



# By-Right Multifamily Housing Zoning Requirements for MBTA Communities

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Planning Board Public Hearing  
March 18, 2024

# State Imposed Multifamily Zoning Requirement

## 2021 State Law Requires Zoning Capacity, Not Production

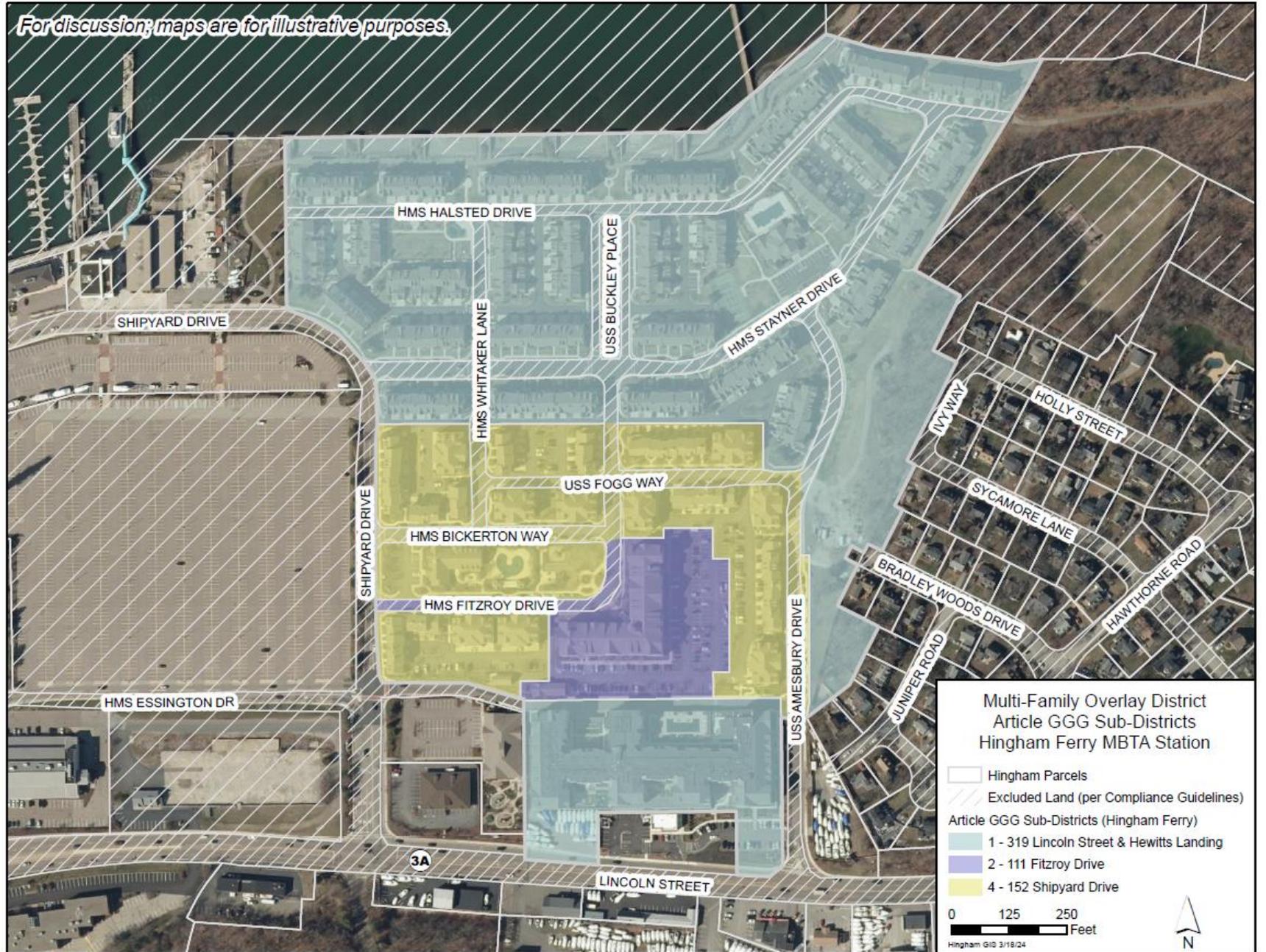
Section 3A of M.G.L. c. 40A (the Zoning Act) now requires that an MBTA community **shall** have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute, including:

- Minimum gross density of 15 units per acre;
- Not more than ½ miles from a commuter rail station, subway station, ferry terminal, or bus station, if applicable;
- No age restrictions; and
- Suitable for families with children.

