

Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To add a new Section 200-14.5 Randolph Community (RCMOD) and amend (other sections)

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

1. ADD new Section 200-14.5:

Section 200-14.5: Randolph Community Multi-family Overlay District (RCMOD)

A. Purpose

The purpose of the Randolph Community Multi-family Overlay District (RCMOD) 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 as of right multi-family housing to accomplish the following purposes:

- (1) Comply with Section 3A of M.G.L. Chapter 40A, the “MBTA Communities Act.”
- (2) 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;
- (3) Support vibrant neighborhoods by encouraging an appropriate mix and intensity of uses to support an active public space that provides equal access to housing, jobs, gathering spaces, recreational opportunities, goods, and services within a half-mile of a transit station.
- (4) Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
- (5) Increase the municipal tax base through private investment in new residential developments.

B. Establishment and Applicability

This RCMOD is an overlay district having a land area of approximately 144.2 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

- (1) **Applicability of RCMOD.** An applicant may develop multi-family housing located within a RCMOD in accordance with the provisions of this Section 200-14.5.
- (2) **Underlying Zoning.** The RCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimensions, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the RCMOD. Uses not identified in Section 200-14.5 are governed by the requirements of the underlying zoning district(s).
- (3) **Sub-districts.** The RCMOD contains the following sub-districts, all of which are shown on the RCMOD Boundary Map:
 - (a) Station District
 - (b) Chestnut West
 - (c) Gill Farm District

C. Permitted Uses

- (1) **Uses Permitted As of Right.** The following uses are permitted as of right within the RCMOD.
 - (a) Multi-family housing.
 - (b) Conversion of a single-family home to no more than four dwelling units.
- (2) **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section D.1.
 - (a) Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

D. Dimensional Standards

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

Standard	Station District	Chestnut West	Gill Farm District
Minimum Lot Size (SF)	12,000	43,560	130,680
Minimum Frontage (ft)	100	75	75
Minimum Lot Depth (ft)	75	75	75
Height			
Stories (Maximum)	3	4	5
Feet (Maximum)	40	50	60
Lot Coverage (%)			
Building (Maximum)	30	20	20
Impervious Surface (Max.)	20	20	20
Lot Coverage (Maximum)	50	40	40
Green Area/ Open Space (Minimum)	50	60	60
Maximum Dwelling Units per Acre	15	14	30
Setbacks (feet)			
Front	25, and see §200-28.A.	40, and see §200-28.D.	
Side	15	40, and see §200-29.C.	
Rear	15, and see §200-30.A.	40, and see §200-30.B.	
Buffer Strips (Side and Rear) (feet)	5	20	

- (2) **Multi-Building Lots.** In the RCMOD, lots may have more than one principal building on a single lot, provided that the Site Plan Review Authority finds through the site plan review process that safe and convenient access will be provided to all structures.
- (3) The limitations on floor area and units per acre within **§200-34.E. Multifamily districts** shall not apply to projects within the RCMOD.
- (4) **Exceptions.** 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. This paragraph supersedes **§200-35. Maximum building height.**
- (5) **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority may waive the height and setbacks in **Section 200-14.5.E. 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.

E. Off-Street Parking

These parking requirements are applicable to development in the RCMOD.

- (1) **Number of parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Station District	Chestnut West	Gill Farm District
Multi-family (spaces per Residential Dwelling Unit)	2	2	1

- (2) **Number of bicycle parking spaces.** The following **minimum** numbers of covered bicycle storage spaces shall be provided by use:

Use	Station District	Chestnut West	Gill Farm District
Multi-family (spaces per Residential Dwelling Unit)	1 space for every 10 dwelling units		

- (3) **Bicycle storage.** For a multi-family development of 25 units or more, covered parking bicycle parking spaces for a minimum of 25% of the requirement shall be integrated into the structure of the building(s).
- (4) **Article IV. Off-Street Parking Requirements,** except **§200-22 Required number of spaces**, applies to developments within the RCMOD.

F. Affordability Requirements.

(1) **Purpose.**

- (a) Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- (b) Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- (c) Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- (d) Work to overcome economic segregation, allowing the Town of Randolph to be a community of opportunity in which low and moderate-income households can advance economically.

(2) **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.

(3) **Affordability requirements.**

- (a) **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the RCMOD under this section must be eligible for listing on EOHLC's Subsidized Housing Inventory.
- (4) **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating 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.

(5) **Development Standards.** Affordable Units shall be:

- (a) 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;
- (b) Dispersed throughout the development;
- (c) 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;

- (d) Located such that the units have equal avoidance of any potential nuisances as [market-rate units] within the development;
- (e) Distributed proportionately among unit sizes; and
- (f) Distributed proportionately across each phase of a phased development.
- (g) [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.]

(6) Administration.

- (a) The Zoning Enforcement Officer shall be responsible for administering and enforcing the requirements in this section.
- (b) Occupancy permits shall not be issued without confirmation that a LIP/LAU has been submitted to EOHLC.

