

ORDINANCE # _____

Sponsored by Acting Mayor Beauregard and Economic & Community Development Department

AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO ADD A NEW SECTION V-X MULTI-FAMILY OVERLAY DISTRICT (MFOD) AS REQUIRED BY MASSACHUSETTS GENERAL LAWS CHAPTER 40A, SECTION 3A (MBTA COMMUNITIES ACT)

WHEREAS: Massachusetts General Laws Chapter 40A, Section 3A ("Act"), requires Massachusetts municipalities in proximity to public transportation hubs, such as Methuen, to adopt a zoning ordinance that establishes at least one district of reasonable size in which multi-family housing is allowed as of right; and

WHEREAS: Methuen's deadline to enact a zoning provision compliant with the Act is December 31, 2024; and

WHEREAS: If the City fails to comply with the MBTA Communities Act, the City will automatically lose certain state funding, including funding for local infrastructure projects; the City will likewise risk losing discretionary local aid, and the City may face an enforcement action the Attorney General; and WHEREAS: The Director of Economic and Community Development presently estimates that the City risks losing approximately \$1.7 million in existing grant funding should the City fail to comply with the Act, and since much of that funding relates to pending projects, the City will be compelled to draw on other internal funding sources, including, perhaps, free cash, to complete those projects; and

WHEREAS: Prior to the submission of the appended Ordinance to the City Council, the Housing Working Group, appointed by the Mayor and comprised largely of volunteer citizens, met over a period 14 months with the Economic and Community Development Staff and consultants from Innes Associates, who was engaged by the City to advise on compliance with the Act. The Housing Working Group recommends adoption of the appended proposed Ordinance, and Innes Associates advises that the attached ordinance, if enacted, complies with the Act.

THEREFORE, BE IT ORDAINED by the City Council of the City of Methuen that the City's Comprehensive Zoning is hereby amended, following the steps necessitated under M.G.L. 40A, Section 5, through adoption of and in accordance with the appended Ordinance.

This Ordinance shall become effective upon its passage after the City Council's second read following the necessary steps for enactment under M.G.L. 40A, Section 5. A copy of the enacted Ordinance shall be furnished to the Mayor, City Solitor, the City Council, and the Director of Economic and Community Development.

Item 1.

Section II Definitions is hereby amended by striking out and replacing the language as follows. Note that these definitions are found in M.G.L. ch.40A sec. 3A.

Dwelling, Family:

~~f. **Multi-Family Dwelling:** Housing a dwelling designed for three or more families. This definition is intended to include building types commonly known as garden or terrace apartments. g. **Attached Dwelling:** a building arranged, intended and designed to be occupied as a residence and separated from another Attached Dwelling on one or both sides either by a vertical party wall or walls without side yards. Also referred to as town houses or row houses~~ **A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.**

Lot: An area of parcel of land or any part thereof, in separate or common ownership; designated on a plan filed with the Building Commissioner by its owner or owners as a separate lot and having boundaries identical with those recorded in the Northern Essex Registry of Deeds. **An area of land with definite boundaries that is used or available for use as the site of a building or buildings.**

Lot, Coverage: The percentage of the total area of a lot covered by buildings, structures, parking, loading, roadway or driveway areas. **The maximum area of the lot that can be attributed to the footprint of the building (principal and accessory) on that lot. Lot Coverage does not include surface parking.**

Mixed Use: **Development containing a mix of residential uses and non-residential uses, including commercial, institutional, industrial, or other uses.** ~~A single structure featuring non-residential on the first floor and one or more residential units on any other floor. In the case of mixed occupancy, the regulation for each use shall apply to the portion of the building or land so used.~~

Item 2.

Section III-B Establishment of Districts is hereby amended by adding the following language at the end of the existing list of Districts: **MFOD Multi-Family Overlay District** MFOD

Item 3.

