

**Article X: Amend The Zoning Bylaw Section 9.3, Zoning Map and Table 2 Dimensional Regulations**

Sponsored by: Planning Board

*To see if the Town will vote to amend Section 9.3 of the Zoning By-laws of the Town of Sharon, by deleting the existing Mixed Use Overlay District Section (MUOD) 9.3 and replacing it with MBTA Communities Multi-Family and Mixed-Use Overlay District (MCMMOD) Section 9.3, revise Town of Sharon Zoning Map and Table 2 Table of Dimensional Regulations, so that it reads as follows; or take any action relative thereto:*

**Yellow Highlighted-** *Planning board wants public input and to discuss further.*

**Blue-** *Information needs to be filled out once the map is finalized.*

**Bold, Italicized and Underlined** – *New Language*

**2.3 OVERLAY AND SPECIAL DISTRICTS.**

The following overlay and special districts are set forth in Section 9.0 of this Bylaw:

Flood Plain Overlay District	FPOD
Water Resource Protection District	WRPD
MBTA Communities Multi-Family and Mixed-Use Overlay District	MCMMOD
Smart Growth Overlay District	SGOD
Recreation and Residential Overlay District	RROD
Planned Development District	PDD

**9.3 MBTA COMMUNITIES MULTI-FAMILY AND MIXED-USE OVERLAY DISTRICT (MCMMOD).**

**9.3.1 Purpose.** The purpose of this Section is:

1. To promote multi-family and mixed-use development in accordance with Section 3A of M.G.L. c. 40A.
2. To permit the use of new development standards which will promote the required changes in the Town Center.

**9.3.2 Establishment and Applicability.** The MCMMOD is an overlay district having a land area of approximately 83.2 acres in size that is superimposed over the underlying zoning district(s). The MCMMOD is hereby designated as including parts of the Business A and General Residence Districts, Single Residence B. The exact location of the MCMMOD is that area so designated on a map titled "Multi-family and Mixed-Use Overlay District," dated [date of

2024 TM], at a scale of [insert scale], which map is on file in the office of the Town Clerk and which map is incorporated in this bylaw by reference.

1. **Applicability of MCMMOD.** An applicant may develop mixed use or multi-family housing located within the MCMMOD in accordance with the provisions of Section 9.3.
2. **Underlying Zoning.** The MCMMOD shall not restrict owners' rights relative to the underlying zoning district. However, if an owner elects to use the MCMMOD for development purposes, all development shall conform to the regulations outlined in this Section, as well as all other relevant provisions of the municipal and state bylaws.
3. **Subdistricts.** The MCMMOD contains the following sub-districts, all shown on the MCMMOD Boundary Map: Parts of the General Residence subdistrict, parts of Business A subdistrict and parts of Single Residence District B.

**9.3.3 Definitions.** See Section 11.0 of the Sharon Zoning Bylaws.

**9.3.4 Permitted Uses.** Multi-family housing and mixed-use development are allowed as of right in the MCMMOD. Refer to Table 1: Table of Use Regulations for Retail and business use currently permitted in the underlying zones and residential apartments of the appropriate density shall be permitted in the MCMMOD.

**9.3.5 Minimum Lot Dimensions.** The minimum lot dimensions for all MCMMOD developments shall be the same as that of the underlying district, except for height. If located between two underlying zones, the more restrictive dimensional requirements shall govern.

1. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMMOD shall be the same as the underlying district, except for height. The maximum height in the MCMMOD shall be 45 feet or 4 stories, whichever is lower.
2. **Multi-Building Lots.** In the MCMMOD, lots may have more than one principal building.
3. **Exceptions Height.** The limitation on the height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which are in no way used for living and commercial purposes and do not constitute more than 25% of the ground floor of the building. Limit the overall building height including accessories to 50'.
4. **Exceptions: Renewable Energy Installations.** The Planning Board may waive the height and setbacks in Section 9.3.5 Minimum Lot Dimensions 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. They 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.

