

## **Article XIIID --: MBTA Communities Multifamily Overlay District (MCMOD)**

### **A. Purpose**

The purpose of the MBTA (Massachusetts Bay Transportation Authority) Communities Multi-family Overlay District (MCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A).

### **B. Establishment and Applicability**

This MCMOD is an overlay district having a land area of approximately 52.2 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Article XIIID
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Article XIIID are governed by the requirements of the underlying zoning district(s).
3. **Permit Granting Authority.** The Permit Granting Authority shall include the Planning Board for the issuance of permits.
4. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map:
  - a. Bridge Road District, which is generally comprised of certain parcels along Bridge Road/U.S. Route 1.
  - b. McKenna Mountain District, which is generally comprised of certain parcels along Lafayette Road/U.S. Route 1 and Main Street.

### **C. Permitted Uses**

1. **Uses Permitted As of Right.** The following uses are permitted as of right within the MCMOD:
  - a. Multi-family Dwelling.
  - b. Commercial Uses as allowed by the underlying zoning, when part of a mixed-use development
  - c. Mixed-Use Development.
  - d. Mixed-Use Development, Horizontal.
  - e. Mixed-Use Development, Vertical

**D. Dimensional Standards**

1. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Standard	Bridge Road	McKenna Mountain
Lot Size (square feet)		
Minimum	21,780	21,780
Height <sup>1</sup>		
Stories (Maximum)	3 stories of habitable space	3 stories of habitable space
Feet (Maximum)	45 <sup>2</sup>	45
Lot Coverage <sup>3</sup>		
Minimum Open Space	20%	20%
Max Lot Coverage	25%	25%
Setbacks (feet)		
Front yard setback	50	50
Rear yard setback	20	20
Side yard setback 1	30	30
Side yard setback 2	30	30
Density		
Maximum Dwelling Units per Acre	17	17

**E. Off-Street Parking**

These parking requirements are applicable to development in the MCMOD.

1. **Number of parking spaces.** The following minimum numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:
  - a. 1 space per studio or 1 bedroom dwelling unit, 2 spaces per two bedroom or greater

**F. Site Plan Review**

1. **Applicability.** Site plan review is required for a project that proposes more than 3 dwelling units. An application for site plan review shall be reviewed by the Permit Granting Authority
2. **Requirements.** As part of any application for Site Plan Review for a project within the MCMOD, the Applicant must adhere to Article XVIII of this zoning bylaw.

<sup>1</sup> Exceptions. Limitations shall not apply to flagpoles, chimneys, radio and television antennae, windmills, silos, elevator shafts, solar panels, and similar non-inhabitable structures.

<sup>2</sup> If parking is located below first story, maximum height allowed is increased to 55 feet

<sup>3</sup> Multi-Building Lots. In the MCMOD, lots may have more than one principal building.

## G. General Design Guidelines

1. Intent
  - a. The following design guidelines are adopted to ensure new development shall be of high quality and is compatible with the character and scale of Salisbury’s building types, without limiting creativity through architectural design. These guidelines provide goals and standards that are intended to be flexible, and applied by the site plan review authority as appropriate. While these Guidelines apply to all site improvements and Buildings and Structures, it is not the intent of this section to prescribe or proscribe use of materials or methods of construction regulated by the State Building Code, but rather to enhance the appearance of the built environment within the Overlay District.
2. Applicability
  - a. These design guidelines shall apply to any proposed multifamily or mixed-use development in the MCMOD.
3. Open Space and Landscaping
  - a. Landscape design shall strive to provide greenery so that streets and access drives are lined with shade trees, large paved areas are visually divided and screened and buffers are provided within and around the Project.
    - i. Open Space. Acceptable activities within the minimum required Open Space include natural areas (including wetlands and surface waters), wildlife and native plant habitat, landscape plantings, agricultural activities, low-impact design stormwater management, non-motorized trails, and other low-impact activities. Open Space shall not contain habitable structures.
    - ii. Open spaces intended for public use should have direct access to the pedestrian network.
    - iii. To the extent practical, open space shall be planned as single contiguous areas and configured contiguously with abutting conservation open areas. The PGA may require a project to provide public access from one or more streets, pedestrian ways, sidewalks, and/or other public access trails to the open space.
    - iv. Projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.
    - v. Open space areas should serve as focal points within the neighborhood and may be sited to terminate a vista or provide otherwise visual orientation for the site.
    - vi. Landscaping shall incorporate drought tolerant landscape design using native species
4. Building and Structure Placement
  - a. Consideration shall be taken in the placement of buildings and structures in the overlay district to:

