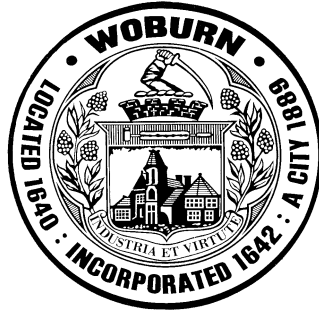


CITY OF WOBURN



1985 ZONING ORDINANCES, AS AMENDED

With Amendments Through

July 15, 2022

A True Copy Attest:

Lindsay E. Higgins, City Clerk

SEAL

A BRIEF HISTORY OF ZONING IN WOBURN

A Special Meeting of the City Council was convened on Monday, December 22, 1924 by call of Mayor Stephen S. Bean for the purpose of taking action on the Zoning Ordinance. A public hearing was held at that meeting and the matter was referred to a second public hearing. On Friday, January 2, 1925 at 8:15 p.m. a second public hearing was held on the Zoning Ordinance and the matter was passed to be ordained. The Mayor approved the ordinance on Saturday, January 3, 1925 and the ordinance became effective on that date.

The Zoning Ordinance was published as Chapter XXVIII of the Revised Ordinances of 1934 of the City of Woburn.

A substantial revision of the Zoning Ordinance was introduced to the City Council at its regular meeting on May 18, 1961 and set up for a public hearing. The public hearing was held on Monday, June 12, 1961 and the matter was tabled for further study. Several further meetings were conducted during which time the City Council amended several provisions of the original proposal. On July 6, 1961, the City Council voted to revoke Chapter XXVIII of the Revised Ordinances of 1934 and adopted the Revised Zoning Ordinance. On July 10, 1961, the Mayor approved the ordinance and the ordinance became effective on that date.

There was a further re-drafting of the Zoning Ordinance introduced into the City Council on April 9, 1962 and several hearings followed on the revisions during the following weeks. On August 9, 1962, the City Council voted to adopt the revisions to the Zoning Ordinance. The Mayor approved the ordinance on August 20, 1962 and the ordinance became effective on that date.

At a Special Meeting of the City Council on January 22, 1970, a public hearing was held on a further significant revision of the Zoning Ordinance. On April 7, 1970, the City Council adopted a revision of the Zoning Ordinance and repealed the zoning ordinance passed in August 1962. The Mayor approved the ordinance on April 10, 1970 and the ordinance became effective on that date.

On January 2, 1985, a major revision to the Zoning Ordinance was introduced to the City Council. After a series of public hearings, the City Council voted on April 19, 1985 that the proposed Zoning Ordinance be passed to be ordained. The Zoning Ordinance repealed the Zoning Ordinance of 1970. The Zoning Ordinance was approved by the Mayor on April 24, 1985 and became effective on that date.

Written by:
William C. Campbell
City Clerk (1997-2021)

[This page intentionally left blank]

TABLE OF CONTENTS

A Brief History of Zoning in Woburn.....	i.
Extended Table of Contents.....	v.
Section 1 - Purpose and Application	1-1
Section 2 – Definitions	2-1
Section 3 - Administration, Enforcement and Appeals	3-1
Section 4 - Establishment of Districts.....	4-1
Section 5 - Use Regulations.....	5-1
Section 6 - Dimensional Regulations	6-1
Section 7 - Non-Conforming Uses	7-1
Section 8 - Off Street Parking and Loading Facilities Regulations	8-1
Section 9 - Floodway and Flood Plain Districts	9-1
Section 10 - Cluster Development	10-1
Section 11 - Special Permits and Variances	11-1
Section 12 - Site Plan Review.....	12-1
Section 13 - Sign Regulations.....	13-1
Section 14 - Townhouse Development in Residential Districts R-1 and R-2.....	14-1
Section 15 - Groundwater Protection District	15-1
Section 16 - Illustration Addendum	16-1
Section 17 - Notification of Adoption of Changes of the Woburn Zoning Ordinances	17-1