G. Site Plan Review

(1) **Applicability.** Site Plan Review is required for all projects within the RCMOD. The Site Plan Review Authority shall review an application for Site Plan Review for consistency with the purpose and intent of **Sections 200-14.5.C through F.**

- (a) Applications for a project within the RCMOD that meet the following requirements are eligible for Administrative Site Plan and Design Review. The Planning Board's designee shall be the Site Plan Review Authority.
 - a. A single-family conversion to no more than four units requiring exterior changes of less than 2,500 SF;
 - b. A new construction of less than 2,500 SF; or
 - c. or an addition of less than 2,500 SF to an existing building
- (b) The Planning Board shall be the Site Plan Review Authority for applications for a project within the RCMOD that do not meet the requirements for Administrative Site Plan and Design Review.
- (c) The requirements of **§200-12 Industrial districts** do not apply to projects in the RCMOD.
- (d) The requirements of **§200-16 Watershed and Wetland Protection Overlay Districts** are incorporated into this Site Plan Review process. No project within the RCMOD requires a special permit for the purposes of this overlay district.

(2) **Submission Requirements.** As part of any application for Site Plan Review for a project within the RCMOD submitted under §200-14.5(C) through (F), the Applicant must submit the following documents to the Town of Randolph:

- (a) Application and fee for Site Plan Review.
- (b) In accordance with MGL c. 44, § 53G, the Planning Board may require that applicants pay the reasonable cost (project review fee) for the employment of outside consultants to review a proposed site plan and/or an as-built plan. The project review fee may be used to engage experts, other than attorneys, as outside consultants to assist the applicable acting body in the technical evaluation of a site plan and/or an as-built plan.
- (c) Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.
- (d) Elevations of the building(s) showing the architectural design of the building.

- (e) All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of [one-inch equals forty feet (1"=40')] or larger], or at a scale as approved in advance by the Permitting Authority.
 - (f) Narrative of compliance with the development standards set forth in Section 200-94. Standards and Criteria.
 - (g) As-built plans shall be required as defined in § 200-95. As-built plans.
- (3) **Timeline. Site Plan Review should be commenced no later than 30 days of the submission of a complete application and should be completed expeditiously.**
- (a) The Site Plan Review Authority may, when appropriate, seek the input of other municipal boards or officials. Copies of the application and site plan will be circulated for review and comment to the appropriate Town departments or commissions. Town departments will have fifteen (15) days to forward comments to the applicable acting body.
 - (b) A decision shall be made within forty-five (45) days of receipt of a complete accepted application, unless extended by mutual agreement. When the Planning Board is the Site Plan Review Authority, the Planning Board will vote as a simple majority.
 - (c) A report of the Planning Board's decision/findings or the Planning Board designee's decision/findings shall be forwarded to applicable departments including Building, Conservation, DPW, Engineering, Fire and Health and a copy included in the building jacket.
 - (d) Failure of the Planning Board or its designee(s) to act within forty-five (45) days of a complete accepted application shall be deemed an approval.
- (4) **Site Plan Approval.** Site Plan approval for uses listed in Section 200-14.5 D Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
- (a) the Applicant has submitted the required fees and information as set forth in the Town of Randolph's requirements for a Building Permit and **Article XI. Site Plan Review** (unless modified by this **Sections 200-14.5.G**); and
 - (b) the project as described in the application meets the development standards set forth in **Section 200-94. Standards and Criteria**. Upon the request of the Applicant, the Site Plan Review Authority may waive the requirements of **Section 200-94. Standards and Criteria**, 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 RCMOD.

- (5) **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 200-14.5 F. Affordability Requirements. The Planning Board may require a performance guarantee for a phased development to ensure completion according to the conditions of the site plan approval decision. The performance guarantee, if required, shall be one (1) of the methods stated in MGL c. 41, § 81U, and the amount of the guarantee shall be determined by the Planning Board and transmitted to the Planning Board within forty-five (45) days following approval.

2. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend § 200-3. Word usage; definitions.

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

Add the following definitions:

AREA MEDIAN INCOME (AMI) – The median family income for the metropolitan statistical region that includes the Town of Randolph, as defined by the U.S. Department of Housing and Urban Development (HUD).

AS OF RIGHT – Development that may proceed under the Zoning in place at the time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.

MULTI-FAMILY HOUSING – 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.

MULTI-FAMILY ZONING DISTRICT – A zoning district, either a base district or an overlay district, in which multi-family housing is allowed.

OPEN SPACE – Contiguous undeveloped land within a parcel boundary.

PARKING, SURFACE – One or more parking spaces without a built structure above the 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.

SUB-DISTRICT – An area within the RCMOD that is geographically smaller than the RCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.

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.

And replace PARKING GARAGE/DECK with the definition below:

PARKING, STRUCTURED – A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.

3. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend § 200-6. Establishment.

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

Add the following text:

W. Randolph Community Multi-family Overlay District (MOD)

4. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend § 200-6. Designation.

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

Add the following text:

W. Randolph Community Multi-family Overlay District (MOD)

5. Request for the Town Council to Initiate An Amendment to the Randolph Zoning Ordinance – Chapter 200 of the General Code of the Town of Randolph – To Amend Section 200-5, Zoning Map Pursuant to M.G.L. ch. 40A, sec. 5.

That the Town Council of the Town of Randolph hereby approves the request from the Randolph Planning Board to initiate an Amendment to the Randolph Zoning Ordinance, Chapter 200 of the of the General Code of the Town of Randolph, as follows:

(insert the parcel boundaries)

A map showing the designated parcels is attached hereto.