

Overlay districts in benchmark towns

Towns create overlay districts for a variety of reasons. Looking at the overlay districts in other towns, you will see the following kinds of overlay districts:

- **Conservation** districts – Floodplain and water supply protection
- **Infrastructure** districts – Cell towers, radio towers, large solar installations, etc.
- **Regulatory** districts – Marijuana retail and dispensary, Adult uses, etc.
- **Historic** districts – Preservation of character in uniquely designated areas
- **Other** districts – Medical, Indoor Athletic facilities, arts, etc.
- **Geography** districts – like our own Lower Falls and Wellesley Square districts, specific rules for the needs/desires in designated centers or “villages” in a town.
- **Mixed Use** districts – Usually combined Multi-Family and commercial uses in business centers.
- **MBTA Communities** districts – How a number of towns rezoned for the MA housing law. Similar to other Housing overlay districts like RIO, but with additional, specific rules related to ½ mile from train, eliminating Special Permits, etc.
- **Multi-family Housing** districts – In some towns (like Wellesley), have been in place for a number of years, while in other towns were written recently to meet MBTA Communities and other housing needs in their towns.
- **Senior Housing** districts – Independent Senior Living, Assisted Living, Nursing Care

The top of the list are districts (e.g., Conservation or Infrastructure overlays) are 0% instructive for our RIO Task Force work. The attached data will summarize none of those districts.

The bottom two types of overlays (multi-family housing and senior housing) are clearly much more useful for our RIO Task Force purposes. Where they exist in other towns, they have been included.

In between those two extremes are districts that touch on housing, but are also specific to the particular town geography, or other requirements (like those that were recently created to meet the MBTA Communities requirements)*. Some of the MBTA-oriented multi-family housing districts have been included.

* Recall that Wellesley already had the zoning density in our bylaws; we were one of the very few towns, or the only, that didn't have to redistrict or change our zoning map.

The attached spreadsheet provides:

1. A list of overlay districts in benchmark MA towns (pages 1-3)
2. A summary of some seemingly similar overlay districts (pages 4-11)

A few observations about the relevant overlay districts:

- ALL of these overlays have a PURPOSE statement that defines the objectives and goals for the overlay district. The original Wellesley RIO also had such a statement, but it was mostly removed in the 2019 adjustment. The purpose provides very useful guidelines that define a town's specific objectives and can be used to assess a proposed project vs. the Town's stated objectives. We might consider re-inserting such verbiage back into our RIO.
- Nearly all of the examples do not define or limit the zoning districts that can act as underlying districts. By not expressly limiting eligible underlying districts, the overlay could potentially go on top of *any* district, like RIO does now, if the Town is supportive of the change. In essence, these bylaws rely on the judgement of their respective Town Meetings.
- About ½ of the overlays define a minimum parcel size on top of which an overlay can be placed. Those min sizes vary widely: from 1/3 acre to 20 acres. Larger parcel minimums seem to be correlated with Senior Housing overlays.
- Many towns separate Senior Housing overlay districts from "regular" multi-family housing overlay districts. Probably worth a discussion if that makes sense for Wellesley, or if continue to keep them together in a single RIO.
- Many towns define subdistricts for the overlay; each subdistrict with different height, setback, frontage, and even density rules. Some of these subdistricts are geographically bounded. These subdistricts are how many towns assign different max densities that aren't "one size fits all" (24 units per acre) like the current Wellesley RIO.
- Finally, these are summaries of the various overlay districts, gleaned from reading through each town's zoning bylaws. Key elements have been summarized to make it more readable, printable, and digestible for our RIO work.