Section 18 – Development Impact Assessment and Mitigation..... 18-1

Section 19 – Traffic 19-1

Section 20 – Woburn Loop Bikeway/Greenway Overlay District..... 20-1

Section 21 – Mishawum Station Transit Oriented Development
Overlay District..... 21-1

Section 22 – Intergenerational Overlay District (IOD) District 22-1

Section 23 – Commerce Way Corridor Overlay District (CWCOD) 23-1

Section 24 – Wind Energy Facilities..... 24-1

Section 25 – Upper Main Street Overlay (UMS) District 25-1

Section 26 – Solar Photovoltaic Installations 26-1

Section 27 - Conversion of Houses of Worship..... 27-1

Section 28 – Technology and Business Mixes Use Overlay District 28-1

Section 29 – Conversion of Significant Historic Building 29-1

Section 30 – Smart Growth Overlay District(s)..... 30-1

Section 31 – Railway Overlay District (ROD) 31-1

EXTENDED TABLE OF CONTENTS

SECTION 1 - PURPOSE AND APPLICATION	1-1
1.1 Purpose.....	1-1
1.2 Application	1-1
SECTION 2 - DEFINITIONS	2-1
SECTION 3 - ADMINISTRATION, ENFORCEMENT AND APPEALS	3-1
3.1 Administration	3-1
3.2 Enforcement.....	3-2
3.3 Appeals.....	3-3
SECTION 4 - ESTABLISHMENT OF DISTRICTS	4-1
SECTION 5 - USE REGULATIONS.....	5-1
5.1 Table of Use Regulations.....	5-1
Notes to 5.1 Table of Use Regulations.....	5-10
5.2 Additional Use Regulations	5-15
5.3 Requirements for Fences.....	5-17
5.4 Requirements for Swimming Pools	5-18
5.5 Earth Removal or Filling.....	5-18
5.6 Wireless Communication Link/Special Permit Application Requirements and Guidelines.....	5-20
5.7 Buffer Requirements	5-24
5.8 Marijuana Establishments Forbidden.....	5-27
SECTION 6 - DIMENSIONAL REGULATIONS.....	6-1
6.1 Table of Dimensional Regulations	6-2
Footnotes to 6.1 Table of Dimensional Regulations.....	6-5
6.1A Educational - Residential Facilities an Group Homes	6-6
6.2 Additional Dimensional Regulations.....	6-6
SECTION 7 - NON-CONFORMING USES	7-1
7.1 Application	7-1
7.2 Purpose.....	7-2
7.3 Extension or Alteration of Non-conforming Uses	7-2

7.4 Abandonment.....	7-2
7.5 Change in nonconforming use after permitted use	7-2
7.6 Reconstruction	7-3
SECTION 8 - OFF STREET PARKING AND LOADING FACILITIES REGULATIONS	8-1
8.1 Applicability	8-1
8.2 Numbers of Required Off-Street Parking Facilities	8-1
8.3 Locations of Required Off Street Parking Facilities	8-3
8.4 Design and Layout of Required Parking Facilities.....	8-4
8.5 Lighting, Surfacing, and Maintenance	8-5
8.6 Screening and Landscaping.....	8-6
8.7 Off Street Loading Requirements.....	8-7
SECTION 9 - FLOODWAY AND FLOOD PLAIN DISTRICTS	9-1
9.1 Purpose.....	9-1
9.2 Establishment of Districts.....	9-1
9.3 Application	9-1
9.4 Use Requirements	9-1
9.5 Procedures.....	9-2
9.6 Conditions for Approval of Special Permit Applications	9-3
SECTION 10 - CLUSTER DEVELOPMENT	10-1
10.1 Purpose.....	10-1
10.2 Procedures.....	10-1
10.3 Content of the Application	10-2
10.4 General Requirements	10-2
10.5 Requirements for Open Space.....	10-3
10.6 Conditions	10-5
SECTION 11 - SPECIAL PERMITS AND VARIANCES.....	11-1
11.1 Purpose.....	11-1
11.2 Authority.....	11-1
11.3 Procedures for Special Permits.....	11-1
11.4 Contents of the Application for Special Permits	11-3
11.5 Conditions for Special Permits	11-4
11.6 Additional Conditions for Special Permits for Specific Uses and Conditions	11-6
11.7 Procedures for Variances.....	11-10