**9.3.6 Density.** The minimum density for MCMMOD developments shall be 15 units per acre, provided the development has access to or creates a shared system and treatment works as defined by 310 CMR 15.00. Minimum density can be waived subject to Title 5 compliance requirements. The maximum number of units shall be limited by the more restrictive of the following factors: the number of full-sized parking spaces which could be provided, full compliance with the Board of Health and zoning wastewater management regulations, or Conservation Commission Wetlands Regulations.

**9.3.7 Wastewater.** A plan for wastewater treatment from a proposed development in the MCMMOD must be approved by the Board of Health in accordance with all applicable regulations.

**9.3.8 Off-Street Parking Regulations.** A minimum of one space per residential unit shall be provided, in addition to the parking required for retail and business uses pursuant to Section 6.1. With the approval of the Planning Board, up to 25% of the total number of residential parking spaces for a development located within a 1/2 mile of the train station may be used to meet the required parking for retail and business uses. Up to 50% of the total number of residential parking spaces for a development located more than 1/2 mile from the train station may be used to meet the required parking for retail and business uses, where it can be demonstrated that the hours of operation for retail and business uses at the development will be during daytime hours only.

1. To provide for better site design, up to 25% of the total number of parking spaces may, at the discretion of the Planning Board, be allocated for compact cars with dimensions of eight feet by 18 feet. Such spaces shall be designated for compact cars only. Compact spaces cannot be applied in calculating the density of residential units. Still, they may be used to meet minimum open space requirements and provide for between site design and stormwater drainage.
2. Off-site parking may not be counted toward the requirements for residential units but may be counted toward nonresidential parking requirements. Street parking, as with other publicly owned parking spaces within 400 feet of the site, may be counted toward the nonresidential parking requirements.
3. Multi-level parking may be allowed to be at most two levels if determined by the Planning Board to be appropriate. Such parking may be shared with others off-site, provided it is within 400 feet of the site, and the Planning Board is provided with acceptable written proof.
4. Bicycle Storage. For a multi-family development of 25 units or more, or a mixed-use development of 25,000 square feet or more, covered bicycle parking spaces shall be integrated into the structure of the building(s). In multi-family developments, one bicycle parking space per dwelling unit shall be provided. Mixed-use (Non-residential)/Commercial developments shall provide one bicycle storage space for every five parking spaces.
5. Development should be EV ready as per regulations of Stretch Energy Code plus format of International Energy Conservation Code.

**9.3.9. Performance Standards for Multifamily or Nonresidential Uses.** Developments shall follow the performance standards for multi-family or nonresidential uses in Section 6.5 of the Zoning Bylaws.

**9.3.10. Affordable Housing.** This requirement applies to all residential and mixed-use developments with ten (10) or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion. No project may be divided or phased to avoid the requirements of this section. 10% of housing units in a development in the MCMMOD must be affordable to households earning 80% or less of AMI and be eligible for inclusion on the EOHLC Subsidized Housing Inventory (SHI). The affordability of such units shall be assured in perpetuity by an affordable housing restriction. A fractional unit shall be rounded

down to the next whole number.

**9.3.11 Site Plan Review.** All projects developed using the MCMMOD shall be subject to the site plan review procedures as provided in Section 10.6, as well as the Town's Stormwater Discharges Generated by Construction Activity General Bylaw, Ch. 230, Stormwater Management, Art. II, Construction Activity Discharges. The Site Plan Review and Approval Authority for the MCMMOD shall be the Planning Board.

**9.3.12. Post Office Square Design Guidelines.** Projects undergoing Post Office Square design review shall submit to the Planning Board the basic site plan contents. They are required to provide rendering at an appropriate scale and coverage determined by the Planning Board. The elements highlighted in the Post Office Square Design Guidelines as enumerated in the site plan review, including pathways connecting to adjacent sidewalks, parking areas, sitting areas, a plan for storage areas, lighting, shade trees, and other landscaping, shall be provided for review by the Planning Board. Developers are encouraged to meet with the Planning Board to discuss their projects with respect to the Post Office Square Design Guidelines.