Section III-C Description of Districts is hereby amended by adding the following language at the end of this section:

MFOD Multi-Family Overlay District: The Multi-Family Overlay District (MFOD) is an overlay district which allows multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A) and Section V-X of this Zoning Ordinance.

Item 4.

Section V-D Table of Use Regulations is hereby amended by adding the following underlined language as a note under “Multi-family” that **Multi-family is allowed of right in the MFOD Overlay Zoning District, Section V-X.**

Item 5.

Section V is hereby amended by inserting after Subsection V-W the following Subsection:

Section V-X: Multi-family Overlay District

- 1) **Purpose.** The purpose of the Multi-family Overlay District (MFOD) is to allow multi-family housing as-of-right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for multi-family housing as-of-right to add options for different housing types that are attractive to seniors and young professionals in the city and to accomplish the following goals:
 - a) Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels.
 - b) Locate housing within walking distance of commercial areas to promote public health, reduce the number of vehicular miles traveled, and support economic development.
 - c) Preserve open space in the community by locating new housing within or adjacent to existing developed areas and infrastructure.
 - d) Increase the municipal tax base through private investment in new and rehabilitated residential developments.
- 2) **Establishment and Applicability.** This MFOD is an overlay district with an area of approximately 111 acres that is superimposed over the underlying zoning district (s) and shown on the Zoning Map.
 - a) **Applicability of MFOD.** An applicant may develop multi-family housing located within an MFOD in accordance with the provisions of this Section V-X.
 - b) **Underlying Zoning.** The MFOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimensions, and all other provisions of the Zoning Ordinance 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 MFOD. Uses that are not identified in Section V-X are governed by the requirements of the underlying zoning district(s).
 - c) **Sub-districts.** The MFOD contains the following sub-districts, all of which are shown on the MFOD Boundary Map:
 - i) Colonial Village A subdistrict
 - ii) Colonial Village B subdistrict
 - iii) Riverside Drive A subdistrict
 - iv) Riverside Drive B subdistrict
 - v) Pleasant Valley Corridor subdistrict

3) **Definitions.** For this Section V-X, the following definitions shall apply and supersede those set forth in Section II.

- a) **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
- b) **Affordable housing.** Housing that contains Affordable Units as defined by this Section V-X.
- c) **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Approval, or Special Permit.
- d) **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the City of Methuen, as defined by the U.S. Department of Housing and Urban Development (HUD).
- e) **Artisanal Production.** Production of goods using hand tools or small-scale, light mechanical equipment occurring solely within an enclosed building where such production requires no outdoor operations or storage. Typical uses have minimal negative impact on surrounding properties and include, but are not limited to, woodworking and cabinet shops, ceramic studios, jewelry manufacturing and similar types of arts and crafts, production of alcohol, or food processing. Small-scale production shall be limited to 2,000 square feet of gross floor area or less per business.
- f) **Artists' Studio.** A space used by an artist for the creation of any visual art or craft, including but not limited to, the following: painting, drawing, photography, sculpture, jewelry-making, basket weaving, pottery, or other art or craft; of written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance, and theater. Retail sales of art produced on-site and arts instruction by the artist are allowable accessory uses.
- g) **Community space.** Rooms or outdoor spaces available for use by the public. Such space may be rented to individuals or local organizations. Access may be limited to business hours.
- h) **Co-working Space.** A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to the following: dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate.
- i) **Design Guidelines:** The Design Guidelines are applicable to all Projects within the Overlay District that are subject to Site Plan Approval by the Board.
- j) **Development standards.** Provisions of Section V-X General Development Standards made applicable to projects within the MFOD.

