

Unit Capacity per District Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	District 1 (319 Lincoln St & H	District 2 (111 Fitzroy Dr) Av	District 3 (300 Beal Street & East W	District 4 (152 Shipyard) Avak		
Modeled Unit Capacity	1,427	110	646	273	0	2,456
Dwelling Units per Acre Limit	1,025	66	382	118		1,590
District Unit Cap Limit						0
Max Lot Coverage Limit						0
Lot Area per Dwelling Unit Limit						0
Max Units per Lot Limit	1,427	110	646	273	0	2,456
FAR Limit	1,060	98	786	291		2,234
Final Unit Capacity per District	1,025	66	335	118	0	1,544

INFO: If the community does not have a maximum number of units per lot, then this row will equal the Modeled Unit Capacity (row 6).

Summary Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	District 1 (319 Lincoln St & H	District 2 (111 Fitzroy Dr) Av	District 3 (300 Beal Street & East W	District 4 (152 Shipyard) Avak		
District Acreage (<i>see note</i>)	25.6	2.6	21.2	7.9	0.0	57.3
District Density Denominator (<i>see note</i>)	24.6	2.6	17.3	7.9	0.0	52.3
Final Unit Capacity per District	1,025	66	335	118	0	1,544
DU/AC	41.7	25.0	19.4	15.0	0.0	29.5
Parcel Acreage	25.6	2.6	21.2	7.9	0.0	57.3
Total Built Square Feet	1,428,364	110,357	647,389	273,582	0	2,459,692
Total Units in Station Area	1,025	66	180	118	0	1,389
Non-Conforming Parcels	0	0	2	0	0	2
Total Excluded Land (sf)	47,763	0	172,056	0	0	219,819
Total Open Space (sf)	223,182	22,991	263,611	68,396	0	578,179
Total Parking Area (sf)	535,637	55,178	388,433	164,149	0	1,143,397
Units Forgone due to Unit Cap in Zoning	0.00	0.00	0.00	0.00	0.00	0

INFO: District Acreage measures the gross acreage of each district. This is used to test compliance with Minimum Land Area Requirement.

INFO: District Density Denominator measures the gross acreage of each district minus certain types of excluded land, as defined in the Guidelines. This is used as the denominator in the Dwelling Units per Acre calculation.

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirements	Modeled Results
Community:	Hingham	Hingham
Community Category:	Commuter Rail	Commuter Rail
2020 Housing Units (Census PL-94):	9,930	9,930
Minimum Multi-family Unit Capacity:	1,490	1,544
Minimum Land Area:	50	57.3
Developable station area:	756.82	756.82
% Unit Capacity within Transit Station Areas:	75%	124%
% Land Area Located in Transit Station Areas:	75%	123%