

# Version 3 – Planning Board Recommendation

REGIONAL MIXED USE DISTRICT [RMUD]

Planning Board Approved Edits

PROPOSED ZONING AMENDMENTS

DRAFT DATE: November 13, 2015

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- Deleted Text is ~~Struck-through~~
  - Inserted petitioner language is **bolded**
  - Planning Board/Staff changes are **bolded and underlined**
  - Editing notes are *“(italicized and within parentheses)”*
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## ARTICLE II DEFINITIONS

### SECTION 2.61 Open Space

Areas open, ~~pervious~~ and unobstructed to the sky that can be used for active or passive recreation purposes. **Amenities such as a plaza, square, courtyard, paths, or outdoor dining areas, and items such as benches, walkways, planters, landscaping, swimming pools, kiosks, gazebos, and similar structures shall not be considered as obstructions. Opportunities should be sought that bring together the open space requirements of adjoining properties in order to foster a more coherent and continuous landscape network.** Parking and loading areas of any type shall not be allowed in any required open space.

**Further, in** all residential districts, the minimum required open space shall be contiguous **and pervious**, and shall not include any side yard **driveway** buffer where required by this Ordinance.

## ARTICLE III ESTABLISHMENT OF ZONING DISTRICTS

### SECTION 3.01 CLASSIFICATION OF DISTRICTS

- (d) Special Zoning Districts –  
**RMUD – Regional Mixed Use District**

## ARTICLE IV GENERAL USE AND DIMENSIONAL REGULATIONS

### SECTION 4.11 EXCEPTIONS TO SETBACK REQUIREMENTS

- (e) Developments in the NB, LB, CB, I-1, I-2, I-3, **RMUD**, and PSCD Districts may be contiguous on a block: zero (0) lot line and/or shared party wall. Corner lots may be developed with two front yards with yards determined by the Zoning Enforcement Officer.

**ARTICLE V TABLE OF DISTRICT REGULATIONS** *[add to table as noted]*

**SECTION 5.01 TABLE OF USE REGULATIONS**

As a Principal Use		NB	LB	CB	I-1	I-2	I-3	PSCD	OSC	RMUD
<b>1. Residence</b>										
a.	Dwelling, Single Family	N	N	N	N	N	N	N	N	<u>N</u>
b.	Dwelling, existing one-family converted for two-families	N	N	N	N	N	N	N	N	<u>N</u>
c.	Dwelling, two family	N	N	N	N	N	N	N	N	<u>N</u>
d.	Existing dwelling converted for three families	SP	SP	N	N	N	N	N	N	<u>N</u>
e.	New construction of three family dwelling structures.	SP	SP	SP	N	N	N	N	N	<u>N</u>
f.	Multi-family 4+	SP/SR	SP/SR	Y (2)	N	N	SP/SR	SP/SR	N	<u>N</u>
Row houses and townhouses										
1. Three units		SP	SP	N	N	N	SP	Y	N	<u>N</u>
2. Four to eight units		SP/SR	SP/SR	N	N	N	SP/SR	SP/SR	N	<u>N</u>
g.	Licensed lodging house	N	N	N	N	N	N	N	N	<u>N</u>
i.	Hotel and Motel Use	SP/SR	SP/SR	SP/SR	SP/SR(12)	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
j.	Trailer park or mobile home park	N	N	N	N	N	N	N	N	<u>N</u>
Mixed-use Development										
1. Up to three residential units		SR (7)	SR (7)	SR (7)	N	N	SP/SR (8) (13)	Y (8)	N	<u>N</u>
2. Greater than three residential units		SP/SR(7)	SP/SR(7)	SP/SR(7)	N	N	SP/SR (8) (13)	SP/SR (8)	N	<u>SP/SR (7) (8)</u>
<b>2. Institutional, Transportation, Utility, and Agricultural Uses</b>										
Any religious, educational, or licensed day care use as defined by CH.40A, § 3.										
1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area		Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
2. New construction or conversion greater than 4,000 s.f. of building area		SR	SR	SR	SR	SR	SR	SR	SR	<u>SR</u>
a.	Country club, tennis club, swimming club, nonprofit club.	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	<u>SP/SR</u>
Commercial agricultural, nursery garden, greenhouse, garden supply.										
1. On up to 5 acres		N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
2. On more than 5 acres		Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
Existing dwellings converted for nonprofit club, school, clinic (11)										
1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area		SP	SP	SP	N	N	N	SP	N	<u>N</u>
2. New construction or conversion greater than 4,000 s.f. of building area		SP/SR	SP/SR	SP/SR	N	N	N	SP/SR	N	<u>N</u>
d.	Cemeteries	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	<u>N</u>
f.	Recreational facility owned or operated by a Town agency or other governmental agencies or public open space.	Y	Y	Y	Y	Y	Y	Y	Y	<u>Y</u>
g.	Nursing home, rest home, or convalescent home provided the lot fronts on a street at least 65 feet wide.	SP/SR	SP/SR	N	N	N	N	N	N	<u>N</u>
h.	Assisted Living	SP/SR(7)	SP/SR(7)	SP/SR(7)	N	N	N	N	N	<u>SP/SR (7)</u>

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As a Principal Use		NB	LB	CB	I-1	I-2	I-3	PSCD	OSC	RMUD
<b>3. Business, Office, and Consumer Service Uses</b>										
a.	Business offices, bank, medical and dental buildings, schools operated for gain.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
b.	Commercial, recreation, including bowling alley or skating rink completely enclosed.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	Y	Y	Y	Y	Y	N	<u>Y</u>
	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
c.	Commercial parking, parking lot for gain.	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	Y (10)	N	Y (10)
d.	New and used vehicles for sale or lease and display and storage of operable vehicles only.	N	N	N	SP/SR	SP/SR	SP/SR	N	N	N (15)
e.	Printer, publisher									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
f.	Retail stores including liquor stores.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y (1)	Y (1)	Y	N	<u>Y (1)</u>
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
g.	Personal services, such as barber shop, beauty parlor, etc.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y(1)	Y(1)	Y	N	<u>Y (1)</u>
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
h.	Repair and alteration of clothes and domestic furnishings.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR
i.	Eating place with or without liquor.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
	2. New construction or conversion greater than 4,000 s.f. of building area	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	SP/SR