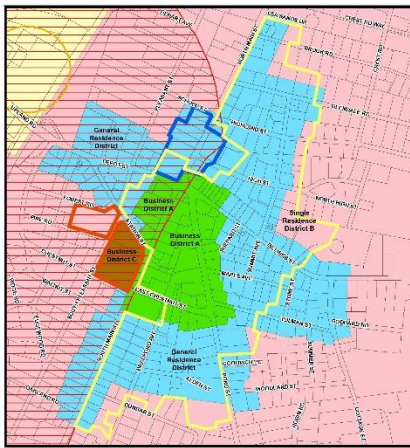
**9.3.13 SPGA.** The Planning Board shall be the Special Permit Granting Authority (SPGA) for MCMMOD developments, as well as the authority for site plan review. Authorization for any mixed-use or commercial MCMMOD development requiring a special permit under underlying zoning shall also be obtained through the Planning Board. This Section does not supersede the authority of the Conservation Commission, Board of Health or Historic Commission over matters within their jurisdiction. Special permit applicants shall follow the process outlined in Section 10.5 of the Sharon Zoning Bylaws. *(This language may be omitted based on future changes.)*

**9.3.14 Severability.** If any provision of Section 9.3 is found to be invalid by a court of competent jurisdiction, the remainder of Section 9.3 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 9.3 shall not affect the validity of the remainder of the Town of Sharon's Zoning Bylaw. Also see Section 1.6 Severability of the Sharon Zoning Bylaw.