- k) **Landscape Buffer.** A planted area intended to provide, when mature, a visual screen around the perimeter of the MFOD where it abuts a residential zoning district. Landscape buffers may include existing vegetation, new plantings, and lawn areas. Fencing may form a part of the Landscaped Buffer where appropriate or dictated by topography or other considerations.
- l) **Landscaping:** Improvements to the land to enhance its attractiveness and facilitate its use and enjoyment. Landscaping may include walks, terraces and the like, fencing, stone walls or other decorative walls, site furnishings, grading and reshaping of earth contours, planting, and lawn areas. Landscaping may also include existing natural areas indicated to remain or be renovated.
- m) **Multi-family overlay zoning district.** A zoning district in which multi-family housing is allowed as of right.
- n) **Open Space:** The portion of the MFOD not occupied by buildings, parking areas or parking garages, roadways, or driveways, but shall include, among other areas, all landscaped, patio areas, all unbuilt areas, all sidewalks and walkways, and all swimming pools, tennis courts, and other recreational facilities primarily open to the sky whether or not landscaped.
- o) **Parking, surface.** One or more parking spaces without a built structure above that space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
- p) **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- q) **Residential Building.** A building in which only residential dwelling units and common space are allowed.
- r) **Site plan approval authority.** City of Methuen Community Development Board
- s) **Special permit granting authority.** City of Methuen Community Development Board and Zoning Board of Appeals as noted in this Section.
- t) **Sub-district.** An area within the MFOD that is geographically smaller than the MFOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.
- u) **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by EOHLC used to measure a community's stock of low-or moderate- income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

4) Permitted Uses.

a) **Uses Permitted As of Right.** The following uses are permitted as-of-right within the MFOD.

i) **Colonial Village subdistrict:**

- (1) Colonial Village A subdistrict. Attached Dwelling
- (2) Colonial Village B subdistrict. Multi-family housing (limited to buildings of less than or equal to 25 units)

ii) **Riverside Drive subdistrict:**

- (1) Riverside Drive A subdistrict. Attached Dwelling
- (2) Riverside Drive B subdistrict. Multi-family housing (limited to buildings of less than or equal to 25 units)

iii) **Pleasant Valley Corridor subdistrict:**

- (1) Multi-family housing
- (2) Mixed-use building, which includes residential use on any floor above the ground level and one or more of the following ground-floor uses in building(s) with frontage on Pleasant Street:
 - (a) Community space.
 - (b) Medium Retail and Personal Service Establishments where the ground floor of the building is limited to one or more commercial spaces that total less than 5,000 SF.
 - (c) Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
 - (d) Office, professional office, medical and dental offices, and co-working space.
 - (e) Gym or Health Club.
 - (f) Artists' studios and artisanal production with retail associated with those uses.
- (3) Commercial building containing any combination of uses allowed in Section V-X.4.iii (2), above. The primary façade of the building must be oriented to and within 50 feet of the lot line with frontage on Pleasant Street.

b) **Uses Permitted by Special Permit.** The following uses are permitted by Special Permit only within the Pleasant Valley Corridor subdistrict of the MFOD.

- (1) Restaurant within a Mixed-use building or Commercial building, by Special Permit from the Zoning Board of Appeals.
- (2) Restaurant with drive-through, by Special Permit from the Community Development Board.

5) Dimensional Standards.

Dimensional Standards	Colonial Village A	Colonial Village B	Riverside Drive A	Riverside Drive B	Pleasant Valley
Lot Size (sf - minimum) ^a	15,000	32,000	650,000	120,000	40,000
Dwelling Units per Acre (maximum)	19	25	12	12	30
Frontage (minimum – feet)	80	115	700	300	150
Yard Setbacks (minimum)					
Front	30	40	90	60	40 50 ^b
Side	25	25	30	30	25
Rear	30	30	30	30	30
Height (maximum) ^{c,d}					
Stories	3	3	3	4	3 4 ^b
Feet	35	35	35	45	35 50
Lot Coverage (maximum)	40%	40%	40%	40%	40%
Open Space (minimum)	30%	30%	30%	30%	30%

- a) **Multi-Building Lots.** In the MFOD, lots may have more than one principal building.
- b) **Height – Pleasant Valley subdistrict.** In the Pleasant Valley subdistrict, buildings with a principal façade within 50 feet of the front lot line shall be limited to a height of 3 stories. Buildings behind the 50-foot setback shall be limited to a height of no more than four (4) stories.
- c) **Height Exceptions – General.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building. See also Section II Definitions – Height of Building in the City of Methuen Zoning Ordinance.
- d) **Height Exceptions – Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in Section V-X.5. Dimensional Standards to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

- 6) **Off-Street Parking.** Section VIII. Parking and Loading Requirements of the City of Methuen Zoning Ordinance is applicable to all projects in the MFOD unless superseded within Section V-X.7. Development Standards below.

