ARTICLE 22- MIXED USE OVERLAY DISTRICT (MUOD – VER. 8)

300-22.1. Purpose and Intent.

The purpose of the Mixed Use Overlay District (MUOD) is to:

A. Promote a mixed-use center in Downtown Medfield and in the Route 109 Business District that allows for expansion and diversity in the housing stock and a pedestrian-friendly environment.

B. Allow for a diverse mix of commercial, residential, civic, and entertainment uses for residents, workers, and visitors at an appropriate scale.

C. Provide for infill development and conversion of upper floors for residential use in a manner that maintains the traditional village center pattern, architectural character, pedestrian orientation, and historic context of the district.

D. Minimize functional conflicts between residential and non-residential uses within the MUODs and between abutting districts.

E. Encourage vibrant public and publicly oriented private open spaces that enhance the district by reinforcing pedestrian activity and social gathering.

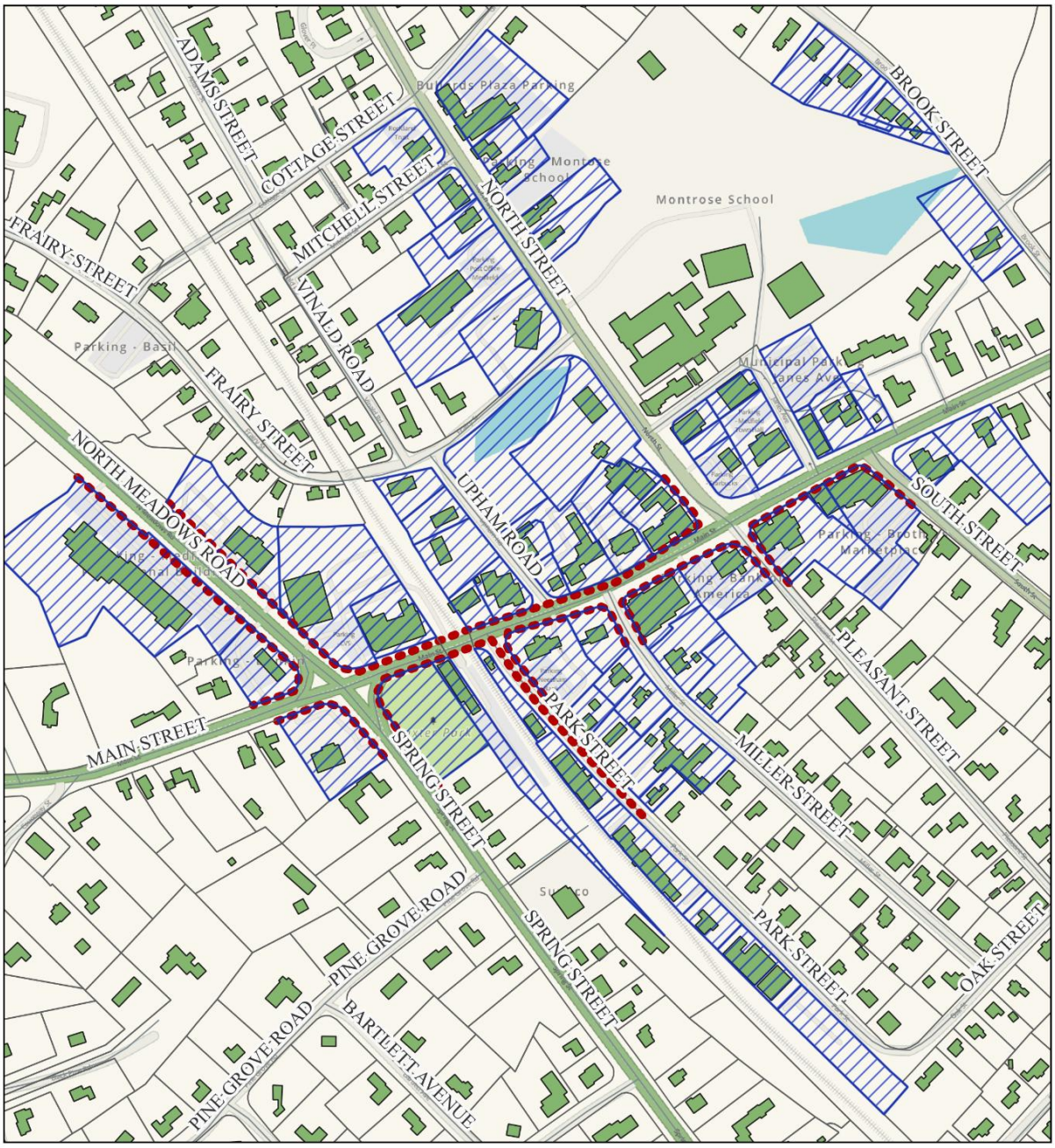
300-22.2. Designated Mixed Use Overlay Zoning Districts.