11.8	Standards for Variances.....	11-10
11.9	No use variance shall be granted.....	11-10
11.10	List of variances	11-10
11.11	Affordable Housing Requirement	11-11
11.12	Modification of Special Permits	11-15
11.13	Board of Appeals Modifications of Special Permits and Variances	11-17
SECTION 12 - SITE PLAN REVIEW		12-1
12.1	Purpose.....	12-1
12.2	Requirements.....	12-1
12.3	Authority.....	12-1
12.4	Procedures.....	12-2
12.5	Content of the Application for Site Plan Review	12-5
12.6	Conditions	12-6
12.7	Application Review Fees – Special Municipal Accounts	12-7
SECTION 13 - SIGN REGULATIONS		13-1
13.1	Procedures.....	13-1
13.2	Signs Permitted in all Districts.....	13-1
13.3	Signs prohibited in all Districts	13-3
13.4	General Requirements for Signs	13-4
13.5	Non-Conforming Signs.....	13-5
13.6	Sign Regulations for Residential Districts.....	13-6
13.7	Sign Regulations in Downtown Business (B-D) and Neighborhood Business (B-N) Districts	13-7
13.8	Sign Regulations for Special Mixed Use Districts (S-1).....	13-9
13.9	Sign Regulations for Highway Business Districts (B-H), Interstate Business (B-I) and Industrial Districts	13-11
13.10	Sign Regulations for Office Park (OP), Industrial Park (IP) and Industrial General (IG) Zoning Districts	13-13
13.11	Sign review Board (SRB) for Downtown and Business Neighborhood Zoning Districts.....	13-15
13.12	Permit Requirements and Sign Review Process for the Downtown Business (B-D) and Business Neighborhood (B-N) Zoning Districts	13-17
SECTION 14 - TOWNHOUSE DEVELOPMENT IN RESIDENTIAL DISTRICTS R-1 AND R-2		14-1
14.1	Purpose.....	14-1
14.2	Procedures.....	14-1

14.3	Content of the Application	14-1
14.4	General Requirements	14-2
14.5	Requirements for Open Space.....	14-3
14.6	Conditions	14-4
SECTION 15 - GROUNDWATER PROTECTION DISTRICT		15-1
15.1	Purpose.....	15-1
15.2	Scope of Authority.....	15-1
15.3	Definitions	15-1
15.4	Establishment and Delineation of Groundwater Protection District	15-2
15.5	District Boundary Disputes	15-2
15.6	Use Regulations.....	15-3
15.7	Procedures for Issuance of Special Permit	15-6
15.8	Severability	15-8
SECTION 16 - ILLUSTRATION ADDENDUM.....		16-1
16.1	Attachment "A" - Lot Width Illustration	16-2
16.2	Form A - Submission Checklist for Special Permit Applications.....	16-3
16.3	Form B - Submission Checklist for Site Plan Applications Requiring a Special Permit.....	16-4
16.4	Form C - Submission Checklist for Site Plan Applications Requiring Planning Board Approvals	16-5
SECTION 17 - NOTIFICATION OF ADOPTION OF CHANGES OF THE WOBURN ZONING ORDINANCES		17-1
SECTION 18 - DEVELOPMENT IMPACT ASSESSMENT AND MITIGATION....		18-1
18.1	Purpose.....	18-1
18.2	Scope of Study.....	18-1
18.3	Definitions	18-2
18.4	Applicability	18-2
18.5	Development Impact Statement (DIS).....	18-3
18.6	Report by City Engineer	18-9
18.7	Peer Review.....	18-9
18.8	Performance and Completion of Mitigation Measures.....	18-9
18.9	Severability	18-11
SECTION 19 - Reserved		
SECTION 20 –WOBURN LOOP BIKEWAY/GREENWAY OVERLAY DISTRICT		