7) Development Standards.

- a. **Applicability.** Development standards in the MFOD apply to all multi-family developments with more than three units, mixed-use developments of more than 5,000 SF, or projects with more than one building on a lot within the MFOD. These standards are components of the Site Plan Review process in Section V-X.8. Site Plan Review.
- b. **Design Guidelines.** The Site Plan Review Authority may adopt and amend, by simple majority vote, Design Standards, which shall be applicable to all rehabilitation, redevelopment, or new construction within the MFOD. Such Design Guidelines must be objective and not subjective. They 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 to make such standard or definition clear and understandable.
- c. **General Development Standards.**
 - i. Notwithstanding anything in the Zoning By-Laws outside of this Section V-X, to the contrary, multi-family housing in this Multi-family Overlay District shall not be subject to any special permit requirement.
 - ii. The development shall be subject, if applicable, to approval under the Methuen Subdivision Control Regulations. All roadways, drainage facilities, water lines, sewer lines, utilities, grading, and other site improvements shall be built in accordance with the subdivision control standards of Methuen unless waived by the Community Development Board. All roadways directly entering and serving Multi-Family and Attached Dwelling Developments shall be private ways and privately maintained.
 - iii. The proposed development shall be served by both public water and sewerage systems.
 - iv. The Community Development Board may require a Landscape Buffer of up to ten (10) feet in width and six (6) feet in height be installed and/or maintained around the perimeter of the development by the owner of the development
 - v. The applicant shall install street identification signs as approved by the Department of Public Works on all rights-of-way and drives within the development. Said signs shall be in place upon completion of binder paving of each respective drive.
 - vi. The developer shall install street lighting of a type approved by the Department of Public Works on all rights-of-way and drives within the development. The lighting shall be in place upon completion of binder paving of each respective drive.

d. **Site Design.**

- i. **Connections.** Sidewalks shall provide a direct connection among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
- ii. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
- iii. **Open space.** The required open space shall be contiguous within the lot and landscaped according to the requirements of Section V-X.7 Development Standards.
- iv. **Screening for parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than 6 (six) feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
- v. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
- vi. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide the illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
- vii. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
- viii. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
- ix. **Stormwater management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook, Massachusetts Erosion Sediment and Control Guidelines, and, if applicable, additional requirements under the City of Methuen's MS4 Permit for projects that disturb more than one acre and discharge to the City's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

e. **Buildings: General.**

- i. **Position relative to the principal street.** The primary building, or row of Attached Dwellings, shall have its principal façade and entrance facing the principal street.
- ii. **Corner lots.** A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.