The Mixed Use Overlay Districts (MUOD) are hereby established and consist of those areas shown on the Town of Medfield Zoning Map on file with the Town Clerk. The designated MUOD districts are as follows:

A. Downtown Mixed Use Overlay District (MUOD-DTN).

B. Route 109 Mixed Use Overlay District (MUOD-RT109)

Mixed Use Overlay District - Downtown (MUOD-DTN) Zoning Map



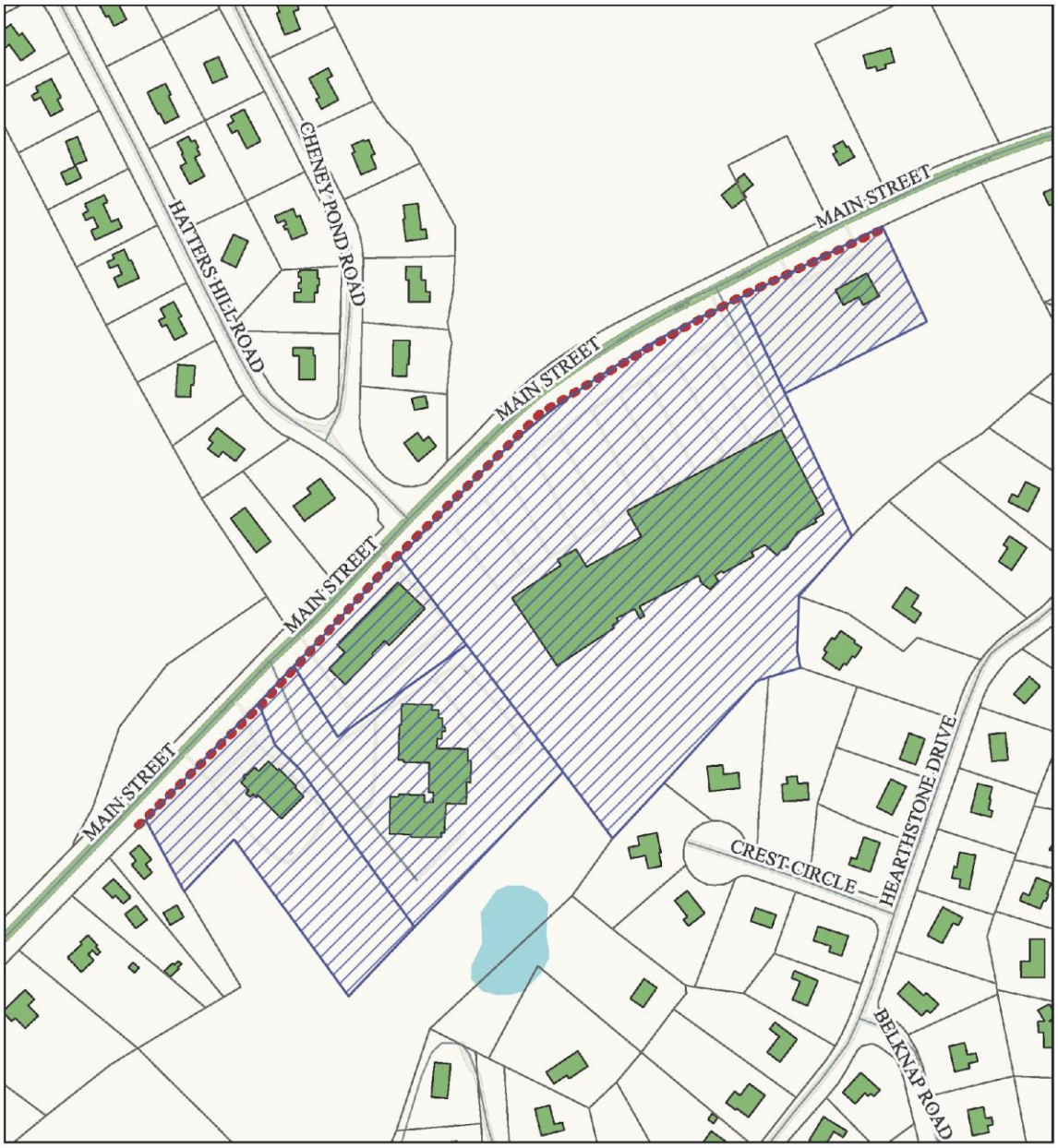
Legend

- MUOD Overlay
- Tax parcels
- Commercial Frontage Zone

0 250 500 ft

Last updated: 01/28/26

Mixed Use Overlay District - Route 109 (MUOD-R109) Zoning Map



300-22.3. Applicability

A. Special Permit Review Process. A Special Permit shall be required for development in the MUOD involving new building construction; repurposing or adaptive reuse of an existing building; or the increase of floor area through an addition to a principal structure or accessory structure resulting in new residential units. The criteria to grant a special permit shall be the same as §300-14.12.

B. Consultation with Town Departments. Applications for development in the MUOD shall require consultation with the Director of Land Use & Planning prior to the submission of a formal application under this bylaw.

C. Site Plan Review. Site Plan and supportive materials shall be reviewed by the Land Use Department for conformance with the development guidelines and purpose of this bylaw. An advisory opinion shall be prepared for consideration by the Planning Board. The advisory opinion may include recommendations for conformance with the Medfield Planning Board Rules & Regulations for Site Plan Review, pursuant to §300-14.12.

D. **Relationship to MBTA Communities Multi-Family Overlay District (MCMOD).**

1. The Mixed Use Overlay District (MUOD) is intended to promote a vibrant mix of commercial and residential uses. It is distinct from the MBTA Communities Multi-Family Overlay District (MCMOD), established under Section 3A of the Zoning Act (M.G.L. Chapter 40A) and codified in Section 300, Article 22 of the Zoning Bylaw, which provides for multi-family housing by right without a commercial component.
2. Where the provisions of the MUOD and the MCMOD conflict, the requirements of the MCMOD shall govern for properties subject to that overlay, in order to comply with the requirements of Section 3A.
3. The MCMOD applies solely to multi-family residential developments with no commercial use. The MUOD is intended for mixed-use buildings or developments that include both residential and commercial components. The two overlays are mutually exclusive and shall not be applied concurrently under the same Application.

300-22.4. Zoning Map Performance Standards.

