

PLEASANT STREET
SENIOR HOUSING-DISTRICT ZONING BY LAW

200-99. Purpose and Intent.

- (a) There is hereby established a Pleasant Street Senior Housing District (PSSHD) zoning by-law and zoning district by-law map. The benefits of the PSSHD zoning by law shall accrue only to those parcels within the boundary of the PSSHD as shown on the PSSHD by law map. The parcels within the PSSHD are shown on Assessors Map 68 as Lot 188, and on Assessor’s Map 80 as Lots 27, 28 and 30.
- (b) The PSSHD is established for the accomplishment of the following purposes:

To address the need of the Town of Stoughton for housing for persons aged 55 and older, as identified in the Town of Stoughton Affordable Housing Plan prepared in December 2009 and who are able to live independently without the need for nursing or other specialized medical services.

200-100 Definitions.

For all purposes pursuant to this PSSHD zoning by-law, all terms and words used herein shall have the meanings as defined by the current Stoughton Zoning By-Law. For the purposes of this PSSHD zoning by-law, the following definition shall apply:

Multifamily Senior Housing:

A planned development for multifamily senior housing that may have more than one building on a lot in which any of the buildings or portion thereof are used as multiple dwellings for the purpose of providing three (3) or more separate dwelling apartments with shared means of egress and occupied by persons 55 years of age or older who are able to live independently without the need for on-site nursing or other specialized medical services in conformity with the Housing for Older Persons (HOPA) Act. Such building(s) may contain a community room, a mailroom, an exercise room, a library, a laundry and similar facilities designed and intended for use by the residents and their guests.

200-101. Site Plan Review

Development within the PSSHD shall be subject to the requirements of a Site Plan Approval pursuant to the Town of Stoughton Zoning By-Laws.

200-102. Principal Use.

The only principal uses allowed in the PSSHD are Multifamily Senior Housing Units for households with at least one person not less than 55 years old in conformity with the Housing for Older Persons (HOPA) Act and uses as currently permitted under the General Business section of the Stoughton Zoning By-Laws.

200-103. Accessory Uses

The only accessory uses allowed in the PSSHD containing Multifamily Senior Housing shall be surface parking, single-story garage structures parking provided in or under the buildings, provided that such structures shall only be used for the parking of motor vehicles owned by persons residing in the PSSHD, their visitors and employees, and accessory uses as currently permitted under the General Business District section of the Stoughton Zoning By-Laws.

200-104. Dimensional Criteria.

All development within the PSSHD of structures containing Multifamily Senior Housing exclusively for households with at least one person not less than 55 years old in conformity with the Housing for Older Persons (HOPA) Act as a principal use shall comply with the following dimensional requirements:

- a. Minimum lot area: 120,000 sf
- b. Minimum lot width: 40 feet
- c. Minimum lot frontage: 40 feet
- d. Minimum lot depth: 250 feet
- e. Minimum front yard: 50 feet
- f. Minimum side yard: 20 feet
- g. Minimum rear yard: 50 feet
- h. Maximum height: 40 feet
- i. Maximum building area: 40%
- j. Minimum open space: 30%

Multiple Multifamily Senior Housing buildings on a single lot shall be separated by a distance of not less than 20 feet and shall comply in the aggregate with the dimensional requirements above. All other development within the PSSHD shall comply with the following dimensional requirements:

- a. Minimum lot area: 10,000 sf
- b. Minimum lot width: 50 feet
- c. Minimum lot frontage: 50 feet

- d. Minimum lot depth: 75 feet
- e. Minimum front yard: 15 feet
- f. Minimum side yard: 15 feet
- g. Minimum rear yard: 30 feet
- h. Maximum height: 40 feet
- i. Maximum stories: 3
- j. Maximum building area: 50%
- k. Minimum open space: 20%

The provisions of this PSSHD zoning by law governing the height of buildings shall not apply to chimneys, cooling towers, elevator bulkheads, skylights, ventilators, HVAC equipment, electronic equipment, elevator shafts, and other necessary appurtenances usually located on a roof, nor to domes, towers, shades or spires if not used for human occupancy and which occupy less than 20% of the ground floor area of the building; nor to ornamental towers, observation towers, radio broadcasting towers, and other like structures which do not occupy more than 20% of the ground floor area of the building.

A buffer strip at least fifteen (15') feet wide providing a dense screen of vegetation no less than eight (8') feet high shall be maintained around the boundary of the PSSHD other than as required pursuant to the Parking Space Standards (see Section 10). Such requirement shall not apply to private ways and driveways providing access from a public street.

200-105. Dwelling Unit Size.

The size of dwelling apartments shall be not less than the required unit sizes identified in Section VI-G-9 of the present Town of Stoughton Zoning By-Law.

200-106. Accessory Garage Structures.

Detached accessory garage structures shall be allowed and shall conform to the following provisions: They shall be set back from the street line the required front yard distance and from all other lot lines the required distance for the zone in which they are located; not less than 10 feet from any principal building or structure; and they shall not exceed 20 feet in height. An accessory garage building or structure attached to the principal building shall be considered as an integral part thereof and shall be subject to front, side and rear yard requirements applicable to the principal building or structure.

200-107. Parking Space Standards.

Parking spaces shall conform with the provisions of the present Stoughton Zoning By-Law Section VIII(E) and Section VIII(G), Subsections (2), (4), (5), (6), (8), (9), (10), (12) and (13).

Where areas used for accessory surface or accessory garage parking about a district zoned for residential use, such parking areas shall have either a fifteen (15') foot

landscaped buffer zone contiguous with the lot line and consisting of six-foot evergreens staggered 10 feet on center, or a fence of sufficient height to provide a visual buffer around such parking areas, or any combination thereof Driveways only providing access to such parking areas, and not used for parking vehicles shall not be subject to the requirements for a buffer or fencing except in the case where such driveways are located within any setback abutting a district zoned for residential use, a buffer contiguous with the lot line consisting of a fence of sufficient height shall be required to provide a visual buffer.

Surface parking areas, but not driveways shall only require curbing at the edge of their surface areas, in order to protect abutting structures, properties or sidewalks.

Surface parking and paving for such purpose is permitted in the front, side or rear yards.

200-108. Number and Dimensions of Parking Spaces.

(a) Use as a Multifamily Senior Housing shall require one and one quarter (1.25) parking spaces for each dwelling unit. Each surface parking space shall be not less than nine (8) feet wide and nineteen (19) feet long. Parking spaces may consist of surface parking, parking within or under the building or within single story garage structures

(b) Where the calculation of the number of parking spaces results in the requirement of a fractional space, any fraction over one-half shall require one space.

200-109. Outdoor Recreation Areas.

Use as a Multifamily Senior Housing Apartment House is housing for the elderly, as described in Section VI G.4. of this Zoning By-Law.

ATTACHMENT

PSSHD ZONING MAP AMENDMENT

