

8.1.2 Purpose

- a. To permit the development of buildings that provide all dwelling units as affordable dwelling units.
- b. To permit additional residential use intensity, additional building height, and additional tolerance for dimensional standards to incentivize the development of affordable dwelling units.

8.1.6 Mid-Rise Districts

- a. Building Types
 - i. The following building types are permitted by right:
 - a). Apartment Building
 - b). General Building
 - ii. The standards of Table 8.1.6 supersede ~~or supplement the dimensional standards~~ all of the standards of a. Lot Standards, b. Building Placement, c. Massing & Height, and d. Uses & Features for the specified building types permitted by the underlying zoning district.
- b. Dimensional Compliance
 - i. Development of any Apartment Building or General Building may deviate by up to five percent (5%) from the numeric value of the ~~following~~ dimensional standards of ~~the underlying zoning district~~ Table 8.1.6:
 - ~~a). Lot coverage (max)~~
 - ~~b). Green score (min)~~
 - ~~c). Open space (min)~~
 - ~~d). Front building setbacks (min & max)~~
 - ~~e). Side building setbacks for lots abutting any non-NR or LHD lot (min)~~
 - ~~f). Facade build outs (min)~~
 - ~~g). Floor plate (max)~~
- c. Use Provisions
 - i. Uses from the following principal use categories are permitted by right:
 - a). Residential Housing
 - ii. Development is exempt from any minimum gross floor area per dwelling unit specified elsewhere in this Ordinance.
 - ~~iii.~~ iii. Development is exempt from providing any required leasable floor area for uses from the Arts & Creative Enterprise use categories specified elsewhere in this Ordinance.
 - ~~iv.~~ iv. The use of any upper story of a general building is limited to the following principal use categories and specific uses:
 - a). Community Center
 - b). Library
 - c). Public Service
 - d). Religious & Educational Uses Protected by M.G.L. 40A. Sec. 3
 - e). Day Care Services
 - f). Health Care Services
 - g). Residential Housing
 - h). Institutional Housing
 - ~~v.~~ v. At least forty percent (40%) of the gross floor area of any general building must be occupied by uses from the Residential principal use categories.
 - ~~vi.~~ vi. All dwelling units must be affordable dwelling units.
- d. Parking & Mobility
 - i. Development may deviate by up to five percent (5%) from the minimum number of bicycle parking spaces required per dwelling unit.

Table 8.1.6 Superseding Dimensional Standards

	Apartment Building	General Building
Lot Development		
<u>Lot Coverage (max)</u>	<u>100%</u>	<u>100%</u>
<u>Green Score</u>	--	--
<u>Minimum</u>	<u>0.20</u>	<u>0.20</u>
<u>Ideal</u>	<u>0.25</u>	<u>0.25</u>
<u>Open Space (min)</u>	<u>10%</u>	<u>10%</u>
Building Setbacks		
<u>Curb Setback (min)</u>	<u>12 ft</u>	<u>12 ft</u>
<u>Primary Front Setback (min/max)</u>	<u>0 ft 15 ft</u>	<u>0 ft 15 ft</u>
<u>Secondary Front Setback (min/max)</u>	<u>0 ft 15 ft</u>	<u>0 ft 15 ft</u>
Side Setback (min)		
<u>Abutting an Alley or R-ROW</u>	<u>0 ft</u>	<u>0 ft</u>
<u>Abutting any non-NR or LHD</u>	<u>0 ft</u>	<u>0 ft</u>
<u>1st - 3rd Story abutting NR or LHD</u>	<u>10 ft</u>	<u>10 ft</u>
<u>4th - 7th-8th Story abutting NR or LHD</u>	--	--
Lot Width < 100 ft	20 ft	20 ft
Lot Depth-Width >= 100 ft	30 ft	30 ft
Rear Setback (min)		
<u>Abutting an Alley or R-ROW</u>	<u>0 ft</u>	<u>0 ft</u>
<u>Abutting any non-NR or LHD</u>	<u>10 ft</u>	<u>10 ft</u>
<u>1st - 3rd Story abutting NR or LHD</u>	<u>20 ft</u>	<u>20 ft</u>
<u>4th - 7th-8th Story abutting NR or LHD</u>	--	--
Lot Depth < 100 ft	20 ft	20 ft
Lot Depth >= 100 ft	30 ft	30 ft
Main Massing		
Number of Stories (max)		
Mid-Rise 3 abutting NR	4	4
All other MR3-MR6 lots	7 <u>8</u>	7 <u>8</u>
Step-Back, Top Story (min)		
— 4 or less stories	none	none
— 5 or more stories	10 ft	10 ft
Building Height, Feet (max)		
Mid-Rise 3 abutting NR	50 ft	52 ft
All other MR3-MR6 lots	86-96 ft	88-100 ft
Façade Composition		
<u>Fenestration (min/max)</u>	<u>15% / 50%</u>	<u>15% / 50%</u>
Use & Occupancy		
<u>Ground Story Commercial Unit (min)</u>	<u>n/a</u>	<u>1</u>