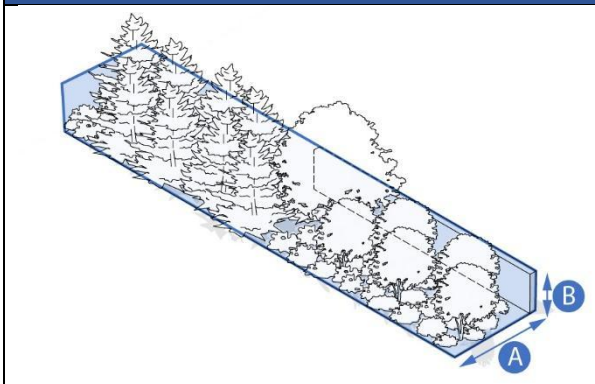
A. Transitional Buffer Zones. The MUOD Zoning Map identifies certain district boundaries where buildings and property use must be buffered to create a compatible transition with the surrounding neighborhoods. Transitional Buffer Zones are identified on the MUOD Zoning District Maps in Section §300-22.2. above.

(1) *Landscaped Buffers*. Where required, buffers shall include a combination of natural or landscaped screening and fencing that provides an opaque visual barrier to a minimum depth of ten (10) feet and height of eight (8) feet above the ground.

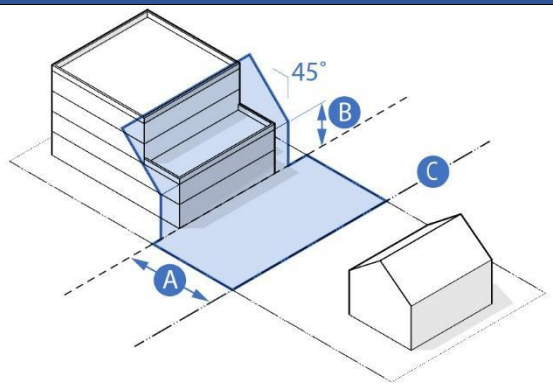
(2) *Building Buffers*. Buildings and associated property use shall be setback a minimum of 25 feet from the MUOD zoning boundary on which the Transitional Buffer Zone is located.

(3) *Waivers*. The Planning Board may waive the buffering requirements in part or in whole if they determine that such application is not necessary to create a compatible transition with the surrounding neighborhood.

FIGURE 1. TRANSITIONAL BUFFERS



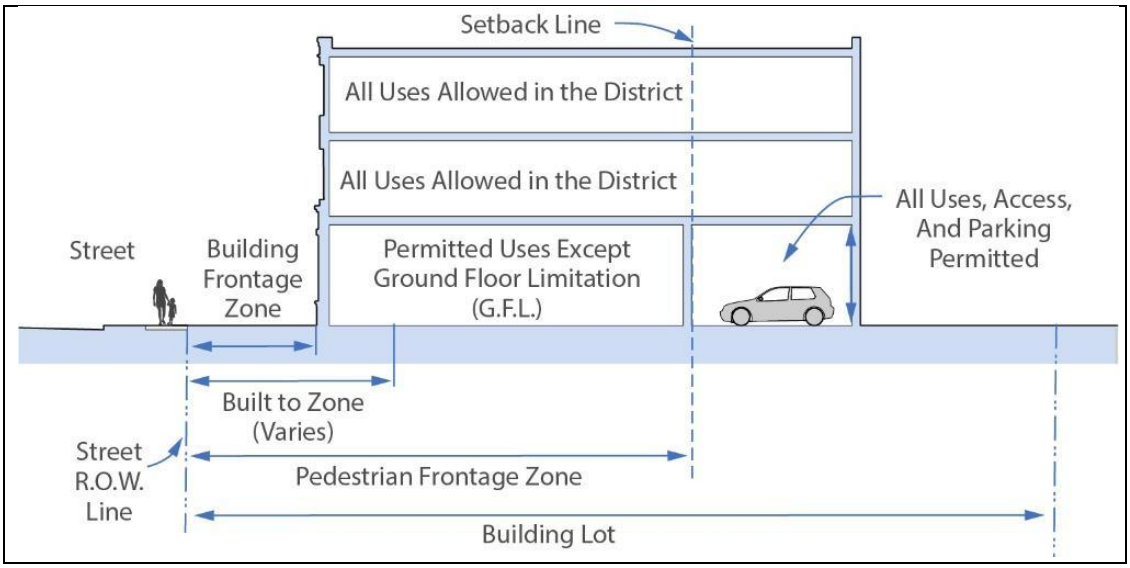
Transitional Landscape Buffer
A = Minimum depth of 10 feet with landscaping.
B = Minimum height of 8 feet with opaque fence.



Transitional Building Buffer
A = Minimum building setback of 25 feet.
B = Maximum building height of 35 feet at setback.
C = MUOD Boundary Line

B. Pedestrian Frontage Zones. Properties in the MUOD fronting on specified public streets as shown on the Town of Medfield Zoning Map are subject to ground floor use limitations. In Pedestrian Frontage Zones, the ground floor of a primary building shall be occupied by commercial uses and other publicly oriented uses as allowed in the underlying base zoning district per §300-5.4 - Table of Use Regulations. As an exception, the ground level space of a mixed use building in the Building Frontage Zone may be occupied by residential use for the purpose of common space for residents and access to residential units. At a depth of 60 feet from the street right-of-way line, residential uses are permitted on the ground floor.

FIGURE 2. COMMERCIAL FRONTAGE ZONES



300-22.5. Development Standards.