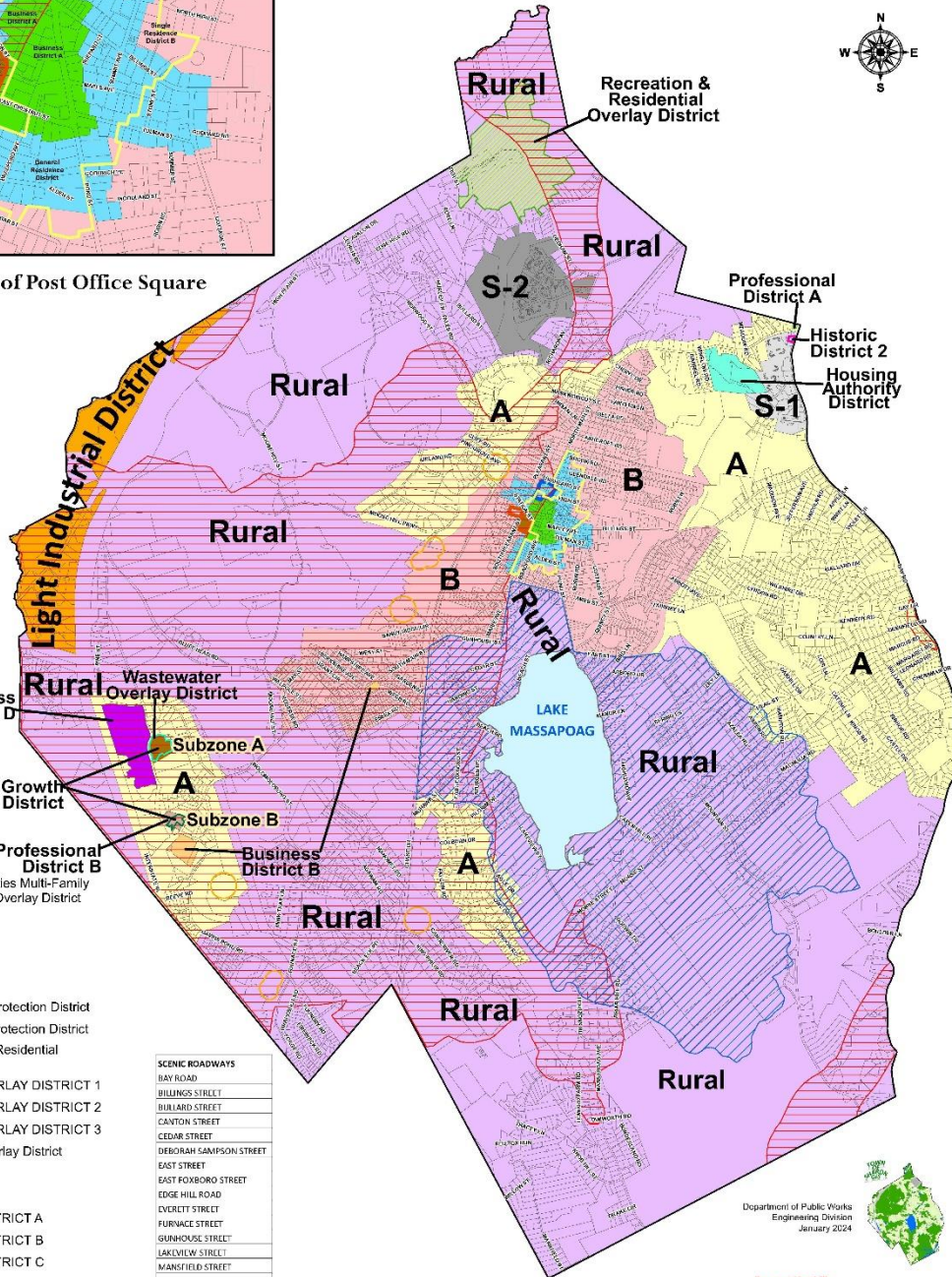
# Zoning



Town of Sharon,  
Massachusetts



Vicinity of Post Office Square



- MBTA Communities Multi-Family and Mixed-Use Overlay District
  - Town Boundary
  - 40R Subzone A
  - 40R Subzone B
  - Zone I
  - Surface Water Protection District
  - Ground Water Protection District
  - Recreation and Residential Overlay District
  - HISTORIC OVERLAY DISTRICT 1
  - HISTORIC OVERLAY DISTRICT 2
  - HISTORIC OVERLAY DISTRICT 3
  - Wastewater Overlay District
  - Parcels
- Zone**
- BUSINESS DISTRICT A
  - BUSINESS DISTRICT B
  - BUSINESS DISTRICT C
  - BUSINESS DISTRICT D
  - GENERAL RESIDENCE DISTRICT
  - HOUSING AUTHORITY DISTRICT
  - LIGHT INDUSTRIAL DISTRICT
  - PROFESSIONAL DISTRICT A
  - PROFESSIONAL DISTRICT B
  - RURAL DISTRICT
  - SINGLE RESIDENCE DISTRICT A
  - SINGLE RESIDENCE DISTRICT B
  - SUBURBAN DISTRICT 1
  - SUBURBAN DISTRICT 2

- SCENIC ROADWAYS**
- BAY ROAD
  - BILLINGS STREET
  - BILLIARD STREET
  - CANTON STREET
  - CEDAR STREET
  - DEBORAH SAMPSON STREET
  - EAST STREET
  - EAST FOXBORO STREET
  - EDGE HILL ROAD
  - EVERETT STREET
  - FURNACE STREET
  - GUNHOUSE STREET
  - LARKIN STREET
  - MARKET FIELD STREET
  - MANLY'S HILL ROAD
  - MASKWONNETT STREET
  - MASSAPOAG AVENUE
  - M/OHAWK STREET
  - MONT FERN AVENUE
  - MOOSE HILL PARKWAY
  - MOOSE HILL STREET
  - MORSE STREET
  - MOUNTAIN STREET
  - OLD POST ROAD
  - PINE GROVE AVENUE
  - PINE STREET
  - RICHARDS AVENUE
  - SOUTH WALPOLE STREET
  - UPLAND ROAD
  - WALPOLE STREET
  - WOLLOMPOG STREET

Department of Public Works  
Engineering Division  
January 2024

Map generated through GIS  
with the following parameters:  
Scale: 1 inch = 1,500 feet  
Projection: NAD 83  
Datum: NAD 83  
Units: Feet

1 inch = 1,500 feet

APPROVED BY THE SHARON PLANNING BOARD

Chair Shannon McLaughlin \_\_\_\_\_  
 Xander Shapiro \_\_\_\_\_  
 Robert Mairman \_\_\_\_\_  
 David Blaszkowsky \_\_\_\_\_  
 Pasquino Pannone \_\_\_\_\_

Revised - January 19, 2024

\*Please See Official TEMA Maps in the Engineering Department located at the Department of Public Works for Road Hazard Districts at www.townofsharon.com

