

**§ 86-173. Neighborhood Shopping District (B-N).**  
(Reserved)

**§ 86-174. Local Business District (B-L).**  
(Reserved)

**§ 86-175. Waterfront and Transit-Oriented Development District (WTOD).**

- A. Uses. See the Table of Uses included as an attachment to this chapter (§ 86-36).
- B. Dimensional regulations. See the Table of Dimensional Regulations included as an attachment to this chapter (§ 86-35).
- (1) Maximum building height: shall not exceed six stories or 80 feet, whichever is greater. This restriction shall not apply to chimneys, ventilators, tanks, bulkheads and other accessory features required above roofs or to towers, spires, domes and ornamental features of churches and other nonresidential buildings. The maximum building height may be increased to 12 stories or 150 feet upon granting of a special permit by the Zoning Board of Appeals.
  - (2) Minimum parking requirements:
    - (a) Dwelling units: 1.5 spaces per unit if less than 50 units; 1.25 spaces per unit if 50 or more units.
    - (b) Restaurant and retail establishments: no dedicated parking spaces required.
    - (c) Hotel or lodging room: one space for each hotel room or lodging room.
    - (d) Office use: one space per each 200 s.f. of gross floor area; after 10,000 s.f. of gross floor area, one space for every 1,000 s.f. of gross floor area.
    - (e) Industrial uses: one space per each 500 s.f. of gross floor area.
    - (f) Water-dependent uses: 0.6 space per each boat slip or mooring.
    - (g) Mixed-use developments that share parking spaces, containing more than 200 spaces, may reduce the required number of spaces by 30%.
- C. Signs. See Article VI, Division 2, § 86-450 et seq.
- D. Interaction with state statutes and regulations. Nothing in § 86-175 shall be deemed to be inconsistent with or supersede any federal or state statute, rule or regulation regarding waterfront property, including but not limited to the Deepwater Port Act of 1974, Massachusetts General Laws Chapter 91 regulating waterways, or the state wetlands protection statute.