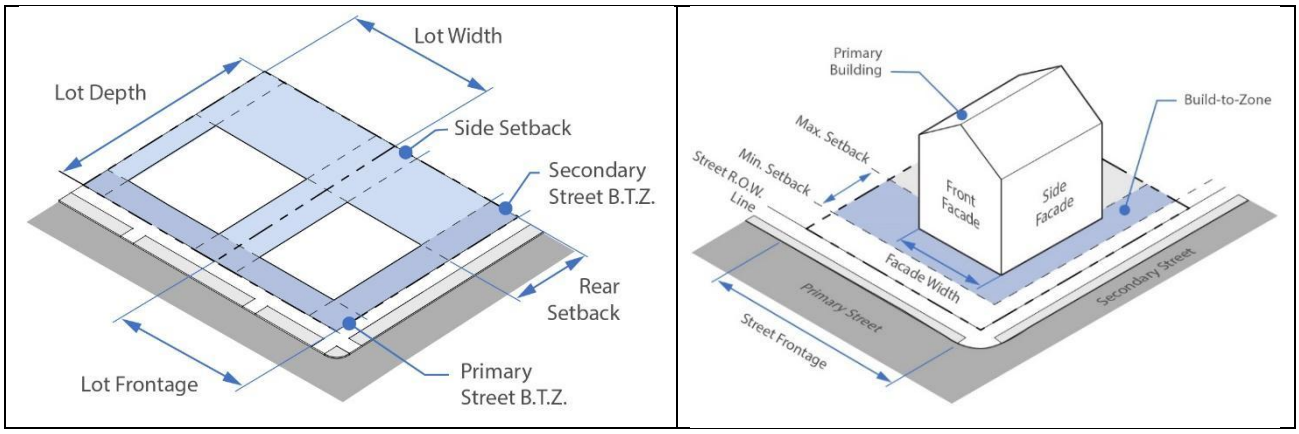
A. **Building Lot Dimensional Requirements.** The dimensional requirements for a new mixed use development in the MUOD shall be consistent with 300 Attachment 3 - Table of Height and Bulk Regulations, except that the maximum Floor Area Ratio (FAR) shall be 1.5 and a multifamily dwelling is permitted by special permit with a minimum unit floor area of 450 square feet per unit. The requirements in 300 Attachment 2 - Table of Area Regulations shall not apply to mixed-use development in the Downtown Business District (MUOD-DTN).

B. **Allowed Number of Buildings.** More than one principal building is allowed in a mixed use development including new and renovated mixed use buildings.

C. **Build-To-Zones (BTZ).** The area between the minimum front setback and maximum front setback is the Primary Street Build-To-Zone (BTZ) in which the front façade of the primary building facing the primary street shall be placed. If the lot is on a street corner, the side façade facing the secondary street shall be placed in the Secondary Street Build- To-Zone.

D. **Build-To-Zone Occupancy (BTZO).** The width of the primary building façade within the Build-To-Zone of the primary street measured as a percentage of the street frontage shall determine the percentage occupancy of the Build-To-Zone. Primary BTZ occupancy shall be equal to at least 50% of the street frontage unless otherwise specified in the bylaw.

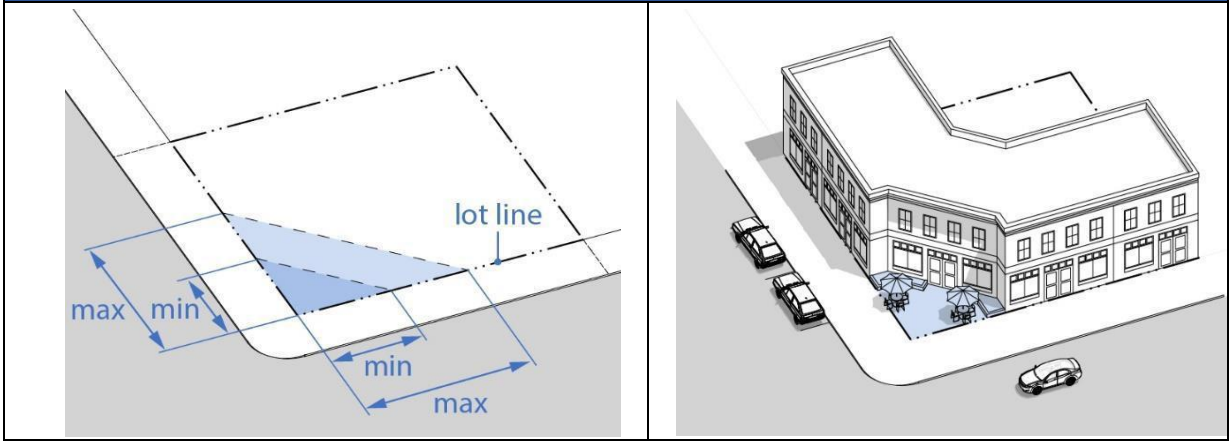
FIGURE 3. PRIMARY AND SECONDARY BUILD-TO-ZONE (BTZ)



E. **Facade Orientation.** The front facade and primary entrance to a principal building must be located parallel and oriented to the primary street right-of-way line.

F. **Corner Buildings.** On a corner lot, a new building façade may be retracted at a 45-degree angle between the curb radius to allow for Outdoor Amenity Space and for clear site distance at the corner. The minimum retraction of the corner building is 10 feet, and the maximum retraction is 20 feet.