Overlay Districts in Benchmark Towns

TOWN	OVERLAY DISTRICT	TYPE
Andover		
Andover	Flood Hazard (FHOD)	Consv
Andover	Groundwater Protection (GWPOD)	Consv
Andover	Historic Mill (HMOD)	Hist
Andover	Medical Marijuana (MMOD)	Reg
Andover	Senior Residential Community (SRCOD)	Hou
Andover	Watershed Protection (WPOD)	Consv
Andover	Multifamily	Hou
Arlington		
Arlington	Floodplain	Consv
Arlington	Inland Wetland	Consv
Arlington	Multi-Family Housing	Hou
Belmont		
Belmont	Cushing Square	Geo
Belmont	Oakley Neighborhood Smart Growth	Geo
Belmont	Medical Marijuana	Reg
Belmont	Adult Use Marijuana Establishment	Reg
Belmont	South Pleasant Street	Geo
Belmont	McLean District	Geo
Brookline		
Brookline	Coolidge Corner Design	Geo
Brookline	Fisher Hill Reservoir Mixed Income Housing	Geo. Hou
Brookline	Solar	Inf
Brookline	Cleveland Circle Hotel	Geo
Brookline	Transit Parking	Other
Brookline	Waldo-Durgin	Geo
Brookline	Fisher Hill Special	Geo
Brookline	Municipal Uses	Other
Brookline	MBTA-CA Multifamily	MBTA
Concord		
Concord	Floodplain Conservancy	Consv
Concord	Groundwater Conservancy	Consv
Concord	Public Service Corporation	Inf
Concord	Personal Wireless Communications Facility	Inf
Concord	MBTA Communities Multi-family	MBTA
Dedham		
Dedham	Flood Plain (FPOD)	Consv
Dedham	Aquifer Protection (APOD)	Consv
Dedham	Wireless Comms Services (WCSOD)	Inf
Dedham	Adult Uses (AUOD)	Reg
Dedham	Medical Marijuana (MMOD)	Reg
Dedham	Arts (AOD)	Other
Dedham	Historic Preservation (HPOD)	Hist
Dedham	Multi-Family Housing	Hou/MBTA

Overlay Districts in Benchmark Towns

Framingham	(city, not a Town)	
Lexington		
Lexington	National Flood Insurance	Consv
Lexington	Transportation Mgmt	Inf
Lexington	Village	Hou
Lexington	Multifamily	Hou
Lexington	Village High-Rise	Hou
Milton		
Milton	none	N/A
Natick		
Natick	Housing Overlay Option Plan – I	Hou
Natick	Housing Overlay Option Plan – II	Hou
Natick	Regional Center Mixed-Use	Geo
Natick	Independent Senior Living Overlay Option	Hou-Sr
Natick	Assisted Living Overlay Option	Hou-Sr
Natick	Industrial Marijuana	Reg
Natick	Retail Marijuana	Reg
Natick	Indoor Recreational	<i>Other</i>
Natick	Center Gateway	Geo
Needham		
Needham	Flood Plain	Consv
Needham	Aquifer Protection	Consv
Needham	Medical	<i>Other</i>
Needham	Adult Uses	Reg
Needham	Wireless Comms Facilities Towers	Inf
Needham	Needham Center	Geo
Needham	Lower Chestnut	Geo
Needham	Garden Street	Geo
Needham	Temp Meteorological Towers	Inf
Needham	Large-Scale Solar Installation	Inf
Needham	Mixed-Use	M-U
Needham	Avery Square	Geo
Newton	(city, not a Town)	
Sudbury	(rural)	
Wayland		
Wayland	Floodplain	Consv
Wayland	Federal Flood Protection	Consv
Wayland	SE Wayland-Cochituate Planning	Geo
Wayland	Aquifer Protection	Consv
Wayland	Senior and Family Housing	Hou-Sr
Wayland	Wireless Comms Services	Inf
Wayland	Mixed-Use Overlay	M-U
Wayland	Multi-Family Housing	Hou, MBTA
Weston	(rural)	

Overlay Districts in Benchmark Towns

Westwood		
Westwood	Adult Uses	Reg
Westwood	Flood Area	Consv
Westwood	Water Resource Protection	Consv
Westwood	Wireless Comms	Inf
Westwood	Flexible Multiple Use	M-U
Westwood	Upper Story Residential	??
Westwood	University Ave Mixed-Use	Geo
Westwood	Substance Rehabilitation Facility	Reg
Westwood	Mixed-Use & Multi-Family Residential	Hou
Winchester		
Winchester	Floodplain	Consv
Winchester	Independent Elderly Housing	Hou
Winchester	Adult Use	Reg
Winchester	Wireless Comms Facilities	Inf
Winchester	Planned Residential Cluster Development	Other
Winchester	Health Services	Reg
Winchester	Large Scale Ground-Mounted Solar	Inf
Winchester	MBTA Overlay	MBTA
Wellesley		
Wellesley	Historic	Hist
Wellesley	Residential Incentive	Hou - Sr
Wellesley	Linden St. Corridor	Geo
Wellesley	Large-Scale Solar	Inf
Wellesley	Commercial Recreation	Other
Wellesley	Smart Growth	Other
Wellesley	Flood Plain	Consv
Wellesley	Water Supply Protection	Consv

