

Insert the following new section into the Zoning Bylaw:

Section 206.6. Multifamily Overlay District

A. Purposes

The purpose of the Multifamily Overlay District (MOD) is to provide for multifamily housing development in accordance with G.L. c. 40A, § 3A and the Section 3A Compliance Guidelines of the Executive Office of Housing and Livable Communities (HLC), as may be amended from time to time. In addition, Section 206.6 is intended to achieve the following purposes:

1. Encourage the production of a variety of housing sizes and types to provide access to new housing for people with a variety of needs and income levels;
2. Locate housing in walkable areas to promote public health and meet the community's environmental goals, including reducing greenhouse gases and improving air quality;
3. Implement the Plymouth Housing Production Plan; and
4. Locate new and/or redeveloped housing in or near existing developed areas and infrastructure.

B. Establishment of District

The MOD is shown on the map entitled, Multifamily Overlay District, and dated April 4, 2024, on file with the Town Clerk. The MOD contains the following sub-districts, all of which are shown on the map of the Multifamily Overlay District:

Subdistrict 1/Cordage
Subdistrict 2/Home Depot Drive
Subdistrict 3/Plaza Way
Subdistrict 4/ Pinehills

C. Applicability

At the option of the Applicant, development of land within the MOD may be undertaken subject to the requirements of this Section 206.6 or by complying with all applicable requirements of the underlying district. Developments proceeding under this Section 206.6 shall be governed solely by the provisions herein and the standards or procedures of the underlying districts shall not apply. Unless otherwise regulated within this section, all use, dimension, and all other provisions of the Zoning Bylaw shall remain in full force. Where the MOD authorizes uses not otherwise allowed in the underlying district, the provisions of the MOD shall control.

Zoning/MBTA Multifamily Overlay/Town of Plymouth
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Residential development serviced by a municipal water supply and a municipal wastewater system shall be exempt from the provisions of Section 206-1, Aquifer Protection Overlay District (APOD).

D. Use Regulations

The following use regulations shall apply in the MOD.

Use	Cordage	Home Depot Drive	Plaza Way	Pinehills	Sec. 206.6 Development Plan Approval Required?
Multifamily dwelling	Yes	Yes	Yes	Yes	R
For purposes of this Section 206.6, "multifamily dwelling" shall mean a residential structure with three or more dwelling units or two or more structures on a lot, each of which has two or more dwelling units. R=required; NR = not required.					

E. Density and Dimensional Regulations

Basic Standards

	Cordage	Home Depot Drive	Plaza Way	Pinehills
Minimum lot area	20,000	5,000	60,000	80,000
Maximum lot coverage	50%	30%	30%	30%
Maximum height*				
Stories (maximum)	3	3	3	3
Feet (maximum)	45	45	45	45

*Exceptions.

Vertical projections or roof structures that house elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the building, or to fire or parapet walls, skylights, towers, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless, radio or television masts, silos, energy generation and conservation apparatus, or similar unoccupied features, may be erected above the height limits in this Section 206.6 provided the structures are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

Additional Standards

	Cordage	Home Depot Drive	Plaza Way	Pinehills
Minimum frontage	50	50	50	50
Minimum setbacks:				
Front	25	25	25	25
Side	10	10	10	10
Rear	10	10	10	20
Maximum units per acre	20	15	20	22

F. Affordable Housing

Any residential or mixed-use development in the MOD shall provide affordable dwelling units in accordance with Section 207-7, except as follows.

1. Developments in the MOD shall be exempt from the provisions of Sections 207.7(C) and 207.7(D).
2. Applicability.
 - a. This Section 206.6 applies to the construction of ten or more dwelling units in any Development Project created under the provisions of the MOD. In any such development, at least 10% of the units shall be affordable dwelling units.
 - b. If, when applying the percentage to the total number of units to determine the number of affordable units, the number of affordable dwelling units results in a fraction, the number shall be rounded down to the nearest whole number.
3. Local Preference for Affordable Units. The applicant shall comply with local preference requirements, if any, established by the Board of Selectmen or the Director of the Office of Community Development, subject to an affirmative fair housing marketing plan approved by the Executive Office of Housing and Livable Communities (EOHLC) Local Action Unit (LAU) Program.
4. Affordable Unit Location and Standards.
 - a. Affordable units shall be built on the same site as the remainder of the project.
 - b. Affordable units shall be dispersed throughout a project and be comparable in construction quality and exterior design to the market rate units. The affordable units must have access to all on-site amenities.
 - c. All affordable units must be constructed and occupied concurrently with or prior to the construction and occupancy of market rate units or development. In phased developments, affordable units may be constructed and occupied in proportion to the number of units in each phase of the project.
5. Term of Affordability.
 - a. Affordable Units must qualify to be placed on the Town's Subsidized Housing Inventory (SHI).
 - b. Affordable units shall remain affordable in perpetuity, as documented through an affordable housing agreement that conforms to the requirements of Section 207.7(C)(8).