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As a Principal Use		NB	LB	CB	I-1	I-2	I-3	PSCD	OSC	RMUD
j.	Bar or other establishment where the primary purpose is the sale and consumption of alcoholic beverages.	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
k.	Laundry and cleaning, automatic, but not steam laundry.	SP	SP	SP	SP	SP	SP	SP	N	<u>SP</u>
l.	Gasoline Service Station	SP/SR	SP/SR	N	N	N	N	N	N	<u>N</u>
m.	Undertaker, funeral parlor.	SP/SR	SP/SR	N	SP/SR	SP/SR	SP/SR	N	N	<u>N</u>
n.	Adult Stores	N	N	N	SP (5)	SP (5)	N	N	N	<u>SP (5)</u>
o.	Adult Theaters	N	N	N	SP (5)	SP (5)	N	N	N	<u>SP (5)</u>
<b>4. Open-Air Drive-in Retail and Service</b>										
a.	Drive-in Bank <i>1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area</i>	Y	Y	Y	Y	Y	Y	N	N	<u>Y</u>
	<i>2. New construction or conversion greater than 4,000 s.f. of building area</i>	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	N	<u>SP/SR</u>
b.	Outdoor amusement park, outdoor sports facility conducted for profit.	N	N	N	N	N	N	N	N	<u>N</u>
c.	Open-air drive-in theater or other open-air place of entertainment.	N	N	N	N	N	N	N	N	<u>N</u>
d.	Car washing establishment using mechanical equipment for cleaning automobiles and other equipment.	N	N	N	SP/SR	N	N	N	N	<u>N</u>
e.	Drive-in restaurant. Drive-in refreshment stand, drive-through eating establishment.	N	N	N	N	N	N	N	N	<u>N</u>
f.	Fast food establishment	SP/SR	SP/SR	N	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
g.	Outdoor Storage of Merchandise.	N	N	N	N	N	N	N	N	<u>N</u>
<b>5. Light Industry, Wholesale, Laboratory</b>										
a.	Light Industry <i>1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area</i>	N	N	N	Y	Y	Y	SP	N	<u>SP</u>
	<i>2. New construction or conversion greater than 4,000 s.f. of building area</i>	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
b.	Non- nuisance manufacturing <i>1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area</i>	N	N	N	Y	Y	Y	SP	N	<u>Y</u>
	<i>2. New construction or conversion greater than 4,000 s.f. of building area</i>	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
c.	Office, including but not limited to administrative, executive, professional, and similar offices. <i>1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area</i>	N	N	Y	Y	Y	Y	Y	N	<u>Y</u>
	<i>2. New construction or conversion greater than 4,000 s.f. of building area</i>	N	N	SP/SR	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
d.	Public or bonded warehouse, parcel or goods distribution.	N	N	N	N	N	N	N	N	<u>N</u>

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As a Principal Use		NB	LB	CB	I-1	I-2	I-3	PSCD	OSC	RMUD
	Laboratories engaged in research, experimental and testing activities, including but not limited to the fields of biology, chemistry, electronics, engineering, geology, medicine, and physics.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	N	Y	Y	Y	Y	N	<u>Y</u>
e.	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
f.	Motor Vehicle Repair	N	N	N	SP	SP	SP	N	N	<u>N</u>
g.	Motor Vehicle Body Work	N	N	N	SP(4)	SP(4)	SP(4)	N	N	<u>N</u>
h.	Wholesale business, warehouse.	N	N	N	SP/SR	SP/SR	SP/SR	SP/SR	N	<u>SP/SR</u>
i.	Self-Service Storage Facility.	N	N	N	SP (9)	SP (9)	N	N	N	<u>N</u>
	Renewable or alternative energy research, development or manufacturing facility									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	N	Y	Y	Y	Y	N	<u>Y</u>
j.	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N	SR	SR	SR	SR	N	<u>SR</u>
k.	Medical Marijuana Treatment Center	N	N	N	SP	SP	SP	N	N	<u>SP</u>
<b>6. Heavy Industry</b>										
a.	Open-lot storage of junk, scrap, paper, rags, containers or other salvage waste articles.	N	N	N	N	N	N	N	N	<u>N</u>
b.	Truck or bus terminals, yard or building for storage or servicing of trucks, trailers or buses, parking lot for trucks.	N	N	N	N	N	N	N	N	<u>N</u>
	Place for exhibition, lettering or sale of gravestones or monuments.									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	N	Y	N	N	N	N	<u>N</u>
c.	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N	SP/SR	N	N	N	N	<u>N</u>
	Heavy Industry									
	1. All non-conversions; and, new construction and conversions up to 4,000 s.f. of building area	N	N	N	Y	N	N	N	N	<u>N</u>
d.	2. New construction or conversion greater than 4,000 s.f. of building area	N	N	N	SP/SR	N	N	N	N	<u>N</u>
e.	Storage of flammable gas, liquids, or explosives (non-accessory)	N	N	N	N	N	N	N	N	<u>N</u>
f.	Any trade, industry, or other use that is noxious, offensive or hazardous by reason of vibration or noise or the emission of odors, dust, gas, fumes, smoke, cinders, flashing or excessively bright light, refuse matter or any other cause.	N	N	N	N	N	N	N	N	<u>N</u>