TABLE 2: TABLE OF DIMENSIONAL REGULATIONS

ZONE	LOT AREA (Sq. Ft.)	LOT WIDTH	FRONTAGE	FRONT SET-BACK (from sideline)	REAR/SIDE SET-BACK	MAXIMUM HEIGHT	MAXIMUM STORIES	PERCENT OF LOT COVERAGE	PERCENT OF NATURAL COVERAGE
Rural District 1	60,000	175'	116'8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Rural District 2	80,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Suburban District 1	40,000	125'	82'-6"	30'	20' residential 10' all other	35'	-	25%	no requirement
Suburban District 2	60,000	175'	116'-8"	50'	30' (principal building) 10' (accessory building)	35'	-	15% (2)	50%
Single Residence District A	40,000	150'	100'	30'	15' residential 10' all other	35'	-	25%	no requirement
Single Residence District B (Z)	20,000	100'	66'-8"	30'	15' residential 10' all other	35'	-	25%	no requirement
General Residence (Z)	8,000 10,000 two family	70' 80' two family	46'-8" single fam. 53'-4" two family	30'	15' residential 10' all other	35'	-	40%	no requirement
Business District A (Z)	10,000 for single or two family	80' one family and two family	70'	20' max 1&2 family 10' max all other	20' residential 10' all other	other uses 45' 40' residential	3	25% 1 and 2 family 60% all other	20%
Business District B	8,000 10,000 two family	80' two family (4)	70'	10'	20' residential 10' all other	60' commercial 40' residential	4 commercial 3 residential	25% residential 20% all other	n/a
Business District C	8,000 10,000 two family	80' two family (4)	70'	20' max 1&2 family 10' max all other	20' residential 10' all other	45' commercial 40' residential	3	25% 1 and 2 family 35% multi family 50% all other	30%
Business District D									
Business District D Development	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.4	See Section 4.3.8.4	See Section 4.3.8.1	See Section 4.3.8.1
Lot Within Business District D but Not Within a Business District D Development	53 acres	1,000'	1,000'	10' from I-95, 50' from Old Post Rd., 100' from all other streets	100' (6)	See Section 4.3.8.4	See Section 4.3.8.4	55%	33%
Lot Within a Business District D Development	60,000	25'	25'	10' from I-95, 50' from Old Post Rd., 100' from all other streets	No requirements from lots within Business District D 100' from lots outside Business District D (6)	See Section 4.3.8.4	See Section 4.3.8.4	No Requirements	No Requirements

Lot Not Within a Business District D Development	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.1	See Section 4.3.8.4	See Section 4.3.8.4	See Section 4.3.8.1	See Section 4.3.8.1
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Professional District A	20,000	80' two family (4) 150' all other	100'	n/a'	20' residential 10' all other	40'	3	n/a	n/a
Professional District B	60,000	80' two family (4) 150' all other	100'	40'	20' residential 10' all other	40'	3	20%	30%
Light Industrial District	40,000	150'	100'	75'	100' residential 30' all other	100'	5	60% 75% including parking structures	20% (landscaped or open space)
Housing Authority District	40,000 [ 5,000 ](1)	no requirement	no requirement	30' and 50'	20' residential 10' all other	35'	-	25%	no requirement

**NOTES:**

- (1) Per dwelling unit (4 persons in a group arrangement = dwelling unit)
- (2) Includes paving and walks
- (3) Excluding parking decks
- (4) All other uses, see Section 4.1.3 of Zoning By-Laws
- (5) See §4.3.8 Business District D Dimensional Requirements
- (6) Setbacks from Route 1-95 are considered as front setbacks as set forth above) and N/A from lots within Business District D.
- (7) For MCMMOD guidelines, see Section 9.3 of Zoning By-Laws**

Note: Lots located within Groundwater Protection District have a minimum lot size of 60,000 sf.

Note: Lots located within Surface Water Protection District have a minimum lot size of 80,000 sf.

Note: Lot Width is measured as set forth in Section 4.1.3.

Note: See Section 4.1.3 for Shape Factor When Calculating Lot Area.

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