20.1	Purpose of District.....	20-1
20.2	Scope of Authority.....	20-1
20.4	Allowed Uses	20-2
20.5	Townhouse Requirements	20-2
20.6	Development Impact Mitigation	20-3

SECTION 21 – MISHAWUM STATION TRANSIT ORIENTED DEVELOPMENT OVERLAY DISTRICT

21.1	Purpose of District.....	21-1
21.2	Scope of Authority.....	21-1
21.3	Definitions	21-1
21.4	Allowed Uses	21-2
21.5	Requirements for Residential Uses allowed by right in the Mishawum Station Transit Oriented Development Overly District	21-2
21.6	Development Impact Mitigation	21-3

SECTION 22 – INTERGENERATIONAL OVERLAY DISTRICT (IOD) DISTRICT

21.A	Purposes and Objectives.....	22-1
21.B	Application	22-1
21.C	Associated Criteria	22-1
21.D	By Right Uses.....	22-2
21.E	Special Permit Uses	22-2
21.F	Dimensional and Density Regulations	22-3
21.G	Off-Street Parking Requirements	22-4
21.H	Design Standards.....	22-4

SECTION 23 – COMMERCE WAY CORRIDOR OVERLAY DISTRICT (CWCOD)

23.1	Purposes of District.....	23-1
23.2	Establishment and Applicability.....	23-1
23.3	Project Review Procedures.....	23-2
23.4	Application for Site Plan Approval or Special Permit; Initial Project Construction.....	23-6
23.5	Permitted Uses	23-7
23.6	Re-tenanting After Initial Construction.....	23-12
23.7	Dimensional Regulations	23-12
23.8	Off-Street Parking Requirements	23-13
23.9	Signs.....	23-17
23.10	Utilities and Easements.....	23-17
23.11	Development Impact Mitigation	23-18

SECTION 24 – WIND ENERGY FACILITIES

24.1	Purpose and Intent.....	24-1
24.2	Wind Monitoring or Meteorological (“test” or “met”) Tower.....	24-1
24.3	Roof Top Wind Energy Facility.....	24-2
24.4	Small Wind Energy Facility.....	24-4
24.5	Large Wind Energy Facility.....	24-10

SECTION 25 – UPPER MAIN STREET OVERLAY (UMS) DISTRICT..... 25-1

25.A	Purpose of District.....	25-1
25.B	Scope of Authority.....	25-1
25.C	Associated Criteria.....	25-1
25.D	By Right Uses.....	25-1
25.E	Special Permit Uses.....	25-2
25.F	Dimensional and Density Regulations.....	25-2
25.G	Off-Street Parking Requirements.....	25-2

SECTION 26 – SOLAR PHOTOVOLTAIC INSTALLATIONS..... 26-1

26.1	Purpose.....	26-1
26.2	Applicability.....	26-1
26.3	General Requirements for all Solar Photovoltaic Installations.....	26-1
26.4	Use Regulations.....	26-2
26.5	Dimensional and Density Requirements.....	26-3
26.5.5	Appurtenant Structures.....	26-3
26.6	Solar Photovoltaic Installation Site Plan Review and Special Permit.....	26-3
26.7	Application and Plan Requirements.....	26-4
26.8	Design Standards.....	26-5
26.9	Safety and Environmental Standards.....	26-6
26.10	Monitoring and Maintenance.....	26-6
26.11	Abandonment or Decommissioning.....	26-7

SECTION 27 – CONVERSION OF HOUSES OF WORSHIP..... 27-1

27.1	Purpose of District.....	27-1
27.2	Scope of Authority.....	27-1
27.3	Uses By Right.....	27-1
27.4	Uses by Special Permit.....	27-1
27.5	Dimensional and Density Regulations.....	27-2
27.6	Off-Street Parking Requirements.....	27-2
27.7	Required Additional Findings for Conversion of Houses of Worship.....	27-2