SECTION 5.02 TABLE OF ACCESSORY USE REGULATIONS *[add to table as noted]*

	Accessory Use Only	NB	LB	CB	I-1	I-2	I-3	PSCD	OSC	RMUD
a.	Within a dwelling unit that is owner occupied, renting of not more than two rooms as a lodging without separate cooking facilities and for not more than two lodgers	SP	SP	SP	N	SP	SP	N	N	<u>N</u>
b.	Private greenhouse, tool shed, Swimming pool and kennel not used as a part of a business, and not offensive to the neighborhood by reason of noise, odor or other cause.	Y	Y	Y	Y	Y	Y	SP	N	<u>SP</u>
c.	Accessory parking and garage as permitted in Article IV	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
d.	Home Occupation	SP	SP	SP	SP	SP	SP	SP	N	<u>SP</u>
e.	Home Office	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
f.	Parking for Occupant's business truck, exceeding ¾ ton capacity.	SP	Y	Y	Y	Y	Y	SP	N	<u>SP</u>
g.	Administrative offices, clubrooms, and common laundry room reserved for occupant's use. Accessory to multi-family dwellings.	N	N	N	N	N	N	N	N	<u>Y</u>
h.	Business accessory uses, usual, not to include outside service window or outdoor storage of merchandise.	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
i.	Outside Service Window as a Business accessory use, usual, except for outdoor storage of merchandise.	SP	SP	SP	SP	SP	SP	SP	N	<u>SP</u>
j.	Outdoor display and storage of new merchandise subject to screening provisions.	SP	SP	SP	SP	SP	SP	SP	N	<u>SP</u>
k.	Residence for caretaker or janitor.	N	N	Y	Y	Y	Y	Y	N	<u>Y</u>
l.	New and used vehicles for sale or lease and display and storage of operable vehicles only	N	SP	SP	SP	SP	SP	N	N	<u>N (15)</u>
m.	Business and professional offices, schools operated for gain, commercial recreation (if completely enclosed), private clubs, personal services (such as barber, etc.), retail stores, eating places (with or without liquor) and banks, insofar as they do not exceed 5% of the gross floor area of the apartment development on the lot.	N	SP	SP	N	N	SP	SP	N	<u>SP</u>
n.	Licensed Day Care	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
o.	Family Day Care	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
p.	To allow residents to garage in a permanent enclosed structure on their property Antique Motor Cars as recognized by the Commonwealth of Massachusetts Registry of Motor Vehicles	Y	Y	Y	Y	Y	Y	Y	N	<u>Y</u>
q.	Activities accessory to a principal use permitted as a right that are necessary in connection with scientific research of scientific development or related production.	SP	SP	SP	SP	SP	SP	SP	N	<u>SP</u>
r.	Games of chance or similar entertainment or amusement, operated either live or through audio or video broadcast or close circuit transmission, except at an establishment that possesses an All Alcoholic or Wine and Malt License .	N	N	N	N	N	N	N	N	<u>N</u>

SECTION 5.03 NOTES TO TABLE OF USE REGULATIONS

(8) See §9.07 for Mixed-Use in the I-3 Zoning District. Within the RMUD Zoning District, Mixed-Use is only allowed for projects of two acres or larger that have filed and received an approved Master Plan Special Permit under §5.18.

~~(4415)~~ As part of a larger multi-tenant development, a retailer may~~Within a retail setting, the display of light duty passenger vehicles as an advertisement for sale or lease is permitted.~~ Franchise automobile dealerships and uses as defined by § 2.56 and § 2.57 of the Zoning Ordinance are prohibited.

SECTION 5.04 TABLE OF DIMENSIONAL REGULATIONS

[add to table as noted]

District	Min. Lot Size (s.f.)	Min. Frontage (ft)	Setbacks (ft) <del>(p)</del>			Max. Building Coverage (%)	Max. Impervious Coverage (%)	Max. Height (ft/stories)	Min. Lot Area Per Dwelling Unit (s.f.)	Max. FAR	Min. Open Space (%)
			Front	Side	Rear						
NB	-	50 (f)	-	10 (d)	15	50	90	35/2.5 (j)(n)	-	0.5	10
LB	-	40 (f)	-	15 (d)	20	80	90	40/4 (k)(n)	-	1.0	10
CB	-	(f)	-	-	-	-	100	55/5 (k)(n)	-	4.0 (o)	(n)
I-1	-	50(f)	10 Max. 30 (s)	25 (d)	30	50	90	55/5 (k) (n)	-	2.0 (i)	10
I-2	-	50(f)	10 Max. 30 (s)	25 (d)	30	50	90	55/5 (k) (n)	-	2.0 (i)	10
I-3	-	50(f)	10 Max. 30 (s)	25 (d)	30	50	90	55/5 (k) (n)	-	1.0	10
I-3 (Residential/Mixed Use)	-	50(f)	10 Max. 30 (s)	25	30	50	80	55/5 (k)(n)	800	2.0 (i)	20
PSCD	10,000	-	10 Max. 30 (s)	0/Shared party wall or 18 ft	18	50 (t)	80	Min. 24 Max. 55/5(u)	800	1.0 (v) Mixed Use 2.0	20
<b>RMUD</b>	<b>10,000 (w)</b>	<b>50 (f)</b>	<b>10; Max.30 (s) <del>(x)(p)</del></b>	<b>15 (d)</b>	<b>20 <del>(x)(p)</del></b>	<b>8075</b>	<b>9085</b>	<b><del>79/755/5 (n)</del></b>	<b>N/A</b>	<b><del>2.0 1.0 (i)</del></b>	<b><del>1020</del></b>

SECTION 5.05 NOTES TO TABLE OF DIMENSIONAL REGULATIONS

(f) The minimum frontage of the lot shall be one hundred (100) feet for new construction of multi-family dwelling structures, townhouses, and rowhouses.

For all new construction in the **RMUD**, NB, LB, CB, I-1, I-2, I-3, and I-3 Districts the maximum length of a contiguous building façade shall be no more than one hundred and fifty (150) feet long or up to two hundred and fifty (250) feet long by Special

Permit in keeping with adopted Design Guidelines. Offsets of a minimum of twenty five (25) feet in depth and fifty (50) feet in length, shall be incorporated for facades to not be considered contiguous. The maximum linear dimension of a building shall be less than three hundred (300) feet long, unless a project of greater length, by Special Permit, is determined to be in keeping with adopted Design Guidelines. Buildings with a substantial publically-accessible pass through at the ground floor that is a minimum of fifty (50) feet across and twenty (20) feet in height, or an equivalent area, may be considered as separate buildings, as determined by the Zoning Enforcement Officer.

