

Comparison between existing MUOD (Mixed-Use Overlay District) and proposed MCMMOD (MBTA Communities Multi-Family and Mixed-Use Overlay District- MBTA Zoning)

EXISTING MUOD	PROPOSED MCMMOD (MBTA Zoning)
Promotes mixed-use Development	Promotes multi-family and mixed-use developemnt
Overlay District	Overlay District
Have land area of approximately 25.5 acres	Have land area of approximately 80.98 acres
Includes Business A, Business B and Business C Districts except those portions of the aforesaid Business Districts which are within the Surface or Groundwater Protection Districts	Includes parts of Business A and General Residence .
Minimum density for MUOD development shall be 20 units per acre	Minimum density for MCMMOD development shall be 15 units per acre
No requirement for Bicycle storage	For a multi-family development of 25 units or more, or a mixed-use developemnt of 25,000 square feet or more, covered bicycle parking spaces shall be integrated into the sturcture of the building(s). In multi-family development, one bicycle parking space per dwelling unit shall be provided. Mixed use (non-residential)/commercial developemnt shall provide one bicycle storage space for every 5 parking spaces.
No requirement for EV charging stations	Development should be EV ready as per the regulations of Stretch Energy Code plus format of International Energy Conservation Code.
Minimum 20% of housing units must be affordable.	10% of housing units must be affordable.(Applies to all residential and mixed-use development with 10 or more dwelling units. Fractional unit rounded down to the next whole number.)
Other Parking requirements are same for MUOD and MCMMOD	Other Parking requirements are same for MUOD and MCMMOD