- i. Provide for a landscaped buffer along the closest property line(s) consisting of solid wooden fencing at least 6 feet high and a 20 feet wide vegetative buffer.
- ii. Orient buildings to any adjacent usable open space, with access to the building onto or accessible to the usable open space.
- iii. Orient structures to provide pedestrian entrances to any adjoining sidewalks
- iv. Locate trash collection and dumpster locations in appropriate locations, screened to avoid adverse impacts on neighboring properties to the Overlay District.
- v. In cases where there are multiple structures on a site, lower buildings should be closest to the street frontage and taller buildings shall be in the interior of the parcels to minimize visual impact of the development from the street.

5. Building Massing, Articulation, and Architecture

- a. Architecture should demonstrate the cohesive planning of the development and present a clearly identifiable design feature throughout. It is not intended that buildings be totally uniform in appearance or that designers and developers be restricted in their creativity. The following considerations shall be made in the design and massing of buildings:
  - i. For multi-family buildings of three stories, building design shall maintain a distinction between upper and lower floors. Primary building entrances shall be accentuated. Design features can include covered porches, porticos, and other pronounced architectural forms.
  - ii. Buildings shall have pitched roofs.
  - iii. Mechanical equipment at grade, attached to, or on the rooftops shall be screened from view or made an integral part of the overall design of the building.
  - iv. All service, loading and trash collection areas shall be screened by a combination of walls of masonry, wood and planting.
  - v. Side entrances shall be generally consistent with the primary façade's architectural style.
  - vi. Rear entrances shall be free of obstruction and well maintained.
  - vii. Accessory buildings shall be in the same style as the primary building.
  - viii. To reduce a building's perceived mass, buildings are encouraged to be divided into smaller scale horizontal and vertical components. Building façades over forty feet (40') in length should have a change in plane every thirty (30') horizontal feet, articulated by projecting or recessed bays, balconies, or setbacks and should be broken into a series of smaller varied elements by incorporating projections or recesses, canopies, trellises or awnings, doorways or windows to vary the facade and emphasize architectural features. Projecting bays, recesses, and cornices are

encouraged at all floor levels. A change in plane shall be accompanied by a change in color, material, texture and/or expressed joints and details. Recesses and projections of the building facades shall be a minimum of one (1) foot deep.

- ix. Utility and service enclosures should be designed to be compatible with the architecture of the adjacent building.
- b. Building Materials
  - i. Materials such as brick, stone, wood clapboard, as well as asphalt shingles and cementitious siding such as Hardi-plank are preferred, particularly where visible from the pedestrian scale.
  - ii. Manufactured materials such as vinyl and plastic synthetic siding should be avoided.
- 6. Pedestrian Amenities and Connections
  - a. Sidewalks shall be a minimum of 5 feet in width, and shall be constructed of concrete, brick, precast pavers, or stone
  - b. Off-street walking trails may be constructed of crushed stone, stone dust, asphalt, or wood.
  - c. All elements of the pedestrian network shall be accessible to the physically disabled in accordance with the Americans with Disabilities Act and the Massachusetts Architectural Access Board (AAB) or other applicable regulations
  - d. Pedestrian access shall be provided to link buildings with open spaces, parking areas, recreation facilities, public right of way, and sidewalks on adjacent properties wherever practical.
  - e. Site planning shall include consideration of future access to bike paths, parks, playgrounds, residential neighborhoods, other businesses, and transportation facilities.
- 7. Additional Guidelines
  - a. The Planning Board may adopt and amend, by simple majority vote, Design Standards which shall be applicable to all rehabilitation, redevelopment, or new construction within the MCMOD. Such Design Guidelines must be objective and not subjective and may only address the scale and proportions of buildings, the alignment, width, and grade of streets and sidewalks, the type and location of infrastructure, the location of building and garage entrances, off street parking, the protection of significant natural site features, the location and design of on-site open spaces, exterior signs, and buffering in relation to adjacent properties. Design Guidelines may contain graphics illustrating a particular standard or definition in order to make such standard or definition clear and understandable.