**Exceptions – In the RMUD, ~~greater lengths of both the maximum contiguous building façade wall and the overall length of a building~~ may be allowed by Special Permit, if determined to be increased through the use of a Master Plan Special Permit, but any increase must be in-keeping with adopted Design Guidelines and the local context.**

- (i) No use in the **RMUD**, I-1, I-2 or I-3 Districts shall exceed an FAR of 1.0 without receiving a special permit consistent with § 9.03-9.15 and in no instance shall the increased intensity of use allowed by special permit exceed an FAR of 2.0. In addition, no residential use in the I-3 District shall be allowed without receiving a special permit consistent with the above noted sections and § 5.07.
- (n) For Mixed-Use development of any type (Residential and Commercial) the minimum open space requirement shall be twenty percent (20%).

For ~~O~~ **office B**uildings or ~~M~~ **mixed-U**se developments in the NB, LB, CB, **RMUD** I-1, I-2, and I-3 Districts greater than or equal to ten thousand (10,000) gross square feet or containing ten (10) or more residential units, the minimum building height is twenty four (24) feet. **For the RMUD see Section 5.18 (c)5. for minimum and maximum heights.**

- (p) No residential or mixed commercial residential structure shall be allowed within twenty-five (25) feet of any OSC district boundary and no industrial or commercial structure within fifty (50) feet of an OSC district boundary if it is located on a parcel greater than twenty-five thousand (25,000) square feet; if less than twenty-five thousand (25,000) square feet the required district setback shall apply, **except in the RMUD.**

**Specifically, in the RMUD, by Special Permit, a project may incorporate publically accessible open space to offset required setbacks, with reduced setbacks to be no less than existing adjacent buildings on the same lot or adjacent lots.**

- (w) Existing lots in the RMUD District that are less than 10,000 sf and were established prior to January 1, 2015, shall be deemed to be conforming as to minimum lot size.**



~~(x) In the RMUD, Front and Rear setbacks may be reduced to be the same as existing adjacent buildings on the same lot or adjacent lots by Special Permit.~~

## **SECTION 5.18 REGIONAL MIXED USE DISTRICT [RMUD]**

**Watertown's Design Guidelines were created "to enhance the economic vitality of selected commercial areas through attractive, consistent design." The commercial corridors and squares of Main Street, Pleasant Street, Galen Street, North Beacon Street, Mt. Auburn Street and Arsenal Street are being positively impacted by the Design Guidelines and Standards as they are clarifying expectations about what development should look like and raising the quality of construction.**

**As the Town's primary commercial corridor, the eastern portion of Arsenal Street has some of the largest retailers in the region. This area warrants greater density in light of the size of the geography and its catalytic and transformative potential for the region. The scale of development in this area merits greater height, massing and signage requirements for new construction commensurate with its role as a regional attraction and destination.**

### **(a) Intent and Purpose**

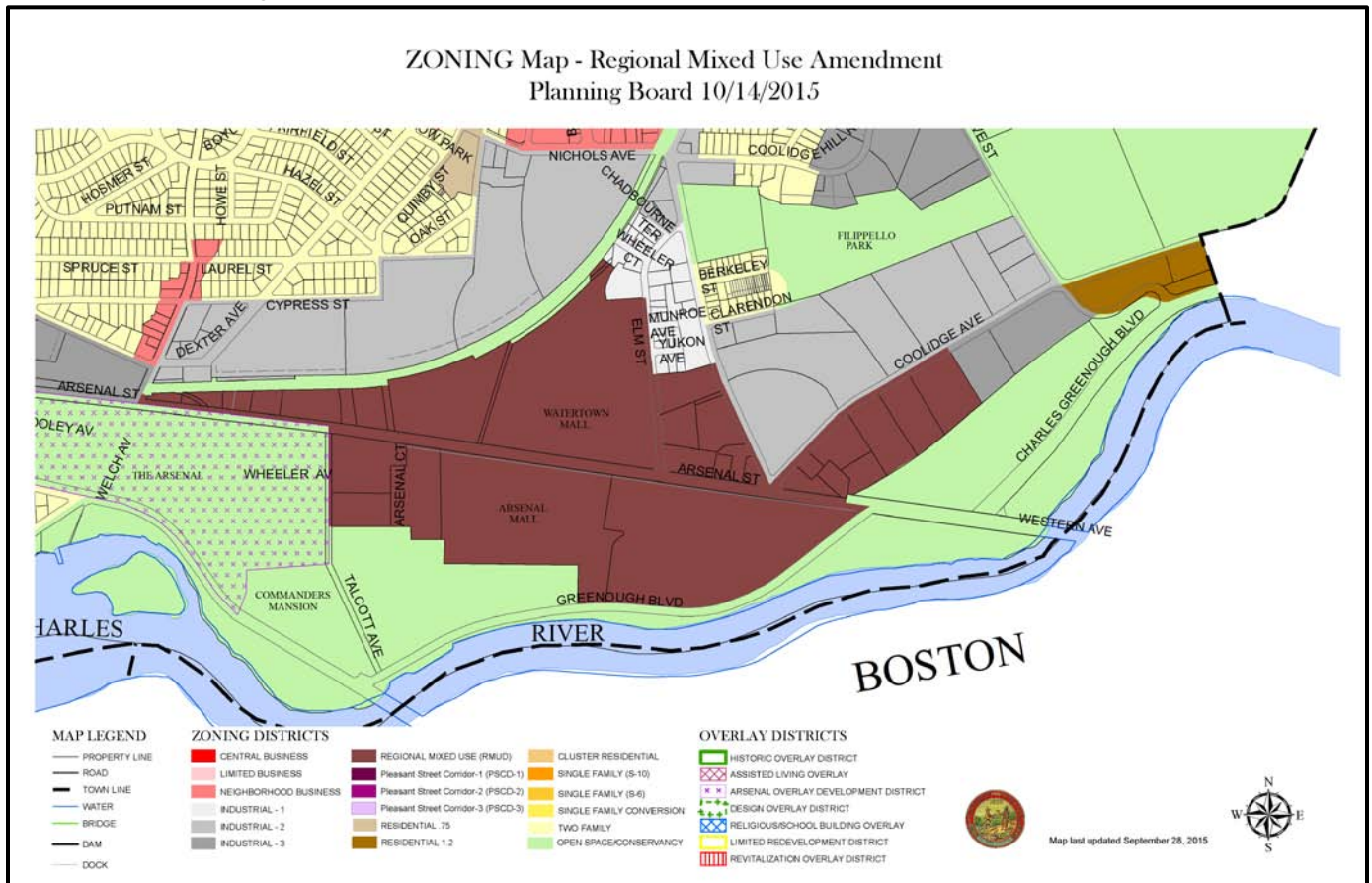
**The Regional Mixed Use District [RMUD] has been enacted to assist, promote, and guide the orderly conversion and redevelopment of the Arsenal Street Corridor. The establishment of the RMUD is intended to accomplish the following objectives:**