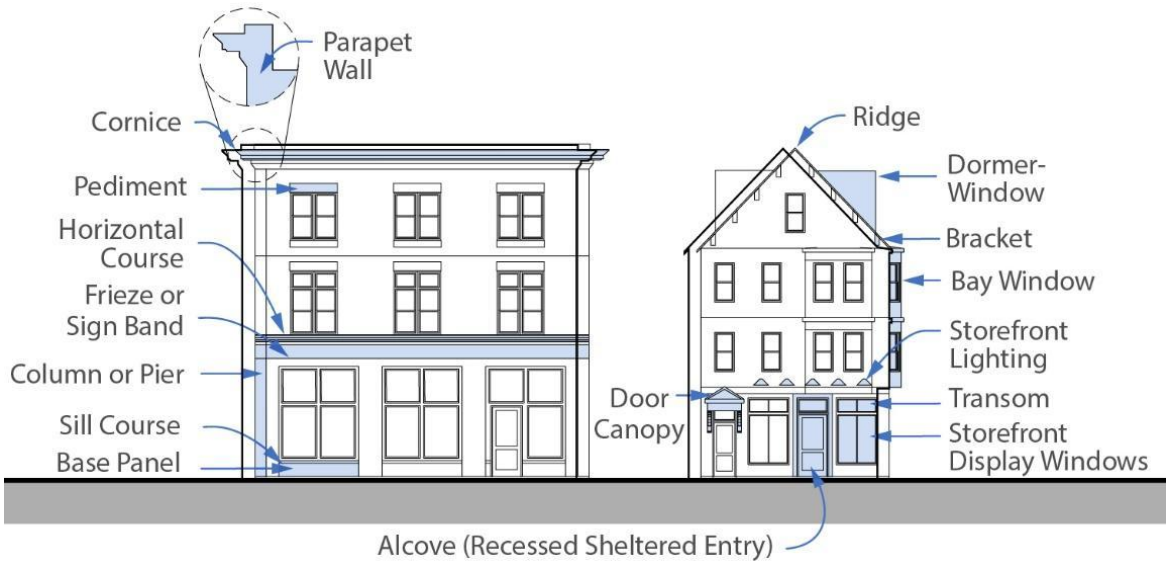
FIGURE 4. FAÇADE ORIENTATION AND CORNER LOT SITE CLEARANCE



G. **Building Height.** In the MUOD, the maximum height of a building is 35 feet. The use of the roof for outdoor amenity space is permitted, and accessory unenclosed structures are not counted in the overall height of the building.

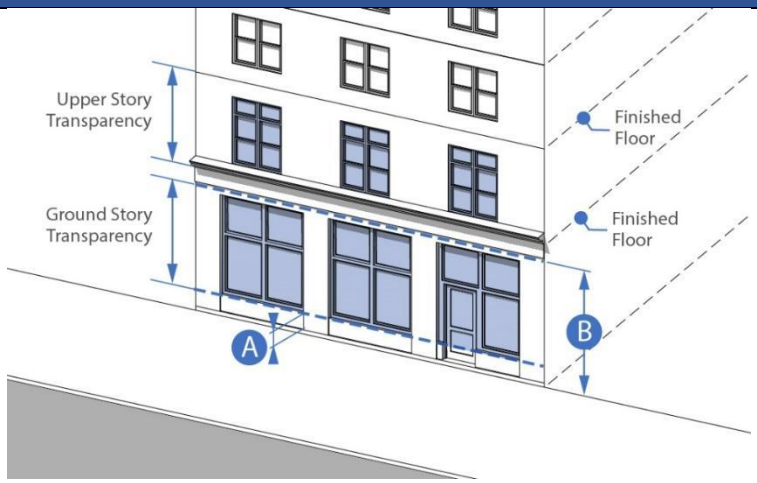
H. **Surface Relief with Architectural Features.** Street-facing building facades shall provide surface relief through the use of bay windows, cladding, columns, corner boards, cornices, door surrounds, moldings, piers, pilasters, sills, sign bands, windows, and other equivalent architectural features that either recess or project from the average plane of the facade by at least four (4) inches.

FIGURE 5. FAÇADE COMPONENTS AND ARCHITECTURAL FEATURES



I. **Building Transparency.** New commercial and mixed-use buildings in the MUOD must have ground-floor windows and doors with highly transparent, low-reflectivity glass. Ground floor transparency for commercial and mixed-use buildings shall be a minimum of 50% measured between two feet (A) and twelve feet (B) in Figure 6 below. Façade transparency requirements are only applicable to façades facing primary and secondary street right-of-way lines.

FIGURE 6. GROUND AND UPPER FLOOR TRANSPARENCY

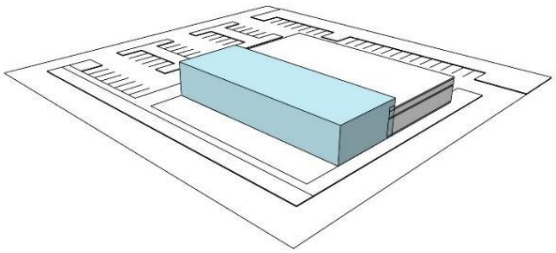
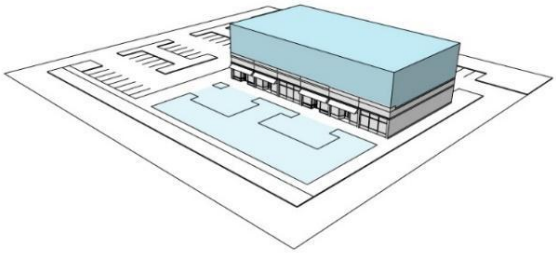
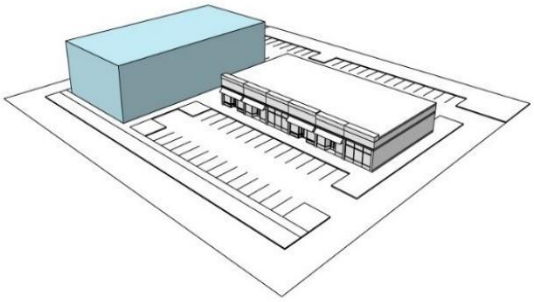


J. **Doors and Entrances.** New mixed-use buildings must have a primary entrance facing a public street and should be visually prominent. In buildings with multiple ground floor tenant entries, said entries should provide a coordinated design theme such as a common frieze or sign band, architectural projection, or awning design.

300-22.6. Design Standards for Pre-Existing Buildings and Developments.

Where the expansion of an existing building is unable to meet the building and lot standards for residential and mixed use development, building expansion shall comply with the following non-conforming provisions in Figure 7 below. Where the provisions of this section conflict with Article 9 - Non-Conforming Uses, Structures, and Lots, this section shall apply.

FIGURE 7. NON-CONFORMING BUILDING ADDITION IN THE MUOD

Type of Addition	Standards
	**A. <u>Front Addition</u>.** Any addition to the front must be placed within the Front Build-To Zone (BTZ). The addition does not have to meet the minimum Front Build-To-Zone Occupancy (BTZO).
	**B. <u>Story Addition</u>.** Story additions are allowed up to the maximum story and building height for the most similar building type.
	**C. <u>Additional Principal Building</u>.** Where a new building is being constructed on a lot or site with an existing non-conforming building the following standards apply: Any new building shall be placed in the primary frontage Build-To-Zone (BTZ) until a minimum BTZ occupation percentage of 30% has been met; New side or rear buildings are not permitted until the minimum primary street Build-To-Zone Occupancy (BTZO) percentage has been met.

300-22.7. Standards for Historic Building Mixed Use Retrofit and Addition.

A. Any renovation, alteration, or addition to an existing historic building for the purpose of creating a mixed-use development shall comply with applicable requirements of the Medfield Historic Commission and/or the Medfield Historic District Commission only if such requirements are triggered under their respective governing laws or regulations.

B. If such approvals are required, the applicant shall submit a copy of the relevant decision(s) or certificate(s) from the applicable commission(s) with the application to the Planning Board.

C. If the proposed project is not subject to review or approval by either commission under their existing legal authority, no additional action is required under this section.

300-22.8. Design Standards for Outdoor Amenity Space.

A. **Required Outdoor Amenity Space.** The required percentage of a MUOD building lot dedicated to Outdoor Amenity Space is 10% of the land area unless otherwise specified in this section. Where multiple lots or buildings are assembled together to form a Development Site, the required amount of Outdoor Amenity Space is 15% of the total land area of the site. This requirement may be achieved through a combination of Outdoor Amenity Space as set forth in Figure 8 below.

B. **Types of Outdoor Amenity Spaces.** The types of Outdoor Amenity Spaces allowed in the MUOD are defined below:

(1) *Civic Space (CS)*. Publicly-owned or controlled parks, active and passive recreation areas, civic buildings, and other gathering spaces that are handicapped accessible and fully available to the general public.

(2) *Publicly Oriented Private Spaces (POPS)*. Gathering spaces on private land primarily serving the residents, businesses and patrons of the principal building or development site, and generally available to the public.

(3) *Private Open Space (POS)*. Amenity spaces are associated with individual dwelling units or residential developments and not intended for public access.

C. **Design Standards by Outdoor Amenity Space Types.** Permitted Outdoor Amenity Space Types in the MUOD are identified in Figure 8 below.

FIGURE 8. OUTDOOR AMENITY SPACE TYPES	
(1)	Private Yard (POS)
(2)	Dooryard (POS)
(3)	Forecourt (POPS, POS)
(4)	Community Garden (CS, POPS, POS)
(5)	Courtyard (POPS, POS)
(6)	Common or Green (CS, POPS)
(7)	Plaza or Square (CS, POPS)
(8)	Pocket Park/Playground (CS, POPS, POS)
(9)	Athletic Field or Ball Court (CS, POPS)
(10)	Neighborhood Park (CS, POPS)
(11)	Pathway (CS)
(12)	Pedestrian Passage (CS, POPS)
(13)	Sidewalk Dining or Display (POPS)
(14)	Rooftop Terrace (POPS, POS)
(15)	Frontage Plaza or Terrace (POPS)
(16)	Other OAS Type: Permitted by exception by the Planning Board

D. **Payments in Lieu of Outdoor Amenity Space.** As a special exception, the Planning Board, in consultation with the Select Board, may approve a contribution toward an existing, planned or future Civic Space, preferably but not necessarily within the MUOD boundary, in which the principal building or development site is located in lieu of on-site outdoor amenity space. In reaching a decision on whether to approve such a contribution, the Planning Board shall determine that such a contribution will have a significant positive impact on one or more of the following: Walkability, vibrancy, multimodal access, or enhanced activation of public gathering areas within the MUOD. The application shall also be subject to the requirement for approval of Public Benefit Improvements in §300-22.11.

300-22.9. Parking Standards.

A. **Purpose.**

(1) To provide parking facilities that support a human-scale environment and minimize sidewalk interruptions and conflict points with pedestrians.

(2) To minimize excessive and inefficient off-street parking lots that result in lost opportunities to develop new buildings that expand business and housing opportunities.

(3) To encourage the use of public transportation, bicycling, and walking in lieu of motor vehicle use when a choice of travel mode exists.

B. **Applicability**. The minimum number of off-street parking spaces for developments under the MUOD shall be consistent with the Schedule of Minimum Requirements in §300-8 except as identified in Figure 9 below. Any parking spaces in excess of the given standards shall require a waiver from the Planning Board.