- c. The affordable housing agreement shall be a condition of zoning compliance and shall be incorporated within the Planning Board's MOD Plan Approval decision.
- d. The affordable housing agreement shall be recorded with the Plymouth County Registry of Deeds or Land Court Registry District of Plymouth County prior to issuance of a building permit.
- 6. Submission Requirements and Procedures. Information required to demonstrate that the applicant complies with this Section 206.6 shall be in accordance with the Planning Board's MOD Plan Approval regulations.
- 7. Administration. The Planning Board shall review and act on any proposed affordable dwelling units as part of the MOD Development Plan Approval Process.
- 8. Any inconsistency between Section 206.6 and the applicable provisions of Section 207.7 shall be resolved in favor of Section 206.6.

G. Site Development Standards

- 1. Developments in the MOD shall conform to the standards in this §206-6 and the following:
 - a. §203-3, Signs;
 - b. §207-4, Prevention of Light Pollution
 - c. §203-2, Landscaping
- 2. Off-Street Parking. Development in the MOD shall comply with §203-7 and the following additional provisions. Any conflict between §203-7 and this §206-6 shall be resolved in favor of this §206-6.
 - a. The minimum number of off-street parking spaces for a multifamily dwelling shall be 1.5 spaces per unit.
 - b. Surface parking shall be located to the rear or side of the principal building. No parking shall be located in the setback between the building and any lot line adjacent to the street or internal access drive.
 - c. Parking shall be subordinate in design and location to the principal building façade.
 - d. Structured parking on the same lot as one or more multi-family buildings shall be subordinate in design and placement to the multi-family building(s) on the lot.
 - e. The vehicular entry into the garage shall be subordinate in design and placement to the principal pedestrian entry into the building.

3. Bicycle Parking. For multifamily developments with 10 or more units, there shall be a minimum of one covered bicycle storage space per two dwelling units.
4. Buildings.
 - a. In developments with multiple buildings, a paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
 - b. 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.
 - c. Building(s) adjacent to a principal access drive shall have a pedestrian entry facing that access drive.
 - d. To encourage clustering of buildings and preservation of open space, no building may be more than 80 feet from the nearest adjacent building unless approved by the Planning Board.
5. Shared outdoor space. Multi-family housing shall have common outdoor space that all residents can access. The outdoor space may be located in any combination of ground floor, courtyard, rooftop, or terrace.
6. Waivers. Upon the request of the Applicant, the Planning Board may waive by majority vote the requirements of this Section 206.6 in the interests of design flexibility, and overall project quality, and upon a finding that the proposed variation is consistent with the overall purpose and objectives of the MOD.

H. MOD Development Plan Approval

Development within the MOD shall be subject to Site Plan Review under §203-15 of this Bylaw and must comply with the above Section E and G.

I. Rules and Regulations

The Planning Board shall adopt administrative rules and regulations relative to MOD Development Plan Application requirements and contents and shall file the rules with the Town Clerk. The Board's rules and regulations may include filing fees and procedures for the Board to engage outside consultants under G.L. c. 44, § 53G.

J. Development Phasing

As a condition of MOD Development Plan Approval, the Planning Board may allow a Development to be constructed in one or more phases.

K. Modifications to Approved Development Plans

1. Minor Change. After MOD Development Plan Approval, an Applicant may apply to make minor changes involving minor utility or building orientation adjustments, or minor adjustments to parking or other site details that do not affect the overall buildup of the site, or provision of open space, number of housing units, or affordable housing. A change of 5 percent or less in the number of housing units in a Development shall constitute a minor change. Minor changes must be submitted to the Planning Board in accordance with the Planning Board's Multifamily Overlay District Rules and Regulations and shall include redlined prints of the Approved Plan. The Planning Board may authorize the proposed changes at any regularly scheduled meeting without the need to hold a public hearing. The Planning Board issue a written decision to approve or deny the minor changes and provide a copy to the Applicant for filing with the Town Clerk.
2. Major Change. Changes deemed by the Planning Board to constitute a major change in an Approved Development because of the nature of the change or because the change cannot be appropriately characterized as a minor change under subsection L(1) above shall be processed by the Planning Board as a new Application for MOD Development Plan Approval under §206.6.

L. Design Guidelines

The Planning Board may adopt Design Guidelines for Development in the MOD and shall file a copy with the Town Clerk. The purpose of the Design Guidelines is to communicate, through text and graphics, the Board's preferences for developments in the MOD and any of its subdistricts. During its review of a proposed Development in the MOD, the Planning Board may request building and site design modifications to incorporate the Design Guidelines. . In the event of any conflict between §206.6 and the Design Guidelines, §206.6 shall control.

Underline to be inserted:

ARTICLE III
§ 203.1. Lot Regulations

D. Number of Principal Buildings on One Lot.

3. In the LI, AP, MC, HC, MOD, and CVED Districts, more than one principal Building may be erected on a Lot following a determination by the Planning Board that the entire Lot and all Structures thereon are planned and designed as a unified complex and that adequate shared parking, access, drainage and utilities are provided, subject to the following: