

Article# XX: Zoning By-law: 2026 Proposed Senior Housing Development

To see if the Town will vote to amend the Town of Stoughton Zoning Bylaw November 18, 2015 as amended through May 14, 2025, Section 3.1.4, Table of Use Regulations, Section 11 Definitions, and create a new Section 7.6 Senior Housing Development, as set forth below, with text to be inserted shown in **bold underline**, and text to be deleted shown in bold ~~strikethrough~~ or take any other action relative thereto.

Principal Uses	Residential					Business			Industrial	
	R-M	R-U	R-C	R-B	R-A	GB	NB	HB	I	I2
A. Residential										
<u>12. Senior Housing Development (See Section 7.6)</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>PB</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
B. COMMUNITY AND EXEMPT FACILITIES										
17. Multi-Family Senior Housing	BA	BA	BA	BA	BA	N	N	N	N	N

7.6 SENIOR HOUSING DEVELOPMENT

7.6.1 Purpose.

The purpose of Senior Housing Development (SHD) is to provide for an incentive to provide senior housing within the Town of Stoughton. To allow for a variety of housing choices such as Cottage Communities, Starter or Down-sized Homes, Town Homes, Duplex/Triples/Quadplex and Multifamily housing. This is achieved through having flexibility in design, housing types, layout and density from the underlying residential zone.

7.6.2 SHD as an Allowable Use

1. SHD is a use allowable through a Special Permit application as identified in the Table of Use Regulations of this Zoning Bylaw (Section 3.1.4).
2. SHD may only be proposed for lots with active public water and sewer service.
3. The Planning Board shall act as the SPGA for all applications for SHD.

7.6.3 Relationship to other sections of the Zoning Bylaw

Where provisions of this bylaw conflict with other provisions, the provisions of this Section 7.6 shall govern.

7.6.5 SHD Design Guidelines

The following design guidelines shall be considered by the SPGA as part of its deliberation on a SHD Special Permit application.

1. Streets Created as Part of a SHD

- a. The width of streets and associated right of ways shall be the minimum required to create reasonable passage of motor vehicles. Applicants are encouraged to use narrow streets where appropriate to reduce vehicle speeds and create a more pedestrian friendly environment. Where a subdivision is proposed, the applicant may request, and the Planning Board may waive strict compliance with the street width standards in the Subdivision Rules and Regulations in accordance with their authority within those regulations.
- b. Streets should be designed and landscaped in a manner that provides a comfortable walking environment along the right of way with sidewalks, pathways, and, to the maximum extent practicable, continuous shade during growing season.
- 2. Building Placement
 - a. The placement of residential buildings should create a feeling of comfortable enclosure along street created as part of a SHD. The modest setbacks allowed for in SHD should be used to bring residential buildings close to the street for this effect, with the front entrance and associated features (e.g., windows and doors) also facing the street.
 - b. The front entrance of residential buildings may also be used to create an enclosure around walkways or other gathering spaces where cottage communities or similar courtyard-style housing configurations are proposed.
- 3. Landscaping
 - a. Landscaping within a SHD, including landscaping associated with parking areas, shall be consistent with the provisions of Section 6.4.5 (Site Landscaping), 6.4.6 (Standards for Landscaping), and 6.4.7 (General Landscaping Guidelines).

7.6.6 Dimensional and Density Requirements

1. Setbacks.

- a. No parking spaces, travel lanes, residential homes, or residential accessory structures may be placed within 20 feet of the perimeter property line except where two adjoining properties are to be developed in a coordinated manner and a reduced setback is conducive to the development's overall function and design.
- b. In addition to subsection a, the following setback requirements apply:
 - i. Front Yard. Front yard setbacks on existing streets shall be consistent with the front yard setback requirements in the base zoning district. Front yard setbacks interior to the development shall be consistent with the purposes of this bylaw and the SHD Design Guidelines in Section 7.6.5
 - ii. Side Yard. For buildings that have frontage on interior drives or roads created as part of the SHD, side yard setbacks may be as low as zero feet but shall not result in separated buildings being closer together than twelve (12) feet. For the adjoining side of town homes, or other acceptable

housing types where buildings share a wall, no side yard setback shall be required.