- 1) Facilitate transformative development consistent with Watertown's goal to promote mixed use development that includes retail, office, hospitality, multi-family residential and research and development uses, and that serves regional demand.**
- 2) Allow development at a density, scale and character appropriate to define a corridor that is a major gateway for the Town; Additional height may be appropriate in such Gateway Locations where consistent with Watertown's economic development goals, and the adopted Design Guidelines, as they may appropriately apply to development in the RMUD.**
- 3) Enhance the quality of life, including promoting the development of a high quality public realm, generally consistent with Watertown's Design Guidelines, that provides a well-articulated pedestrian environment which implements Complete Street concepts and facilitates connections to surrounding neighborhoods and the Charles River.**
- 4) Enhance publically available open space networks by connecting to and integrating with adjacent state, municipal and privately-owned parcels, where practicableappropriate.**
- 5) Respect historic assets and architectural features that help define the character of the community.**
- 6) Incentivize real estate investment that will enhance the diversity and maximize the value of the Town's tax base.**

- 7) Encourage Low Impact Development using “green” building practices that encourage energy efficiency and are planned, designed, constructed, and managed to minimize adverse environmental impacts.
- 8) Encourage development that accommodates multi-modal access.

**(b) District Delineation**

**The boundaries of the Regional Mixed Use District [RMUD] are as defined on the Zoning Map of Watertown, Massachusetts, as amended on <month, date>, 2015 (insert map amendment adoption date). The provisions of this section shall apply only to the Regional Mixed Use District. [The following Zoning Map Amendment would update the official Zoning Map and is not intended to be included in § 5.18]**



**(c) Dimensional Criteria**

- 1) Alterations, additions and extensions ~~to~~ of nonconforming structures shall be subject to § 4.06.
- 2) No use in the RMUD shall exceed an FAR of 1.0 without receiving a Special Permit or Master Plan Special Permit pursuant to § 9.03-9.05 and 9.09-9.13 of the Watertown Zoning Ordinance or in keeping with §5.18, and in no instance

shall the increased intensity of use allowed by Special Permit exceed an FAR of 2.0.

- 3) Minimum Lot Area per Dwelling Unit: N/A
- 4) Minimum Lot Frontage: 50 feet, subject to § 5.05(f)
- 5) Height of Building:
  - a. Minimum height of building: For office buildings and mixed-use developments in the RMUD greater than or equal to ten thousand (10,000) gross square feet or containing ten (10) or more residential units, the minimum building height is twenty four (24) feet.
  - b. Maximum height of building: For new construction, 55 feet/ 5 stories by Special Permit or 79 feet / 7 stories by Master Plan Special Permit, or, within a defined mixed-use project, shall employ a Master Plan Special Permit and use adopted Design Guidelines and the allowed FAR of 2.0 to determine height.
- 6) Maximum Total Building Coverage: ~~eighty-seventy-five~~ percent (~~8075~~%).
- 7) Minimum Open Space: All new developments shall have at least ~~ten-20~~ percent (~~4020~~%) of the total site area devoted to Open Space; required setbacks shall be considered as part of the total area for Open Space. The required Open Space shall not be used for parking, loading, or roadway purposes. Fifty percent (50%) of the ~~required~~ Open Space shall be publicly accessible. ~~No new buildings shall be allowed within a 100-foot wide open space area parallel to Greenough Boulevard. Existing structures may only be expanded within the 100-foot area through a RMUD Master Plan Special Permit but in no instance may an addition encroach closer to Greenough Boulevard than the existing structure.~~
- 8) Setbacks:
  - a. Front: Build-to-line of ten (10) to thirty (30) feet as specified in § 5.04 and 5.05(s); per § 5.05(~~xp~~), the front ~~yards-build-to-line~~ may be reduced to be ~~the same consistent with-as~~ surrounding existing buildings by Special Permit.
  - b. Side: 15 feet; per § 5.05(d), side yards may be omitted by Special Permit provided that the side yard does not adjoin a Residential District or a Residential Use in existence on September 25, 2015, and that ~~the access of emergency equipment~~ to the rear is ~~not rendered inaccessible~~ appropriate.
  - c. Rear: 20 feet; per § 5.05(~~xp~~), rear yards may be reduced to be consistent with surrounding existing buildings by Special Permit.

9) Minimum Lot Size: 10,000 square feet; Existing lots per § 5.05(w).

(d) Parking Requirements:

Off-street parking shall comply with the requirements of Article VI of the Watertown Zoning Ordinance.

(e) Signs and Illumination:

Signage shall comply with the requirements of Article VII of the Watertown Zoning Ordinance.

(f) Design Guidelines:

Per § 9.03(d), developments in the RMUD with four or more residential units or 10,000 square feet of new development or greater are subject to review according to the Town of Watertown's adopted Design Guidelines.

(g) Authority and Procedure: RMUD Master Plan Special Permit with Site Plan Review

Any project requiring relief per § 5.01 of the Ordinance shall be subject to § 9.03 and 9.05 of the Watertown Zoning Ordinance, or a Petitioner/Project may seek, as an alternative approval process, a Master Plan Special Permit under § 5.18(g), if a project encompasses ~~a minimum five of two (52) or more~~ acres.