- iii. **Façades.** All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
- iv. **Egress.** Fire exits serving more than one story shall not be located on a street-facing façade.
- f. **Buildings: Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of Section V-X.5. Dimensional Standards. Otherwise, infill buildings may match the setback line of either adjacent building or an average of the setback of the two buildings to provide consistency along the street.
- g. **Buildings: Multiple buildings on a lot.**
 - i. **Multi-Family buildings.** The minimum distance between multi-family dwelling buildings and/or Attached Dwelling buildings on the same lot or between two facing walls forming a court, which contain dwelling units, and which are not joined by a party wall, shall be (40) forty feet.
 - ii. **Attached buildings.** The minimum distance between Attached Dwelling buildings and/or multi-family dwelling buildings on the same lot shall be forty (40) feet. Each Attached Dwelling shall be a minimum of twenty (20) feet wide, measured between party walls. Inner courts shall not be permitted in Attached Dwelling buildings. The maximum number of Attached Dwelling units per building shall be nine (9).
 - iii. **Detached buildings.** The minimum distance between a detached dwelling building to another detached dwelling building shall be twenty (20) feet. The minimum distance between detached dwelling buildings and Multi-Family or Attached Dwelling buildings shall be forty (40) feet.
 - iv. **Impervious surfaces.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface.
 - v. **Curb cuts.** Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
 - vi. **Pedestrian network.** A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
 - vii. **Building orientation.** The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
 - viii. **Pedestrian entry.** The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.
- h. **Buildings: Mixed-use development.** Mixed-use development is allowed only in the Pleasant Valley subdistrict.
 - i. **Location of uses in Mixed-use development.** Uses may be mixed within the buildings or in separate buildings.
 - ii. **Residential access.** In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses.

Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.

- iii. **Pedestrian access.** Paved pedestrian access from the residential component shall be provided to residential parking and amenities and the public sidewalk, as applicable. Paving materials may be permeable.
- iv. **Commercial storage.** Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- v. **Parking and loading.** Parking and circulation on the site shall be organized to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- i. **Buildings: Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement.
- j. **Buildings: Principal Façade and Parking.** Parking shall be subordinate in design and location to the principal building façade.
 - i. **Surface parking.** Surface parking shall be located at the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
 - ii. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - iii. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
- k. **Waivers.** Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of this Section V-X.7. Development Standards, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MFOD.

8) Affordability Requirements.

- a. Purpose.
 - i. Promote public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels.
 - ii. Provide a full range of housing choices for households of all incomes, ages, and sizes.
 - iii. Increase the production of affordable housing units to meet existing and anticipated housing needs.
 - iv. Work to overcome economic segregation, allowing the City of Methuen to be a community of opportunity in which low- and moderate-income households can advance economically.
- b. **Applicability.** This requirement is applicable to all residential and mixed-use developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section. Section XI.D.7 Affordable Housing Density Bonuses does not apply to developments within this MFOD.
- c. **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the MFOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.
- d. **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. To calculate the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.
- e. **Development Standards.** Affordable Units shall be:
 - v. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots.
 - vi. Dispersed throughout the development.
 - vii. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development.
 - viii. Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development.
 - ix. Distributed proportionately among unit sizes
 - x. Distributed proportionately across each phase of a phased development.
 - xi. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development, provided that occupancy permits for Affordable Units are issued simultaneously on a pro-rata basis.
- f. **Administration.** The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.

9) Site Plan Approval

- a. **Applicability.** Site Plan Review is required for all projects within the MFOD in accordance with the requirements of this Section V.X.9 Site Plan Approval and Section XII Site Plan Approval of the City of Methuen Zoning Ordinance.
- b. **Site Plan Approval.** Site Plan approval for uses listed in Section V-X.4. Permitted Uses shall be granted upon a determination by the Site Plan Review Authority that the conditions in **Section XII** of the City of Methuen Zoning Ordinance and the requirements of Section V-X.7. Development Standards have been satisfied.
- c. **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of Section V-X 8. Affordability Requirements

Item 6.

Section XI-D - Special Permit - Specific Regulation Paragraph 2. Multi-Family and Attached Dwellings Development is hereby amended by adding the following underlined language

B. Applicability An application for Multi-Family and/or Attached Dwellings Development Special Permit shall be allowed in the MA, MB, CBD, and BL zoning districts. This section shall not apply to Section V-X Multi-family Overlay District.

Item 7.

Section XI-D - Special Permit - Specific Regulation Paragraph 7. Affordable Housing Density Bonuses is hereby amended by adding the following underlined language

C. Applicability An application for an Affordable Housing Density Bonus Special Permit shall be allowed for Multi-Family, Attached Dwelling, Planned Unit and Mixed-Use developments. This section shall not apply to standard single-family subdivisions or to Section V-X Multi-family Overlay District.

