

Unit Capacity per District Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	istrict 1 (319 Lincoln St & H-istrict 2 (111 Fitzroy Dr) Avibdistrict 3 (300 Beal Street 4 (152 Shipyard Drive) # Subdistrict 5 (French Street) Spirit					
Modeled Unit Capacity	1,427	110	347	273	299	2,456
Dwelling Units per Acre Limit	1,076	66	180	118	69	1,508
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	347	273	299	2,456
FAR Limit	1,060	98	370	291	131	1,949
Final Unit Capacity per District	1,060	66	180	118	69	1,493

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	istrict 1 (319 Lincoln St & H-istrict 2 (111 Fitzroy Dr) Avibdistrict 3 (300 Beal Street 4 (152 Shipyard Drive) # Subdistrict 5 (French Street) Spirit					
District Acreage (see note)	25.6	2.6	10.0	7.9	8.6	54.7
District Density Denominator (see note)	24.6	2.6	10.0	7.9	7.0	52.0
Final Unit Capacity per District	1,060	66	180	118	69	1,493
DU/AC	43.1	25.0	18.0	15.0	9.9	28.7
Parcel Acreage	25.6	2.6	10.0	7.9	8.6	54.7
Total Built Square Feet	1,428,364	110,357	347,859	273,582	299,530	2,459,692
Total Units in Station Area	1,060	66	180	118	0	1,424
Non-Conforming Parcels	0	0	0	0	0	0
Total Excluded Land (sf)	47,763	0	196	0	70,096	118,055
Total Open Space (sf)	223,182	22,991	86,965	68,396	74,882	476,416
Total Parking Area (sf)	535,637	55,178	208,715	164,149	179,718	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	1,493
Minimum Land Area:	50	54.7
Developable station area:	756.82	756.82
% Unit Capacity within Transit Station Areas:	75%	127%
% Land Area Located in Transit Station Areas:	75%	123%