Master Plan Special Permit with Site Plan Review:

The revitalization and redevelopment of property in the RMUD may involve new uses and buildings, additional structured parking, enhanced landscaping, and other significant changes. The projects may occur over time, and in phases. A Petitioner may wish to seek conceptual level approval of a large-scale mixed-use project, with detailed Final Site Plan Review ~~Approvals~~ of individual buildings under § 9.03 to occur ~~later, before each prior to Building Permits for new individual buildings is constructed.~~

A project-level review provides an opportunity to consider and address the cumulative effects of the individual phases and for the holistic consideration of a large-scale mixed-use project. The Master Plan Special Permit with Site Plan Review process provides the opportunity and a mechanism for review of ~~a~~ large-scale mixed-use projects that ~~will~~ may be built in phases.

- 1) Procedure: Notwithstanding anything to the contrary within the Watertown Zoning Ordinance or more specifically within Article IX, in the RMUD, the Planning Board shall be the Special Permit Granting Authority (SPGA) for all Master Plan Special Permits and Amendments in accordance with § 9.03.

1)2) Application: A Petitioner proposing to construct one or more new buildings (which may include structured parking and may include alterations to one or more existing buildings) may seek approval of the overall project through a Master Plan Special Permit, ~~for which the Planning Board will be the sole Special Permit Granting Authority (SPGA) for all purposes.~~ An application for a Master Plan Special Permit shall include, at a minimum, for each proposed new building, structural alteration of an existing building, or principal use outside of a building:

- a. The proposed location, approximate footprint, height, and gross floor area;
- b. Building elevations showing principal building entrances, overall building massing, rooflines, and general fenestration patterns and will require multiple three-dimensional elevations;
- c. Cross section drawings indicating the relationship of the building or buildings to adjoining properties, streets and open spaces;
- d. Identification of all principal and accessory uses, other than parking; ~~exceeding 10% of the proposed additional gross floor area and any alterations or demolition of existing structures, with care given toward protecting historic resources that help define and contribute to the character of the Arsenal Street Corridor;~~
- e. Vehicle and bicycle parking areas or facilities to be provided;
- f. Proposed design criteria establishing a palette of building materials, architectural elements, and landscaping elements to be finalized for each individual building during later, detailed Site Plan Reviews;
- g. Shadow Analysis;
- h. Traffic Impact Assessment (TIAS) of traffic generation and onsite/offsite impacts including a Transportation Demand Management Plan with a reporting mechanism to the Town;
- i. Verification of sewer capacity; and
- j. Storm-water Management.

2)3) Review of Application: The SPGA shall hold a public hearing in accordance with procedures outlined in § 9.04. The SPGA shall not approve a Master Plan Special Permit unless it finds that the four conditions for Special Permit approval set forth in § 9.05(b) of this Zoning Ordinance have been met. The Petitioner's submission of and the review of the conceptual level plan component of a Master Plan Special Permit shall follow the procedures set forth in § 9.03. The SPGA shall not approve such a Master Plan Special Permit unless it finds that the Petitioner has satisfactorily addressed, at a conceptual level, the ten criteria listed in § 9.03(c).

3)4) Parking Reduction: In granting a Master Plan Special Permit, the SPGA may reduce the number of required parking spaces, based on the availability of public transportation alternatives at or near the RMUD master-planned project, the transportation demand management programs implemented or

to be implemented as part of the RMUD Master Plan, the ability of uses with peak user demands at different times to share parking spaces or other factors for which the Petitioner provides a parking study or analysis prepared under the direction of a Professional Engineer or Architect with the requisite experience in conducting such analysis, using standards and methodologies promulgated by the Institute of Transportation Engineers, the Urban Land Institute, or other appropriate source.

In addition, the SPGA may allow the Petitioner to temporarily further reduce the amount of parking provided as part of a master-planned project during a phase(s) of an approved large-scale mixed-use project if existing parking spaces will be eliminated during a phase of implementation, to be replaced in that or a later phase of implementation, for example if a structured parking facility is to be built on the location of an existing surface parking lot. In determining whether to grant such a temporary further reduction of the amount of parking, the SPGA shall take into consideration the factors set forth above in this subsection and the applicant's proposals, if any, to provide substitute off-site parking or other interim measures to reduce the demand for parking within the master-planned project.

4)5) Final Site Plan Review: Prior to the issuance of a Building Permit for any building approved under a Master Plan Special Permit, the Petitioner shall obtain Final Site Plan Review of the final design details of the proposed building(s) and any related landscaping or other improvements following the procedures set forth in § 9.03 of this Zoning Ordinance.

5)6) ~~6) — Amendments to an approved Master Plan Special Permit: Changes to an approved Master Plan Special Permit site plan that are Minor, as determined by the SPGA or Director of the Department of Community Development and Planning (Director), may be approved by the SPGA as part of the Final Site Plan Review for the associated building(s). Changes that the SPGA determines are Major shall require an amendment to the RMUD Master Plan Special Permit, following the procedures set forth in Section 9.05 of this Zoning Ordinance.~~

7) —

~~8) — In determining whether changes are Minor, the SPGA or Director shall consider as Minor any changes that do not alter by more than ten percent (10%) a building's footprint, height, floor area ratio, or setbacks, provided that the resulting building still complies with applicable dimensional requirements; changes to building materials, architectural elements, and landscaping elements that are consistent with the approved RMUD Master Plan Special Permit, rearrangement of the proposed principal and accessory uses, and changes to the alignment of internal streets or pedestrian corridors shall be considered as Minor.~~