Example Overlay Districts in Benchmark Towns

TOWN	1A. Andover	1B. Andover	2. Arlington
Overlay Name	Multifamily Overlay (MOD)	Senior Residential Community Overlay (SRCOD)	Multi-Family Housing Overlay
Subdistricts	Downtown Transit (MODT) Downtown Residential (MODR) Ballardvale (MODB) River Road (MODRR)	<none>	Massachusetts Avenue/Broadway Multi-Family (MBMF) Neighborhood Multi-Family (NMF)
ZBL Reference	8.9	8.7	8.9
Scope of Districts can Overlay	N/A (All Districts)	N/A (All Districts)	N/A (All Districts)
What Kind of Multi-Unit Housing?	> Multifamily housing > Residential accessory units > Other/mixed use by S.P.	> at least one of following housing types (attached or detached) in any combo: Independent; Congregate Housing; Asstd Living; and Restorative Care/Nursing Facility. > Associated uses/services (< 25%): dining, libraries, meeting rooms, greenhouses, admin offices, mail rooms, salons, banks/ATMs, etc.	Multi-family Housing Mixed Use bonus / S.P.
Min parcel size required	N/A	N/A	"No requirement for minimum lot size"
Max density allowed	15/acre in MODR; 25/acre in MODT; 20/acre in MODB; 35/acre in MODRR	a. 5,000 sq. ft. lot area per <u>detached</u> Independent Living Unit. b. 4,000 sq. ft. lot area per <u>attached</u> Independent Living Unit. c. 3,000 sq.ft. per bedroom in assisted living, congregate housing, skilled nursing facility. > no more than 200 Independent Living Units > no more than 200 bedrooms in asstd living and skilled nursing facility.	"No requirement for lot area per dwelling unit"
Max height allowed	2.5 / 35' in MODR, 3 / 45' in MODT; 3 / 45' in MODB; 4 / 55' in MODRR	> within 200 ft from front property line: 35 feet > more than 200 ft from front property line: 60 feet	4 / 52' in MBMF, 3 / 35' in NMF
Max Lot Coverage	50% in MODR, MODT 30% in MODB, MODRR	> within 200 ft from front property line: max bldg footprint 25,000 sq.ft. > more than 200 ft from front property line: max bldg footprint 60,000 sq.ft.	"No requirement for open space, FAR, or lot coverage"

Example Overlay Districts in Benchmark Towns

TOWN	1A. Andover	1B. Andover	2. Arlington
Overlay Name	Multifamily Overlay (MOD)	Senior Residential Community Overlay (SRCOD)	Multi-Family Housing Overlay
Min # Units to Trigger IZ	10 units or more	Effectively, 8 units or more (round fractions of 0.5 or more up to next whole number)	6 units or more
IZ % Units Affordable	15% @ 80% AMI	15% as affordable low (< 60% AMI), moderate (60-79% AMI), or upper-moderate (80-120 % AMI)	10% @ 80% AMI
Rules of Overlay vs. Rules of Underlying District	All regs in underlying shall apply. If conflict, provisions of MOD shall control	N/A	"a development may comply with either the existing underlying zoning or the zoning for the applicable Overlay District, but not both"
Special Conditions Allowed	various height, frontage, etc. changes allowed via Planning Board	Various bonus densities for add'l Protected Open space, rehab of existing buildings, or additional affordable units	Bonuses can be earned for mixed use, extra affordability, etc.
Purpose (abbreviated if necessary)	<ol style="list-style-type: none"> 1. Provide family housing in accordance with G.L. c. 40A, § 3A; 2. Provide housing oppty near transportation (commuter rail and regional bus routes); 3. Encourage a mix of housing sizes / types in walkable areas; 4. Provide predictable permitting of new housing development; 5. Encourage residential / commercial uses to provide customer base for local businesses; 6. Encourage economic investment in redevelopment; 7. Respond to need for affordable housing with variety of housing types and IZ requirements; 8. Advance land use, housing and mobility goals of the Comprehensive Plan; Housing Production Plan, Community Health Plan, Climate Action Plan; 9. Be consistent with the Andover Complete Streets Policy. 	<ol style="list-style-type: none"> 1. To provide for the development and use of alternative housing and care for older adults in accordance with the Town's Master Plan; 2. To create an environment that provides supportive services routinely used by older adults; 3. To promote housing options that adapt to the needs of an older adult population; 4. To preserve the Town's residential character; 5. To encourage the preservation of open spaces and protection of the Merrimack River; 6. To encourage housing affordable to older adults who are Andover residents. 	<ol style="list-style-type: none"> 1. Respond to need for housing by enabling development of a variety of housing types; 2. Respond to the need for affordable housing by allowing for a variety of types with affordable requirements; 3. Promote multi-family housing near retail, offices, civic, uses; thus helping to ensure higher density housing in walkable areas; 4. Reduce dependency on autos by providing opportunities for upper-story and multi-family housing near public transportation; 5. Encourage environmental and climate protection sensitive development; 6. Encourage economic investment in the redevelopment of properties; 7. Encourage residential uses to provide a customer base for local businesses, and 8. Comply with M.G.L. c. 40A, § 3A.