FIGURE 9. OFF-STREET PARKING STANDARDS IN THE MUOD	
Residential and Mixed Use Buildings	**Required Parking Spaces[1]**
Townhouse, Multifamily Building	1.5 spaces/DU with 2 bedrooms or less; and 2/DU with 3 bedrooms or more located within 300 feet of the Dwelling Unit
Mixed-Use Building:1-Bedroom Dwelling Unit	1 space
Mixed-Use Building: 2-Bedroom Dwelling Unit	1.5 spaces
Mixed-Use Building: 3 Or More Bedroom Dwelling Unit	2 spaces
Non-Residential Uses	As required under §300-8.1. Table of Off-Street Parking Standards.

1. Required Parking equals both the minimum and maximum parking required for the use

C. **Exemptions.** Outdoor Amenity Space including Café Seating shall be exempt from the parking requirements in this Section. There is no individual motor vehicle parking requirement for accessory uses.

D. **Parking Reduction Methods.** The Planning Board may reduce the number of off-street parking spaces required in §300-8 and in Figure 9 above under the following conditions:

(1) *Off-Site Parking*. The Planning Board may allow required parking to be provided off-site for employees or residents, except for any required handicapped parking, as permitted according to the provisions of and when conforming to the following:

1) A lot featuring the off-site parking must be located within seven hundred (700) feet in walking distance, measured from the nearest point of the off-site parking along walkways to the principal building entrance served.

2) Pedestrian access between the use and the off-site accessory parking area must be via paved sidewalk or walkways.

3) A lease, recorded covenant, or other comparable legal instrument, executed and filed with the Town of Medfield, guaranteeing long-term use of the site is provided to the Planning Board.

(2) *Shared Off-Street Parking and Mixed Use*.

a) A combination of uses on-site using shared parking lots with offset peak demand times where: a shared parking agreement with proximate properties where uses have offset peak demand times; uses have a high rate of parking turnover; or evidence of similar uses and location situations operating successfully with lower amounts of parking.

b) In Mixed Use Buildings where shared parking is proposed, the Planning Board may require an evaluation prepared by the applicant following the procedures of the Urban Land Institute (ULI) Shared Parking Manual (latest edition) or the Institute of

Transportation Engineers (ITE) Shared Parking Guidelines (latest addition), or other applicable reports or studies as determined by the Planning Board.

c) A formal parking evaluation may be waived for small developments where there is established experience with mixed use development, and its impact is expected to be minimal.

(3) *On-Street Parking Off-Set*. Parking spaces provided to meet the minimum parking requirements may include the actual spaces located on a lot and the spaces located along the corresponding frontage where on-street parking exists on the same side of an abutting street.

(4) *Proximity to Public Parking Facility*. There is reasonable proximity (700 ft or less) to a municipally owned parking facility which is publicly available during hours of operation of a non-residential building or use.

(5) *Payment to Public Parking Fund*. In lieu of providing the total minimum on-site parking required, the Planning Board may accept a one-time payment from the developer for all or a portion of required on-site parking to be committed to a fund for the construction of public parking in the MUOD and within 700 feet of the development site. The Planning Board, in consultation with the Select Board, shall establish the amount of payment required per parking space.

E. **Supplemental Parking Standards.** Each required off-street parking space shall be consistent with the requirements in §300-8.3. Parking and loading space standards. Supplemental parking types and standards in the MUOD for mixed use development are provided below:

(1) Alternative Fuel Vehicles. In each parking lot or structure containing over 75 parking spaces, at least 2 spaces within the 10 spaces closest to the primary entrance to the building must be reserved for electric vehicles and must have a sign showing that reservation.

(2) Stacked and Valet Parking.

(3) Tandem Parking.

(4) Street Side Parking.

(5) Structured Parking.

(6) Bicycle Parking.

F. **Parking Access and Screening.** The following standards apply in the MUOD:

(1) *Parking Setbacks*. All new off-street parking shall be located a minimum of 5 feet behind the front façade of primary buildings. Parking is not permitted on the lot frontage except for Street Side Parking §300-22.9.E. above.

(2) *Pedestrian and Vehicle Access.*

a) Pedestrian access from parking lots must lead directly to a public sidewalk or a public entrance to a primary building.

b) Only one driveway shall be allowed on a building lot, unless the Planning Board allows for a second driveway as a special exception with demonstrated need.

c) Shared driveways are permitted and encouraged.

d) Shared internal access between private parking lots is permitted and encouraged.

(3) *Screening*. A Street Screen shall be required where private parking is visible from a public street or sidewalk. Screening shall include a 5-foot buffer area with street trees, landscaping, and/or a fence.

300-22.10. Allowed Uses and Building Types.

A. Allowed Uses. Uses allowed by right and by Special Permit in the underlying zoning districts are identified in §300-5.4 - Table of Use Regulations. In the MUOD, Mixed Use and Multifamily Buildings are permitted with approval of the Planning Board.

B. Residential and Mixed Use Building Types. The building types listed in Figure 10 below are allowed by Special Permit from the Planning Board subject to the Special Permit Criteria in §300-.22.13.

FIGURE 10. PERMITTED BUILDING TYPES AND DEVELOPMENT FORMS IN THE MUOD

BUILDING TYPES	MUOD-DTN	MUOD-RT109
Multifamily Building (4 or More Residential Units)	SPPB	SPPB
Townhouse (Attached Single Family Units)	SPPB	SPPB
Mixed Use Building	SPPB	SPPB
Non-Historic Building/Development Retrofit or Addition	SPPB	SPPB
Historic Building Adaptive Reuse, Retrofit and Addition (See §300-22.6)	SPPB	SPPB

300-22.11. Residential Density.