## 2022 DHCD/EOHLC 3A Guidelines Include More State Requirements

Community	Community category	2020 Housing Units	Minimum multi-family unit capacity*	Minimum land area**	Developable station area***	% of district to be located in station area
Hingham	Commuter Rail	9,930	1,490	50	757	75%

# Proposed Shipyard Sub-districts, Articles GGG and LLL



# Proposed Beal Street Sub-district, Article GGG and LLL



# Revised French Street Sub-district, Article GGG



# District Summary:

## Article GGG

52 Developable Acres  
1,493 Unit Capacity

### Article GGG

- Segregate French Street in Separate Sub-district (5)
- Eliminate Fort Hill Parcels from the Overlay (6.98 developable)
- Decrease Density from 18 to 8 units per acre (69 maximum)
- Reduce the Permitted Forms of Multifamily to Two-Families, Three-Families, and Multi-Unit Dwellings
- Limit Multi-Units to Interior of Parcel
  - *Building Location and Design.* The area between the 50-foot front yard setback and 150-feet shall be limited to Two-Family Dwellings and Multi-Unit Dwellings consisting of three units.
  - *Parking Structures.* Parking structures are not permitted in sub-district 5.

Minimum Lot Size		Maximum Height		Floor Area Ratio	Maximum Density Units/Acre	Minimum Yard Dimensions		
Area	Frontage	Feet	Stories			Front	Side	Rear
Sub-district 1 (Avalon II and Hewitts Landing)								
3 acres	150'	45'	4	0.95	42	40'	25'	25'
Sub-district 2 (Avalon I Multifamily)								
2.5 acres	200'-20'	35'	3	0.85	25	20'	20'	20'
Sub-district 3 (The Cove)								
5 acres	200'	35'	2.5	0.85	18	50'	50'-20'	50'-20'
Sub-district 4 (Avalon I Townhomes)								
2 acres	200' 150'	35'	2.5	0.85	15	20'	20'	20'
Sub-district 5 (French Street)								
5 acres	200'	35'	2.5	0.35	8	50'	20'	20'

# Proposed Beal Street Sub-district (Alternate to French Street), Article LLL



# District Summary:

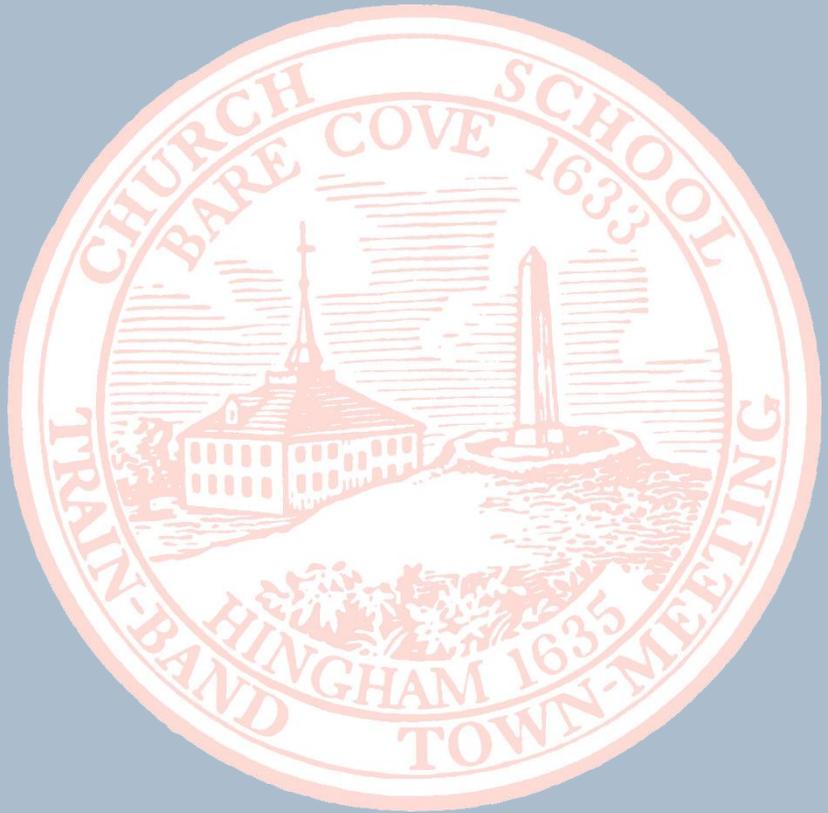
## Article LLL

52.5 Developable Acres  
1,502 Unit Capacity

### Article LLL

- Included 1 Sgt. William B. Terry Drive and 225 Beal Street in the lowest density sub-district (4)
  - **Size:** 7.5 Acres
  - **Density:** 15 Units/Acres
  - **Unit Capacity:** 112 Units

Minimum Lot Size		Maximum Height		Floor Area Ratio	Maximum Density	Minimum Yard Dimensions		
Area	Frontage	Feet	Stories			Units/Acre	Front	Side
Sub-district 1 (Avalon II and Hewitts Landing)								
3 acres	150'	45'	4	0.95	40	40'	25'	25'
Sub-district 2 (Avalon I Multifamily)								
2.5 acres	<del>200'</del> 20'	35'	3	0.85	25	20'	20'	20'
Sub-district 3 (The Cove)								
5 acres	200'	35'	2.5	0.85	18	50'	50' 20'	50' 20'
Sub-district 4 (Avalon I Townhomes, 1 Sgt William Terry Drive and 225 Beal Street)								
2 acres	<del>200'</del> 150'	35'	2.5	0.85	15	20'	20'	20'



# Questions and Discussion

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*Thank you for your participation!*