Example Overlay Districts in Benchmark Towns

TOWN	3. Dedham	4. Lexington	5A. Natick
Overlay Name	Multi-Family Housing Overlay (MFHOD)	Village and Multi-Family Overlay	Housing Overlay Option (HOOP)
Subdistricts	MFHOD-1 and MFHOD-2	VO - Village Overlay, VLO - Village Legacy Overlay, VHO - Village High-Rise Overlay	HOOP-I and HOOP-II
ZBL Reference	Art. XIV / 280.14	7.5	III-19
Scope of Districts can Overlay	<i>N/A (All Districts)</i>	<i>N/A (All Districts)</i>	<i>N/A (All Districts)</i>
What Kind of Multi-Unit Housing?	building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building	multi-family housing, <i>nonresidential</i> uses permitted in an underlying zoning district	High-density dwellings
Min parcel size required	MFHOD-1: 43,560 sq.ft. MFHOD-2: 43,560 sq.ft.	N/A	15,000 sq. ft in HOOP-I; 20,000 sq ft. in HOOP-II
Max density allowed	MFHOD-1: .4 FAR MFHOD-2: 1.0 FAR Density a function of density in underlying districts. Examples SRA = 6, SRB = 24.	in VO, 25 if height bonus, 20 if no height bonus	2500'/unit in HOOP-I (17/acre); Bonuses up to 14/acre (20% affordable) 3500'/unit in HOOP-II (12/acre); Bonuses up to 29/acre (20% affordable)
Max height allowed	MFHOD-1: 45 ft. MFHOD-2: 45 ft.	3 / 40' in VLO; 3 / 40' in VO; NR / 70' in VHO; height bonuses if 1st floor commercial	40' in HOOP-I; 40' in HOOP-II
Max Lot Coverage	MFHOD-1: 50% MFHOD-2: 80%	In VLO , VHO Districts, site coverage not restricted. In other districts, total coverage of buildings + required parking spaces (not within bldg) shall not exceed 28% of the lot area.	40%