SECTION 28 – TECHNOLOGY AND BUSINESS MIXED USE OVERLAY DISTRICT	28-1
28.1 Purpose and Objectives of District	28-1
28.2 Establishment and Applicability	28-1
28.3 Authority of Permit Granting Authority	28-2
28.4 Master Concept Plan.....	28-2
28.5 Exclusivity/Control.....	28-4
28.6 Uses.....	28-4
28.7 Density and Dimensional Regulations.....	28-7
28.8 Off-Street Parking Requirements	28-8
28.9 Design Standards	28-9
28.10 Sign Regulations	28-9
28.11 Solar Photovoltaic Installations	28-9
28.12 Permitting Requirements.....	28-9
28.13 Application Requirements	28-11
28.14 Plan Content Requirements	28-12
28.15 Procedures for Approval	28-13
28.16 Validity of Decision.....	28-15
 SECTION 29 – CONVERSION OF SIGNIFICANT HISTORIC BUILDING	 29-1
29.1 Purpose of District.....	29-1
29.2 Scope of Authority.....	29-1
29.3 Uses Allowed by Right	29-2
29.4 Uses Allowed by Special Permit	29-2
29.5 Dimensional and Density Regulations.....	29-2
29.6 Off-Street Parking Requirements	29-4
29.7 Conditions	29-4
29.8 Required Additional Findings for Conversion of Significant Historic Buildings	29-5
29.9 Procedure	29-5
29.10 Application Requirements	29-6
29.11 Plan Content Requirements	29-7
 SECTION 30 – SMART GROWTH OVERLAY DISTRICT(S)	 30-1
30.1 General Regulations that apply to all Smart Growth Overlay Districts ..	30-1
30.1.1 Purposes.....	30-1
30.1.2 Definitions	30-2
30.1.3 Scope and Authority.....	30-14
30.1.4 Administration, Enforcement and Appeals	30-15

30.1.5	Off-Street Parking and Loading.....	30-15
30.1.6	Open Spaces and Recreational Areas	30-18
30.1.7	Affordable Housing.....	30-19
30.1.8	Signage Regulations	30-23
30.1.9	Additional Use Regulations	30-25
30.1.10	Development Impact Mitigation.....	30-26
30.1.11	Plan Approval Procedures	30-34
30.1.12	Waivers	30-37
30.1.13	Plan Changes After Approval by City Council	30-38
30.1.14	Fair Housing Requirement	30-38
30.1.15	Project Phasing.....	30-38
30.1.16	Decisions	30-39
30.1.17	Date of Effect	30-39
30.1.18	Severability	30-39
30.1.19	Design Standards.....	30-39
30.2	Establishment and Delineation of the Smart Growth Overlay Districts.....	30-40
30.2.1	Woburn Mall Smart Growth Overlay District (WM-SGOD)	30-40
30.2.1.1	Establishment and Delineation of the WM-SGOD.....	30-40
30.2.1.2	Allowed and Prohibited Uses	30-40
30.2.1.3	Dimensional and Other Requirements	30-42
30.2.1.4	Parking Ratio	30-42
30.2.1.5	Density Allowances/Multi-Family Residential	30-43
30.2.1.6	Age-Restricted Housing Units	30-43
30.2.1.7	Rooftop Dining	30-44
30.2.1.8	Permitted Signage.....	30-45
SECTION 31 – RAILWAY OVERLAY DISTRICT (ROD)		31-1
31.1	Purpose of District.....	31-1
31.2	Establishment and Applicability.....	31-1
31.3	Authority of Permit Granting Authority.....	31-1
31.4	Associated Criteria	31-1
31.5	Uses.....	31-2
31.6	Density and Dimensional Regulations.....	31-2
31.7	Off-Street Parking Requirements	31-3
31.8	Design Standards	31-3
31.9	Sign Regulations.....	31-3