9) —

- ~~10) — Changes that increase a building's footprint, height, or floor area ratio by more than twenty five percent (25%), that eliminate a proposed internal street or pedestrian corridor, or that eliminate or add a principal use occupying more than twenty five percent (25%) of the proposed gross floor area, shall be considered Major.~~
- ~~11)7) Lapse of a Exercise of RMUD Master Plan Special Permit: Substantial use of a A RMUD Master Plan Special Permit will be required to include a phasing plan for implementing the Master Plan Special Permit. The Permit shall be deemed to have occurred been exercised for purposes of § 9.13 of the Zoning Ordinance and Section 9 of the Massachusetts Zoning Act, M.G.L. c. 40A, if, within one year from the date of the grant of the SPGA's RMUD Master Plan Special Permit, construction of an approved building or commencement of an approved principal use outside of a building has begun the Petitioner has applied for Final Site Plan Approval of a building or outdoor use, and if within two years of such date construction of an approved building or commencement of an approved principal use outside of a building has begun, in either case except for good cause. A petitioner may request extensions of the phasing plan and/or implementation through a request to the SPGA prior to permit expiration. The time periods referenced above shall not include such time required to pursue or await the determination of any appeal under M.G.L. c. 40A, Section 17.~~
- ~~12) — Procedure: Notwithstanding anything to the contrary in Article IX or elsewhere in the Watertown Zoning Ordinance, the Planning Board shall be the Special Permit Granting Authority for all Special Permits in accordance with Section 9.03 in the RMUD, including the RMUD Master Plan Special Permit, Site Plan Review and amendments to an approved RMUD Master Plan Special Permit.~~

ARTICLE VI AUTOMOTIVE AND BICYCLE PARKING REQUIREMENTS

SECTION 6.02 LOCATION AND DESIGN OF OFF-STREET PARKING SPACES

- (n) In the Business Zones, ~~and~~ Industrial Zones, PSCD and RMUD, the off-street parking requirements of § 6.01 may be satisfied with the use of a stacked parking configuration. For the purposes of this § 6.02(n) stacked parking shall mean a parking space, including enclosed garage parking spaces, where within a parking space vehicles may be parked with one (1) vehicle behind another, with a maximum two (2) vehicles in each stack. Notwithstanding the provisions of § 6.02(b) above, each parking space shall be marked and shall not be less than eight (8) feet in width and seventeen (17) feet in length for angle parking or twenty-two (22) feet in length for parallel parking, exclusive of drives, walks and maneuvering space. One (1) of the two vehicles in each stack shall have direct access to an aisle or drive-way having a minimum width of twenty-four (24) feet in the case of two-way traffic or in the case of one-way traffic the minimum aisle width provided in § 6.02(c). The surfaced area of off-street parking areas shall be set back a minimum of five (5) feet from all

buildings and lot lines. Such setback areas, except for entrance and exit drives, shall be properly landscaped with grass, trees, shrubs, flowers and other landscaping materials.

ARTICLE VII SIGNS AND ILLUMINATION

SECTION 7.03 SIGNS IN ALL DISTRICTS

(a) Placement of Signs

**(1)** Any ~~ground-level building or tenant~~ occupancy with more than one occupancy frontage may have ~~one~~ attached signage on each occupancy frontage facing a street, parking lot, or in each yard facing a street, **and/or free-standing signage for each street frontage of the lot.** ~~provided it is set back to at least one-half the depth of the required setback.~~ A building may also have separate identifying signage. **In no instance shall any signage directly front on or face Greenough Boulevard.**

(b) Projection of Signs

(2) A sign, except for ~~the projection of~~ a **projecting sign such as a** symbol, accessory, marquee, or banner, shall not project more than six (6) inches from the building wall.

(3) A ~~symbol projecting~~ sign and support thereof, **must be set back at least two (2) feet from the curb line and be at least nine (9) feet above ground level.** ~~shall not project more than thirty-six (36) inches from the building wall, and no part thereof shall extend below eight (8) feet from ground level. The vertical dimension of the symbol shall not exceed forty-eight inches.~~

(4) A **projecting** banner sign must be set back at least two (2) feet from the curb line and be at least nine (9) feet above ground level. The total area of a banner may not exceed fifty (50) square feet. **In no instance shall the vertical length of a Banner Sign exceed fifty (50) percent of the total height of the structure to which it is attached and the width of a Banner Sign shall not exceed fifteen (15) percent of its height.**

(c) Conditions of temporary signs

One temporary sign is permitted, as follows:

(1) A temporary identifying sign, not exceeding the permitted size for a permanent sign, may be erected for not more than sixty (60) days.

(2) A temporary accessory sign shall not exceed six (6) square feet and shall be removed from public view by those responsible for its erection within seven (7) days after the activity advertised has ceased or after substantial damage to the sign, whichever comes first.



- (3) A temporary non-accessory sign is limited to a period of forty-five (45) days preceding and not over seven (7) days after the relevant event and may not exceed fifty (50) square feet.

SECTION 7.05 SIGNS IN R.75 AND R1.2 DISTRICTS, AND FOR RESIDENTIAL USES IN THE I-3 AND RMUD DISTRICT

In the R.75 or R1.2 Districts, or with respect to any residential use in the I-3 District and RMUD, no sign or other advertising device shall be permitted except as follows:

- (b) ~~For multiple unit structures, up to two (2) identifying signs indicating the name of the individual multiple unit structure(s) and/or the street address, wherein the aggregate area of the sign(s) shall not exceed twenty square feet.~~ For multiple unit developments, including the residential component within a mixed-use project, up to two attached signs or two free-standing signs, or a combination of one attached sign and one free-standing sign may be allowed. The size of such signage shall be limited to one (1) square foot per unit up to a maximum of 100 square feet, and in no instance shall a building mounted sign exceed 30 feet in height.

SECTION 7.06 SIGNS IN THE NB, LB, CB, I, RMUD, AND PSCD DISTRICTS

In any NB, LB, CB, I, RMUD, and PSCD district, no on premise sign or advertising device shall be permitted except as follows:

- (a) As permitted in S-10, S-6, SC, CR, T, OSC, R.75 and R1.2 districts.
- (b) One identifying sign for each building or tenant occupancy frontage facing a street, parking lot, or public way. In addition, one free standing sign may be allowed on a lot for each street frontage of the lot, provided it is set back to at least one half the depth of the required setback in that district. In the case of a free standing pole or pylon sign, said identifying sign may be up to sixteen (16) square feet or thirty-two (32) square feet in the case of a monument sign. If a wall or marquee sign, said identifying sign may be up to five (5) percent of the area of the wall or building facade. The dimensions used in calculating this percentage shall be the horizontal measure of the occupancy frontage of the business and the vertical measurement of the building not exceeding the top of the second story of the building facade (also see (d)). The accessory signage calculation shall be based upon the five (5) percent of the wall area or building façade allowed for an identifying sign.