Example Overlay Districts in Benchmark Towns

TOWN	3. Dedham	4. Lexington	5A. Natick
Overlay Name	Multi-Family Housing Overlay (MFHOD)	Village and Multi-Family Overlay	Housing Overlay Option (HOOP)
Min # Units to Trigger IZ	Effectively, 4 units or more (All Projects, rounding up all fractions > .4 to the next higher number)	a) 10-13 units b) 14 or more units	10+ units
IZ % Units Affordable	10% @ 80% AMI (preference to Dedham residents, town employee, Dedham business employee, or Dedham school households)	a) 10% @ 80% AMI b) 15% @ 80% AMI	15% (w/ 20% bonus option) 20% in HOOP-II
Rules of Overlay vs. Rules of Underlying District	"subject to the requirements set forth herein and such further requirements of the underlying zoning district that are not inconsistent with the requirements of this MFHOD"	"property owner has elected to comply with the requirements of the Village Overlay District, rather than complying with those of the underlying zoning district."	follow underlying zoning; if inconsistencies btw overlays, default to specific overlays
Special Conditions Allowed			Bonuses earned for affordability but must present acceptable plan for underlying zone. # units may be limited by ability to provide off-st parking
Purpose (abbreviated if necessary)	<p>> To allow for and encourage the development of multi-family housing by right, and to comply with the requirements for MBTA Communities as set forth in G.L. c.40A, § 3A.</p> <p>> To encourage the development of multi-family housing projects of a scale, density and aesthetic that are compatible with existing surrounding uses and minimize impacts to sensitive land.</p> <p>> To the extent possible, multi-family housing shall allow for safe, accessible, and convenient access to transit stations for pedestrians and bicyclists.</p>	<ol style="list-style-type: none"> 1. To provide family housing and ensure compliance with MGL c. 40A § 3A; 2. To promote multi-family housing near retail, office, civic, and personal service uses; 3. To reduce auto dependency by providing oppty for upper-story and multi-family housing near public transpo (bus stops, the Bikeway, and major transpo routes); 4. To ensure pedestrian-friendly development by permitting higher density housing in areas that are walkable to public transportation, shopping, and local services; 5. To respond to the need for affordable housing by permitting a variety of housing types with inclusionary requirements; 6. To encourage econ. investment in the redev. of properties; 7. To encourage res. and comm. uses - a customer base for local businesses; and 8. To meet the housing goals of the 2022 Lexington NEXT Comprehensive Plan. 	<ol style="list-style-type: none"> 1. to create overlay districts in selected areas of Town to enhance public welfare by increasing production of affordable units in a manner consistent with both the provisions of Section V-J and the character of the downtown area. 2. to encourage utilization of the Town's remaining developable land in a manner consistent with local housing policies and needs; new housing developments required to contain a proportion of affordable units to reduce sprawl by developing land that is underutilized and is located in Natick Center where public transportation is available. <p>HOOP-2: to create affordable housing in underutilized areas close to public transport and walkable amenities (public parks, etc)</p>

Example Overlay Districts in Benchmark Towns

TOWN	5B. Natick	5C. Natick	6A. Wayland
Overlay Name	Indep. Sr. Living Overlay (ISLOOP), Assisted Living Overlay (ALoop)	Highway Overlay Districts (4)	Senior and Family Housing Overlay District (SFHOD)
Subdistricts	Indep. Sr. Living Overlay and Assisted Living Overlay	<ul style="list-style-type: none"> • Regional Ctr Mixed Use Overlay (RCP) • Mall Ctr (MC) • Regional Center (RC) • Highway Corridor (HC) 	
ZBL Reference	III-59 and II-63	III-76	Article 21
Scope of Districts can Overlay	<u>ISLOOP</u> : eligible residential single zones (must meet size, location, lot depth criteria) <u>ALoop</u> : proximity to public transport, parks, emergency svcs, cultural/educational/rec	overlay nonresidential zones abutting major arterial highways	N/A
What Kind of Multi-Unit Housing?	<u>ISLOOP</u> : Independent Living for 62+ <u>ALoop</u> : Assisted Living	<ul style="list-style-type: none"> • HC: 1- and 2-family dwellings (no detached structures in HC) • RC: hotels, motels, Assisted Living Residences*, Elderly Family Residences* • RCP: Multi-family (by special permit) + commercial 	2104.1.1. Assisted living residence. 2104.1.2. Independent living residence. 2104.1.3. Mixed residential development.
Min parcel size required	ISLOOP: 50,000 sq.ft. ALoop: 100,000 sq.ft.	?	To serve as a MRD site, an area of land within the SFHOD shall contain at least 20 contiguous acres.
Max density allowed	ISLOOP: # units = Net Usable Land Area/2,100 (21/acre) ALoop: # units = Net Usable Land Area/1,600 (27/acre)	HC: double # in underlying in 1- and 2-family Dwellings	
Max height allowed	ISLOOP: 2.5 story / 35' ALoop: 3 story / 35'	HC: 28' RCP: < 400' from public way --> 80' > 400' from public way --> 85 - 120' MC: 30' - 40' if < 400' from residential area n(up to 75' if 200+ feet away from residential)	2106.1.6.1. No single-family dwelling shall be more than three stories in height or exceed 35 feet in height. ALR's and ILR's may exceed 35 feet in height, but not more than 55 feet.
Max Lot Coverage	ISLOOP: 25% net usable land area ALoop: 80% of net usable land area	?	40% open space,

