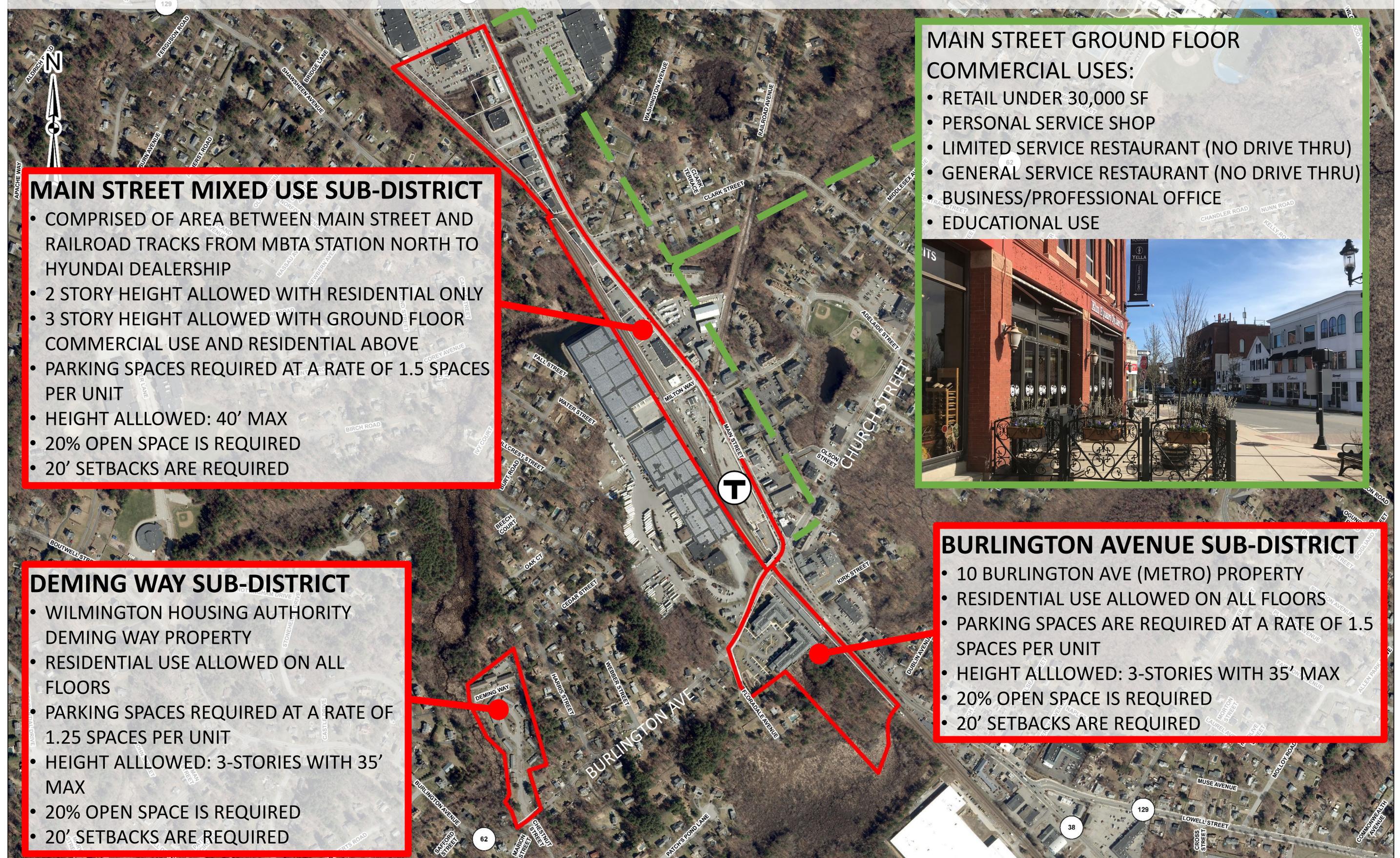


MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MOD)



MAIN STREET MIXED USE SUB-DISTRICT

- COMPRISED OF AREA BETWEEN MAIN STREET AND RAILROAD TRACKS FROM MBTA STATION NORTH TO HYUNDAI DEALERSHIP
- 2 STORY HEIGHT ALLOWED WITH RESIDENTIAL ONLY
- 3 STORY HEIGHT ALLOWED WITH GROUND FLOOR COMMERCIAL USE AND RESIDENTIAL ABOVE
- PARKING SPACES REQUIRED AT A RATE OF 1.5 SPACES PER UNIT
- HEIGHT ALLOWED: 40' MAX
- 20% OPEN SPACE IS REQUIRED
- 20' SETBACKS ARE REQUIRED

MAIN STREET GROUND FLOOR COMMERCIAL USES:

- RETAIL UNDER 30,000 SF
- PERSONAL SERVICE SHOP
- LIMITED SERVICE RESTAURANT (NO DRIVE THRU)
- GENERAL SERVICE RESTAURANT (NO DRIVE THRU)
- BUSINESS/PROFESSIONAL OFFICE
- EDUCATIONAL USE



DEMING WAY SUB-DISTRICT

- WILMINGTON HOUSING AUTHORITY DEMING WAY PROPERTY
- RESIDENTIAL USE ALLOWED ON ALL FLOORS
- PARKING SPACES REQUIRED AT A RATE OF 1.25 SPACES PER UNIT
- HEIGHT ALLOWED: 3-STORIES WITH 35' MAX
- 20% OPEN SPACE IS REQUIRED
- 20' SETBACKS ARE REQUIRED

BURLINGTON AVENUE SUB-DISTRICT

- 10 BURLINGTON AVE (METRO) PROPERTY
- RESIDENTIAL USE ALLOWED ON ALL FLOORS
- PARKING SPACES ARE REQUIRED AT A RATE OF 1.5 SPACES PER UNIT
- HEIGHT ALLOWED: 3-STORIES WITH 35' MAX
- 20% OPEN SPACE IS REQUIRED
- 20' SETBACKS ARE REQUIRED

MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MOD)

WEST STREET SUB-DISTRICT

- COMPRISED OF THE FOLLOWING PARCELS:
 - 100-104 WEST STREET (APPROVED 40B)
 - 108 WEST STREET
 - 114 WEST STREET (STORAGE FACILITY)
 - 121 WEST STREET (REGENCY 40B)
- RESIDENTIAL USE ALLOWED ON ALL FLOORS
- PARKING SPACES ARE REQUIRED AT A RATE OF 2 SPACES PER UNIT
- HEIGHT IS ALLOWED TO BE 3-STORIES WITH 40' MAXIMUM
- 20% OPEN SPACE IS REQUIRED
- 20' SETBACKS ARE REQUIRED

OTHER REQUIREMENTS IN THE MOD:

- 10-15% OF UNITS REQUIRED TO BE AFFORDABLE
- SITE PLAN REVIEW AND STORMWATER MANAGMENT PERMIT THROUGH THE PLANNING BOARD
- DESIGN STANDARDS
 - PEDESTRIAN FOCUSED STREETScape
 - PARKING BEHIND/BESIDE BUILDINGS, NOT IN FRONT
 - NATIVE, DROUGHT TOLERANT PLANTINGS, SHADE TREES