A. Residential Density. New mixed-use and renovated buildings for the purpose of mixed use within the MUOD shall be subject to the following density standards:

FIGURE 11. RESIDENTIAL DENSITY IN THE MUOD

BUILDING AND DEVELOPMENT TYPES	BASE UNITS/BONUS UNITS (DWELLING UNITS PER ACRE)*	
	MUOD-DTN	MUOD-RT109
Townhouse (Single-Family Attached Dwelling Unit)	12/16	12/16
Multi-Family Building (3 or More Attached Dwelling Units)	20/32	20/32
Mixed-Use Buildings (Commercial and Multi-Family Units)	20/32	20/32
Non-Historic Building/Development Retrofit or Addition	20/32	20/32
Historic Building/Development Retrofit or Addition	20/32	20/32

Note: *"Base units" refer to the maximum number of dwelling units permitted through the standard permitting process. This number represents the upper limit; however, developments with fewer units are also allowed. Additional "bonus units" may be approved at the discretion of the Planning Board, provided the criteria outlined in §300-22.11(B) are satisfied.*

B. Density Bonus Requirements.

(1) *General Requirements*. The Planning Board may allow higher density up to the maximum established on Figure 11 above if certain public benefits improvements are made by the developer that provide additional benefits to residents and businesses in the development site and potentially (but not necessarily) within the MUOD and surrounding area. If sufficient public benefits improvements are made, the Planning Board may provide a written finding that the applicant will provide significant improvements providing a public benefit, in addition to improvements required on site to achieve the bonus density allowed in this bylaw.

(2) *Eligible Public Benefit Improvements*. These improvements may include on-site or off-site infrastructure improvements, streetscape improvements, open space or other amenities not otherwise required by this bylaw. These improvements shall serve a public purpose, be constructed in an attractive and context-sensitive manner, and oriented to a pedestrian environment. Eligible improvements include the following:

a) Improvements that enhance publicly controlled active or passive recreation in desirable locations within the MUOD, in addition to the on-site Outdoor Amenity Space required by §300-22.8.

b) Streetscape improvements such as sidewalks, pedestrian access to public parking, street trees, and furnishings on public streets or contribution of land suitable for public streetscape improvements.

c) Public parking spaces and publicly accessible parking facilities.

d) Buildings or developments certified by the Green Building Council under the Leadership in Energy and Environmental Design (LEED) rating system or similar sustainable design and development rating systems.

e) Additional affordable housing units above the number required by §300-22.12.

(3) *Approval of Public Benefit Improvements*. All public benefit improvements considered for the density bonus shall require approval by the Planning Board, in consultation with the Select Board, which will consider recommendations made by the Department of Public Works, Police Department, School Department, Conservation Commission, Historic Commission, Community Preservation Committee, Town Counsel, and other boards and committees as applicable. In order to make this determination, the following are required:

a) The applicant shall provide the Planning Board with a written description of the intended improvements, the public benefit provided, significance to the Town, provision for maintenance if required, applicant's cost estimates for construction, and a preliminary plan showing the location and type, size and extent of improvements.

b) The Planning Board may require a bond to cover the cost of any improvements that will be constructed, or a binding agreement approved by Town Counsel, to remain in place until the improvements are completed to the satisfaction of the Town.

c) A specific time frame for the completion of all required off-site improvements shall be incorporated as a condition of approval of the Planning Board.

d) The applicant shall provide a list of all permits and approvals required relating to any proposed public benefit(s) with the application. These approvals shall be obtained prior to approval of the development, unless an exception for good cause is explicitly authorized by the Planning Board.

e) The Planning Board shall be under no obligation to grant such density bonus and may determine, in its sole discretion, whether the improvements offered are sufficient in nature, scope, cost or otherwise, to justify such bonus. The offer and commitment by an applicant to provide all or any number of the above enumerated examples does not, in and of itself, justify or require the Planning Board to grant such density bonus.

300-22.12. Affordable Residential Unit Requirements.

Developments with more than seven (7) residential units shall include affordable housing units as specified below:

A. Calculation of Units. For purposes of calculating the number of affordable housing units required within a development, any fractional unit of 0.5 or greater shall be deemed to constitute a whole unit.

B. Ownership Units. For developments with ownership units, not less than fifteen percent (15%) of these housing units shall be affordable.

C. Rental Units. For developments with rental units, not less than fifteen percent (15%) of these housing units shall be affordable.

D. Subsidized Housing Inventory (SHI). Affordable units shall comply with the Massachusetts Executive Office of Housing and Livable Communities (EOHLC) requirements for counting towards the Town's Subsidized Housing Inventory.

300-22.13. Urban Design Waiver and Special Permit Review Criteria.

A. **Special Permit Granting Authority.** The Planning Board shall be the Special Permit Granting Authority for the requirements set forth in §300-14.6 and this §300-22.13.

B. **Design Waiver or Alternative.** The Planning Board may grant a design waiver allowing an exception or alternative from specified provisions governing development in the MUOD pertaining to §300-22.5 - Development Standards, §300-22.10 - Allowed Uses and Building Types, §300-22.9 – Parking Standards, or §300-22.8 - Design Standards for Outdoor Amenity Space. The criteria for granting a waiver shall be as described in §300-22.13(C).

C. **Review Criteria.** The Planning Board may grant a special permit or design waiver upon making positive findings as set out in §300-14.12(E), as well as the following criteria specific to the MUOD:

(1) Consistent with the purpose of §300-22.1 in general.

(2) Consistent with any waiver eligibility requirements, as indicated elsewhere in this section.

(3) Social, economic, or community needs are served by the proposed development such as expanding housing choices.

(4) Positive impacts on pedestrian comfort and safety.

(5) Potential fiscal impact, including impact on municipal services, tax base, and employment are positive.

(6) Such relief shall not result in substantial detriment to the MUOD district or surrounding neighborhood.