Example Overlay Districts in Benchmark Towns

TOWN	5B. Natick	5C. Natick	6A. Wayland
Overlay Name	Indep. Sr. Living Overlay (ISLOOP), Assisted Living Overlay (ALoop)	Highway Overlay Districts (4)	Senior and Family Housing Overlay District (SFHOD)
Min # Units to Trigger IZ	5+ units	5+ units	?
IZ % Units Affordable	<ul style="list-style-type: none"> • HC: 1 affordable 2+ BR units OR donate 5% of sale price of all units • RC + RCP: 15% affordable 	<ul style="list-style-type: none"> • HC: 1 affordable 2+ BR units OR donate 5% of sale price of all units • RC + RCP: 15% affordable 	"The applicant is encouraged to provide dwelling units at prices affordable to persons or families of low or moderate income."
Rules of Overlay vs. Rules of Underlying District	Follow underlying zoning regs unless specifically modified or supplemented by other applicable provisions of the ISLOOP	Follow underlying zoning; if inconsistencies btw overlays, default to specific overlay rules	"where the SFHOD provides for uses or structures, or establishes different dimensional or other requirements, the requirements of the SFHOD shall supersede the underlying zoning requirements"
Special Conditions Allowed	ALoop districts should have access to public transportation, emergency services, public parks and walking trails, cultural, educational, and rec. etc opportunities.	Bonuses if public benefits, or additional affordable units	
Purpose (abbreviated if necessary)	<p>ISLOOP</p> <p>To provide for creation of Independent Senior Living Facilities for seniors (age 62 and over) and to provide an alternative development option for parcels in residential single zones which are subject to ISLOOP Overlay Zoning by enabling Independent Senior Living Facilities ("ISLF") for 62+ y/o who are able to live independently in a supportive elderly environment. ISLOOP goal includes creation of ISLF's in close proximity to other Town facilities servicing seniors.</p> <p>ALoop</p> <p>To provide for creation of Assisted Living Residences (ALRs)/support aging in place through services. ALoop Overlay Zoning will enhance the Town of Natick's ability to improve the quality of life for its growing senior population in an ALR environment that fosters interdependence, community access, and resident empowerment.</p>	<ul style="list-style-type: none"> • manage intensity of development and the quality of design along major highway corridors to protect the public health, welfare and safety + enhance the economic vitality. Esp to: • limit congestion, preserve environment, improve pedestrian + vehicular circulation • mitigate adverse impacts from increased development • est consistent zoning regs for highway corridor areas shared by Framingham + Natick, for a unified development character + to avoid substantive and procedural conflicts • attain greater density in return for providing public benefit amenities which compensate for one or more specific effects of increased density 	<p>2101.1.1. Provide a residential environment w/ supportive services to individuals 55+ years of age who are unable to live independently in the community by offering supervision and/or assistance with basic activities of daily life, such as dressing, bathing, toileting and nutrition;</p> <p>2101.1.2. Provide multifamily condos and/or apartments for occupancy by individuals 55+;</p> <p>2101.1.3. Provide mixed and diverse varieties of housing, including (a) affordable housing, (b) single-family housing w/o age limitation, (c) assisted living and (d) independent living residences, in combination and in close proximity to one another; and</p> <p>2101.1.4. Provide for residential development that conserves environmental features, woodlands, wet areas, open space, areas of scenic beauty, views and vistas.</p>