RMUD Exceptions:

1. In the RMUD, the number and size of all building mounted (wall or marquee) signage shall be limited to no more than one and one-quarter (1.25) square feet of signage for each linear foot of building for the first story and no more than three-quarters (0.75) of a square foot for each linear foot of building for a second story, but any use above a second story may be allocated a portion of the first story or second story signage allocation. Building mounted signage may be located adjacent to entrances, along first and second floor occupancy frontages, or in other locations, including at heights greater than 20 feet, so long as the location is in keeping with adopted Design Guidelines. In no instance may a single occupant be allowed more than 100 square feet of building mounted identifying signage, subject to the size limitations set forth in Section 7.06e.

2. In addition to the wall-mounted signage allowed above, lots in the RMUD may have up to one (1) free-standing sign for each two hundred (200) linear feet of street frontage along a public or private way, provided that the total number of free-standing signs allowed on any lot shall not exceed a total maximum of four (4) free-standing signs and shall be a maximum of twenty (20') feet in height and thirty-two (32) square feet in sign area. Two of the allowed free standing pole or pylon signs may be consolidated and those consolidated signs shall have no more than 150 square feet of signage area each, subject to size limitations set forth in § 4.12, 6.02.h and 7.06.b, and in keeping with adopted Design Guidelines.

- (c) One building mounted accessory ~~wall~~ projecting sign such as a marquee, pole or pylon awning, fin, blade, or symbol sign or banner sign for each 50 linear feet of ~~use~~ tenant occupancy facing a private or public way, or parking lot. In no instance may the total area of an accessory sign exceed thirty (30) percent of the total area of the identifying sign for each occupant (also see (d)). ~~An accessory sign may contain words describing the business, or may repeat the name of the business.~~
- (e) In no instance may the gross area of all signs including accessory signs on one building exceed 200 square feet in area on a single lot, except in the case of multiple buildings where each building may have up to a maximum of 200 square feet including accessory signs on each building.

Notwithstanding the above, Any retail non-residential or mixed use site with cumulative building footprints in excess of 100,000 square feet may, by Special Permit and adhering to the adopted Design Guidelines, request an increase in total square feet and number of signs, however the aggregate square footage may not exceed 350 square feet of signage per building, except in the RMUD, where the maximum identifying signage shall be limited to one-hundred (100) square feet of building mounted signage per tenant occupancy.

Further, an increase in the total building signage may be permitted by Special Permit and adhering to the adopted Design Guidelines.

Exceptions: Freestanding, accessory, banner, and directional signs shall not reduce signage otherwise allowable under Section 7.06(e) above, but shall be subject to limitation identified in Section 7.03(a) and 7.05(b).

- (g) Projecting signs ~~shall~~ may be considered as accessory signs and ~~shall~~ be permitted if they are not more than ~~nine sixteen (916)~~ square feet in total area. ~~and having the the lowest point of the sign at least nine (9) feet above grade~~ Further, ~~no portion of the projecting sign shall be more than four (4) feet from the building wall, and the~~ projecting signs shall be placed at a right angle to the building wall. Illumination from the interior of all projecting signs shall be prohibited and other forms of illumination shall be consistent with this Ordinance.
- (h) One free standing or wall-mounted sign may be permitted for the purpose of a business directory per shared entrance provided that no more than three (3) square feet shall be permitted thereon for each use except by special permit. The aggregate sign area shall not exceed thirty-two (32) square feet.

**SECTION 7.07 SIGN SPECIAL PERMITS SIGNS IN THE RMUD DISTRICT**

*[add section and adjust subsequent section numbering as required]*

**In the RMUD district, no on-premise sign or advertising device shall be permitted except as follows:**

(a) **As permitted in ~~S-10, S-6, SC, CR, T, OSC, R.75, PSCD and R1.2 districts~~ § 7.05 or as allowed by this section for Master Plan Special Permit projects under § 5.18.**

(b) **For Timing: A project may choose to request the approval of a sign master plan as part of a requested Master Plan Special Permit, or a sign master plan may be submitted as a separate request once a Master Plan Special Permit has been granted.**

~~(b)(c)~~ **In order to approve a sign master plan, the SPGA review would include a comprehensive review of the requested signage in context of the Special Permit, considering the uses proposed and the site and surrounding context.**

1) **Design Requirements: Sign Master Plan**

- a. **Signage shall be sized and placed to reinforce, rather than compete with, the architectural elements and proportions of a building.**
- b. **A wall sign shall not project beyond the ends of the walls to which it is mounted.**
- c. **Wall signs and projecting signs shall not extend above the roof line or parapet of the building to which it is mounted.**
- d. **No part of a projecting sign shall extend into vehicular traffic areas or in any way interfere with vehicular site lines.**
- e. **All free-standing signs must be protected from vehicular damage by a ~~poured-in-place concrete~~ curb or planter.**
- f. **Signs may be erected in required setback areas ~~but in no instance shall signs directly front on or face Greenough Boulevard.~~**
- g. **~~All exterior lighting shall adhere to Section 7.12 EXTERIOR LIGHTING STANDARDS and Section 7.13 EXTERIOR LIGHTING TECHNICAL SUBMITTALS.~~**

**Section 9.03 Site Plan Review of Certain Residential and Non-Residential Developments**

*[last sentence]* - 9.03(a) "Development in the NB, LB, CB, I-1, I-2, I-3, **RMUD**, and PSCD Districts greater than or equal to ten thousand (10,000) gross square feet or containing ten (10) or more residential units shall have an *energy assessment* completed to determine the viability of a rooftop photovoltaic system. The Petitioner shall indicate, in writing, what actions/outcomes will be taken with a copy of the assessment, to DCDP."

*[second sentence]* - 9.03(c)(7) - "All Mixed Use Developments in the NB, LB, CB, I-1, I-2, I-3, **RMUD**, and PSCD Districts must meet LEED Certifiable requirements as outlined by the United States Green Building Council's *Leadership in Energy and Environmental Design* (current edition as applicable) as a minimum.