



# By-Right Multifamily Housing Zoning Requirements for MBTA Communities

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Advisory Committee Presentation  
March 21, 2024

# State Imposed Multifamily Zoning Requirement

## 2021 State Law Requires Zoning Capacity, Not Production

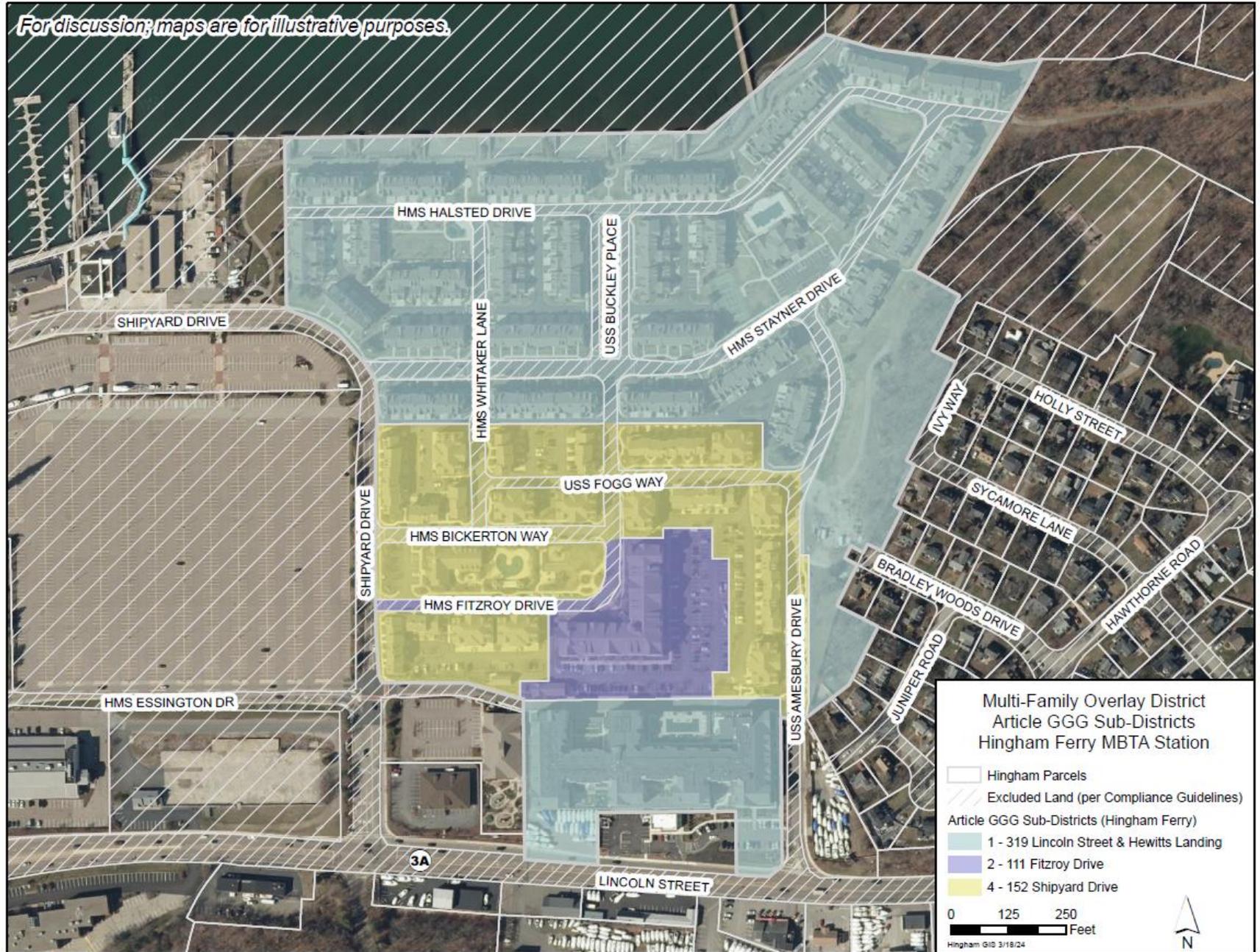
Section 3A of M.G.L. c. 40A (the Zoning Act) now requires that an MBTA community **shall** have at least one zoning district of reasonable size in which multi-family housing is permitted as of right and meets other criteria set forth in the statute, including:

- 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



# Proposed Beal Street Sub-district



# Revised French Street Sub-district



# District Summary:

52 Developable Acres  
1,493 Unit Capacity



## Revisions to Article GGG

- Segregate French Street in Separate Sub-district (5)
  - Eliminate Fort Hill Parcels from the Overlay (~7 acres)
  - Decrease Density from 18 to 8 units per acre (69 max)
  - Reduce the Permitted Forms of Multifamily to Two-Families, Three-Families, and Multi-Unit Dwellings (Townhouse-style)
  - Limit Multi-Units to Interior of Parcel and Prohibit Parking Structures
- Increase Density in Sub-district 1 from 40 to 42 units per acre
- Adjust Other Frontage Dimensions
- Revise Definitions, Submittal Requirements, Standards and Permitting Process

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; 24.5 Acres)								
3 acres	150'	45'	4	0.95	<del>40</del> 42	40'	25'	25'
Sub-district 2 (Avalon I Multifamily; 2.6 Acres)								
2.5 acres	<del>200'</del> 20'	35'	3	0.85	25	20'	20'	20'
Sub-district 3 (The Cove; 10 Acres)								
5 acres	200'	35'	2.5	0.85	18	50'	<del>50'</del> 20'	<del>50'</del> 20'
Sub-district 4 (Avalon I Townhomes; 7.9 Acres)								
2 acres	<del>200'</del> 150'	35'	2.5	0.85	15	20'	20'	20'
Sub-district 5 (French Street; 7 Acres)								
5 acres	200'	35'	2.5	0.35	8	50'	20'	<sup>6</sup> 20'