Example Overlay Districts in Benchmark Towns

TOWN	6B. Wayland	7. Westwood	8. Winchester
Overlay Name	Multi-Family Housing Overlay District	Mixed-Use Multi-Family Residential (MUMFROD)	Independent Elderly Housing Overlay (IEHOD)
Subdistricts	Rte 20 - W, River's Edge W, Town Center, Planned Devel District - Central	MUMFROD1 (low density), MUMFROD2 (medium density), MUMFROD3 (high density), and MUMFROD4 (low density gf Commercial)	
ZBL Reference	Article 27	9.9	8.0-2
Scope of Districts can Overlay	N/A (All Districts)		N/A
What Kind of Multi-Unit Housing?	Multi-family housing (A building with three or more residential dwelling units or two or more buildings on the same lot, each of which has more than one residential dwelling unit in each building.)	Multi-Family Res. Dwelling Units + Variety of mixed-uses (bank, child care, coffee shop, Rec facility, retail, etc.) in gf commercial MUMFROD4, Multi-Family can be upper story only	Multi-family residential structures intended for assisted living or elderly residents
Min parcel size required	Rte 20 W: 2 acre River Edge W: 5.5 acres Town Center: 4 acres Planned Dev - Central: 25 acres	40,000 sq ft. parcel / project area	5 Acres
Max density allowed	Rte 20 W: 20 River Edge W: 32 Town Center: 27 Planned Dev - Central: 10	15/acre MUMFROD1; 20/acre MUMFROD2; 35/acre MUMFROD3; 15/acre MUMFROD4;	12 dwelling units per acre Project Max of 150 units
Max height allowed	Rte 20 W: 35' River Edge W: 45' Town Center: 35' Planned Dev - Central: 35;	45 ft	3 stories, 40 feet
Max Lot Coverage	Rte 20 W: 25% River Edge W: 20% Town Center: 28% Planned Dev - Central: 20%	80% max impervious	65% open Space (or 35% lot coverage) 15% buildings (not including parking)

Example Overlay Districts in Benchmark Towns

TOWN	6B. Wayland	7. Westwood	8. Winchester
Overlay Name	Multi-Family Housing Overlay District	Mixed-Use Multi-Family Residential (MUMFROD)	Independent Elderly Housing Overlay (IEHOD)
Min # Units to Trigger IZ	Effectively, 10 units or more (rounding down all fractions to the nearest whole number)	8 or more units	
IZ % Units Affordable	10% @ 80% AMI (preference to Wayland residents, parent/child/sibling of Wayland resident, municipal employee)	15% @ 80% AMI	Up to 10% units "for rental by the Select Board"
Rules of Overlay vs. Rules of Underlying District	"At the option of the property owner, development and use in MFHD may be compliance with the requirements of this Article 27 or by complying with the standards / procedures of the underlying district."		"not restrict the uses allowed by right or special permit in the underlying zones. ... may apply for special permit for build assisted living and elderly housing ..."
Special Conditions Allowed			
Purpose (abbreviated if necessary)	2701.1.1. Provide for multi-family housing development in accordance with M.G.L. c. 40A, § 3A and the Section 3A Compliance Guidelines of the EOHLC, as may be amended from time to time; 2701.1.2. Implement the Wayland Housing Production Plan; 2701.1.3. Encourage the production of a variety of housing sizes and types to provide access to new and redeveloped housing for people with a variety of needs and income levels; 2701.1.4. Locate housing in areas to promote public health and meet the community's environmental goals, including maintaining open space, reducing greenhouse gases and improving air quality; 2701.1.5. Locate housing in or near existing developed areas and roadways; 2701.1.6. Provide multi-family housing that is well integrated into Wayland's land use patterns; and 2701.1.7. Increase the tax base through private investment in new housing development.	1. To promote a village-style mix of retail, offices, ... and multi-family in select areas; 2. To reduce auto dependency via upper-story and multi-family housing near the commuter rail, bus stops, and Amtrak station; 3. To promote family supportive housing by encouraging design for families with children; 4. To help alleviate traffic congestion via more housing near public transpo.; 5. To ensure pedestrian-friendly development via higher density in areas walkable to public transport., shopping, etc.; 6. To respond to need for family affordable housing via more variety of housing types with affordability reqts; 7. To generate tax revenue via as-of-right redevl. at underutilized properties and encourage mixed-use redevl. to provide a customer base for local businesses; 8. To encourage economic investment / redevelopment of underutilized properties; 9. To guide development to prior developed areas to protect natural resources; 10. To provide a more diversified housing stock and more affordable housing as per 2020 Comprehensive Plan and 2019 Housing Production Plan . 11. To comply with Chapter 40A, Sect. 3A of the Zoning Act / MRLTA Communities	"to provide an alternative and supplement to the assisted living and public elderly housing in Winchester in a manner that encourages the preservation of open space and is consistent with the scale of residential development in the community."