Item 8.

Section XII Site Plan Approval, Section XII-B – Applicability: Application for a site plan approval shall be required for is hereby amended by striking out and replacing the language as follows:

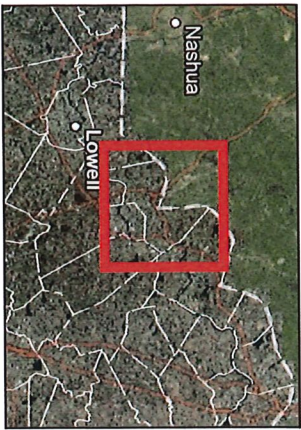
6. The construction of a ~~multifamily dwelling~~ multi-family housing including multi-family housing constructed under Section VB-X Multi -family Overlay District.

Item 9.

V-X Multi-family Overlay Zoning District

10-29-24

The Comprehensive Zoning Ordinance is hereby amended by striking out the words “multi-family dwelling” wherever they appear and inserting in place thereof the words “multi-family housing”



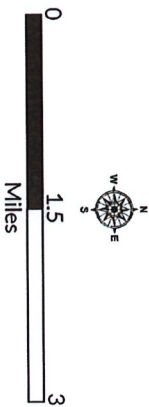
Methuen Multi-Family Overlay District (MFOD)

111 Total Acres

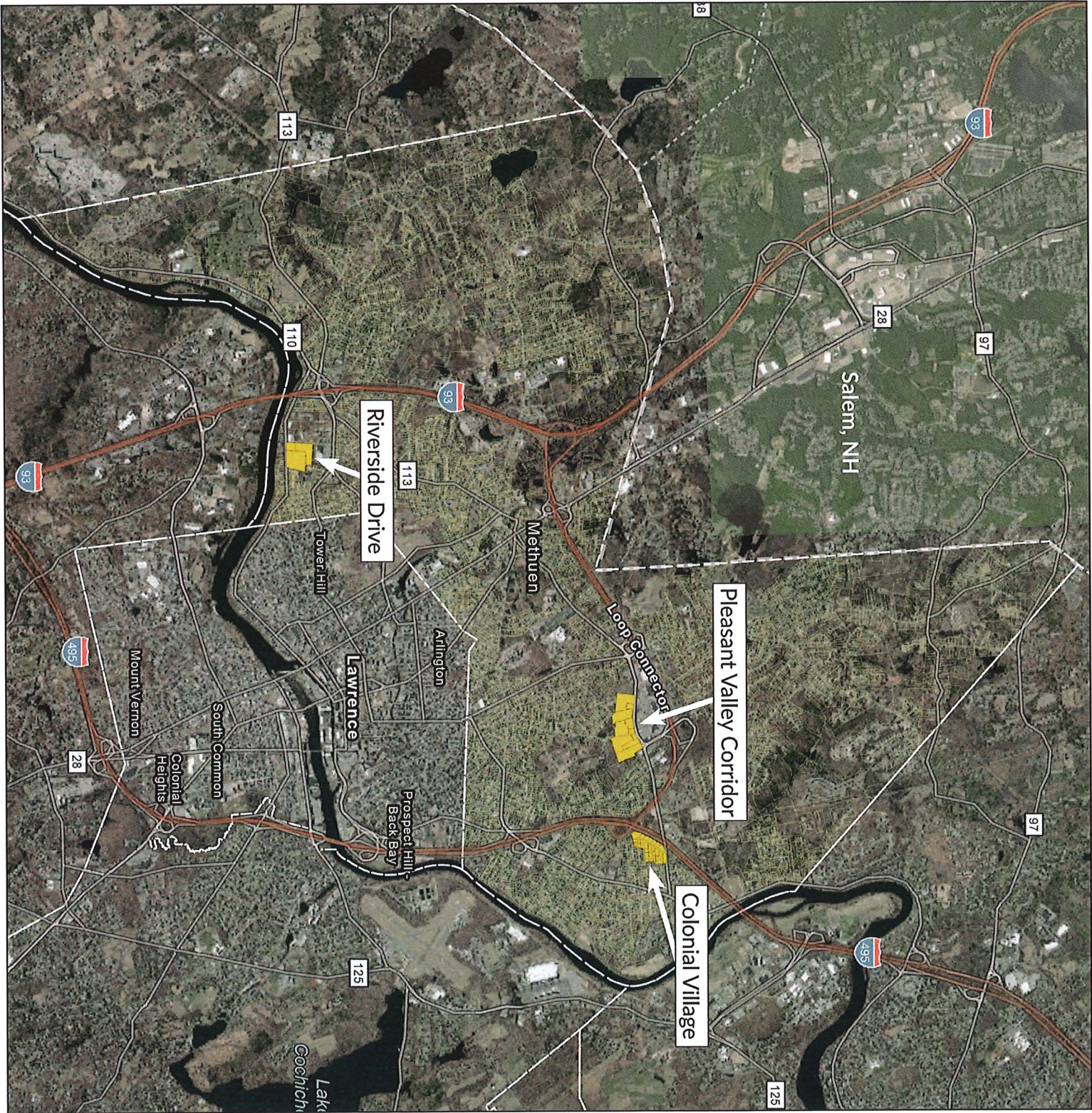
Legend

-  MFOD Areas
-  Parcel Boundaries

MFOD Area		Acres
Pleasant Valley Corridor		58 AC
Colonial Village		26 AC
Riverside Drive		27 AC
Total		111 AC



This map was produced in October 2024 by Innes Associates for the City of Methuen using data from Esri, Inc. & MassGIS. Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.