- iii. Rear yard. Rear yards that abut the perimeter of the SHD shall be a minimum of twenty (20) feet. The setback for rear yards interior to the SHD (not abutting the perimeter) shall not result in any separated buildings being closer to each other than twenty (20) feet.

2. Setback Exceptions.

The following built features have exceptions to setback requirements:

- a. Fences, decorative walls, poles, posts, paving and other customary yard accessories, ornaments and furniture, and ramps, landings and similar structures needed for compliance with the Americans with Disabilities Act shall not be subject to setback requirements.
- b. Cornices, windowsills, belt courses, and other ornamental features may project not more than eighteen (18) inches; bay/bow windows, greenhouse windows and eaves may project not more than twenty-four (24) inches; and chimneys may project not more than thirty-two (32) inches into any required yard.
- c. Stairways and associated landings, either enclosed or outdoor, may project into a required yard setback.

3. Residential Density.

- a. Residential density shall be measured by dividing the number of residential units by the entire area of the site and expressed as “units per acre.”

<u>Size of Site</u>	<u>Maximum Allowable Density</u>
<u>1 – 2 acres</u>	<u>8 units per acre</u>
<u>Greater than 2 acres and up to 5 acres</u>	<u>12 units per acre</u>
<u>Greater than 5 acres</u>	<u>18 units per acre</u>

4. Building height

- a. Maximum building height for homes abutting the perimeter of a SHD site shall be the same as the zoning district in which it lies. For homes not abutting the perimeter of a site, the maximum building height shall be 3 stories.

7.6.7 Parking and Configuration

1. The minimum number of parking spaces shall be 1.5 space per residential unit.
2. The location of parking spaces shall be designed to facilitate the purposes of this bylaw and may be provided in any combination of the following configurations:
- a. As part of individual units (e.g., driveways or individual garages).
- b. Clustered parking dedicated to any multi-unit building (e.g., quadplex, multifamily).
- c. Clustered parking dedicated to cottages, town homes, or other compact single-family home models.

3. Applicants may propose additional parking spaces beyond the minimum requirement related to individual housing units or related to any residential facilities proposed on the site. The proposed additional amount of parking related to any residential facility shall be the minimum amount for reasonable access as determined by the SPGA.

7.6.8 Special Permit Review and Decision Criteria

The SPGA shall consider the following criteria for SHD applications:

1. Criteria listed in Section 10.5.2 of the Zoning Bylaw (Special Permits; Criteria).
2. The degree to which the proposal does or does not meet the purposes of this section of the Zoning By-Law (Section 7.6.1).
3. Whether the design of the proposed development is consistent with Section 7.6.5 SHD Design Guidelines to the maximum extent practicable.
4. Whether the proposed development meets the requirements of and is consistent with the provisions of 7.6.6 Dimensional and Density Requirements and 7.6.7 Parking and Configuration.

SECTION 11.0 DEFINITIONS

11.1 Word Usage; Terms Defined

~~**MULTI-FAMILY SENIOR HOUSING (MFSH) USE:** A residential rental use owned and operated by the Town, including by the Stoughton Housing Authority, with three or more dwelling units, which shall be restricted to occupancy by persons 60 years of age or older and low income handicapped persons who otherwise meet the eligibility criteria as provided in Mass. Gen. Laws c. 121B and the regulations promulgated thereunder and which shall be permitted and operated only as a Community Facility Use and shall satisfy all requirements for a Community Facility Use.~~

SENIOR HOUSING DEVELOPMENT: A residential development for persons over the age of 55 subject to Senior housing Laws.

SENIOR HOUSING LAWS: Collectively and separately, the Fair Housing Act, 42 USC Section 3607(b), 24 CFR Subtitle B, Ch. 1, Section 100.300 et seq. and G.L. c. 151B, s. 4.