of residential units shall be not more than 1 bedroom per 1,000 square feet of gross lot area not including the area assigned to rivers or canals that may be on the lot and that an Alzheimer room/bed shall be construed to be a bedroom. (added 12/19/2013)

6.IA <u>Educational - Residential Facilities and Group Homes (780 C.M.R. 424.1)</u>

1. Real estate and/or structures proposed to be used in accordance with General Laws Chapter 40A, Section 3, paragraph 2, and such court decisions interpreting said statute shall, in addition to 780 C.14.R. (State Building Code), be subject to the following regulations:

BULK and HEIGHT of STRUCTURE. The structure shall not contain more than 2500 square feet of floor space excluding cellar, nor shall the structure be higher than 35 feet.

LOT AREA. The lot on which the existing structure sits, or the lot on which the structure is proposed to be built, shall contain at least 15,000 square feet of land.

SETBACKS. The existing structure or proposed structure shall have the following setbacks:

a) from street - 25 feet;
b) from rear lot line - 30 feet;
c) from side lot line - 25 feet.

PARKING. There shall be a paved area sufficient to accommodate one vehicle for each resident licensed to operate a motor vehicle, and for each staff person residing at the facility who is licensed to operate a motor vehicle.

BUILDING GROUND COVERAGE. The existing structure or structure proposed to be built shall not occupy more than 25% of the subject lot.

2. No Building Permit or Permit to Occupy or other permit shall be issued for purposes of establishing a facility to which this Section (6.lA) applies if there exists a like facility within 1500 linear feet.

3. Notwithstanding the foregoing, there shall be no more than 2 facilities to which this Section applies located within any one Ward.

4. If any subsection of this Section shall be deemed invalid, illegal or unconstitutional, the failure of said Section shall not affect the remaining Sections.

6.2 Additional Dimensional Regulations

1. Projections into Yards and other required open spaces: Projections into required yards, or other required open spaces are permitted subject to the following:

   1) Balcony or bay window: not more than 6 feet.

   2) Open terrace, or steps or stoop under 4 ft. in height: up to one-half the required yard setback.

   3) Steps or stoop over 4 ft. in height, window sill, belt course, chimney, roof eaves, fire escape, fire tower, storm enclosures, or similar architectural features: not more than 4 ft.

   4) Where balconies and/or patios are provided, one-half of the total area of such balconies and/or patios may be counted as usable open space in meeting the usable open space requirements specified herein.

2. Yard Setback Requirements

   1) Exception to Front Yard Requirements in Residential Districts:

      Maximum required setback is the average of the setbacks of the buildings on the two adjacent lots and the two lots adjacent to each of those lots, assuming minimum setback requirements are met on any of the aforementioned lots which are vacant.

   2) For the purpose of determining setback requirements for corner lots and through lots, yards that have frontage on streets shall be considered front yards.

   3) In addition to the setback requirements on Table 6.1, any non-residential use in a

residential district shall comply with the following requirements: No such structure nor parking, recreational, or other related facilities may be located within twenty-five (25) feet of a dwelling on an adjacent lot.

3. Dimensional Requirements for detached accessory structures in residential districts:

Minimum front yard setback: 25 ft.

Minimum side yard setback: 12 ft.
Minimum rear yard setbacks: 4 ft.
Maximum height: 20 ft.

4. Enclosures on corner lots:

A fence, hedge, wall, or other enclosure may be maintained on a corner lot, provided: it shall not obstruct visual clearance at intersecting streets by being between 3 ft. and 10 ft. above the grade within the triangular area formed by the intersection of the lot lines and a straight line joining said curb lines at points which are 16 ft. distant from point of intersection of said lot lines. (amended 2/3/2009)

5. Height Requirements

1) Public facility and public utility structures may be exempted from the maximum height requirements, provided:

The side and rear yard setbacks required in the district shall be increased by two (2) ft. for each foot by which the height of such structure exceeds the height permitted in the district.

2) Special industrial structures such as a cooling tower, grain elevator, sugar refinery, gasholder or other similar structure where the industrial process requires a greater height may be exempted from the maximum height requirement, provided: Any such structure shall not occupy more than 20 percent of the lot area, and shall not be less than 50 feet from any lot line.

6. Use of Areas Within Floodway or Flood Plain Districts to Meet Area and Yard Requirements.

The portion of any lot within an area designated as within a Flood Plain district as set forth in Section 9 may be used to meet the area and yard requirements in this section 6 for the district or districts in which the lot is located, provided the portion of the lot within the flood plain does not exceed twenty (20) percent of the minimum lot area as shown on a certified plot plan prepared by a Registered Professional Engineer or Registered Land Surveyor. (amended 2/23/2001)

7. Roadway Layout/Existing Dwelling Structures.

A new roadway being laid out adjacent to properties with existing dwellings shall maintain a minimum distance of 25 feet between those dwellings and the paved edge of the proposed roadway.

Previously approved subdivision "paper street" layouts are exempt from this dimensional requirement.
(added 9/l6/9l, amended 2/23/2001)

8. Dimensional Requirements for Wireless Communications Links:

Any wireless communications link shall comply with the dimensional requirements applicable to structures for the district in which it is located, provided, however, that the following additional height and dimensional limitations for wireless communications links involving monopoles, satellite dishes and antennae shall be as follows:

a. No monopole shall exceed the height required to effectively transmit and receive its wireless communications system requirements. Monopoles and associated structures shall comply with the structural setback requirements for the zoning districts upon which they are located. Except that a monopole shall not be setback closer than the height relative to any abutting residential lot line.

b. Wireless communications links installed on the exterior of roof tops shall not exceed fifteen (15) feet above the roof line, exclusive of the roof parapet. Any antenna or satellite dish shall have a fifteen (15) foot setback from all sides of the building.

c. The height of antennae and dishes located on residential buildings or in the yards of residential structures shall not exceed thirty-five (35) feet in height measured from the average ground elevation of the residential structure or the average ground elevation of the antenna and/or dish base. These link items shall also comply with structural setback requirements for their respective residential districts.

(added 7/15/97, amended 2/23/2001)

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