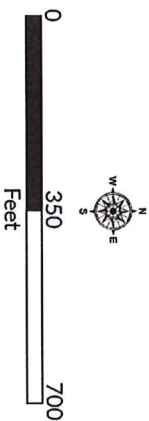
Pleasant Valley Corridor

Multi-Family Overlay District
(MFOOD)

Legend

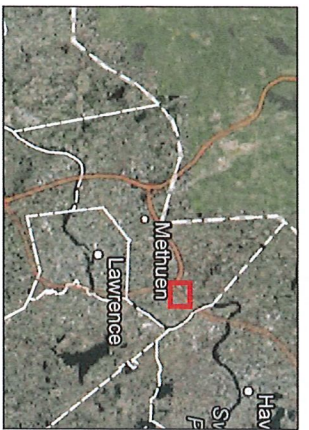
-  District Boundary
-  Parcel Lines

Pleasant Valley Corridor is 58 acres, it is one of three areas in the MFOOD. Parcel IDs are labeled on each parcel.



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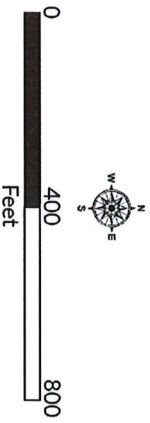


Colonial Village

Multi-Family Overlay District
(MFO)

Legend

- District Boundary
- Parcel Lines



This map was produced in October 2024 by Innes Associates for the City of Methuen using data from ECHLC & MassGIS. Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services.

Colonial Village is 26 acres, it is one of three areas in the MFO. Parcel IDs are labeled on each parcel.





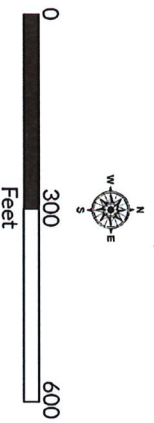
Riverside Drive

Multi-Family Overlay District
(MFOD)

Legend

-  District Boundary
-  Parcel Lines

Riverside Drive is 27 acres, it is one of three areas in the MFOD. Parcel IDs are labeled on each parcel.



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