



**Housing Needham (HONE) Advisory Group
MBTA Communities Act Frequently Asked Questions**

What is the MBTA Communities Act? What is required by the Town?

1. What is the MBTA Communities Act?

In 2021, the State Legislature passed a new law ([MGL c.40A Section 3A](#)) that requires 177 cities and towns who are served by the MBTA, including Needham, to establish a zoning district in which multi-family housing is allowed as-of-right (without needing a special permit). The multi-family zoning district must allow an average density of 15 units per acre, a portion of the district must be located within 0.5 miles from a commuter rail station, and the zoning cannot have any age-restrictions. The Massachusetts Executive Office of Housing and Livable Communities established [guidelines](#) further detailing compliance requirements.

2. What is multi-family housing?

Multi-family housing is defined as a building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.

3. What does Needham’s multi-family housing district need to comply with the law?

Metric	Needham’s Requirement
Minimum Land Area	50 acres
Minimum Unit Capacity	1,784 units
% located within 0.5 mi of commuter rail	90%
Minimum Zoning Density	15 units per acre
Deadline for Compliant Zoning	December 31, 2024

4. Does Needham need to build all of this housing?

No, the law does not require that any housing be built. It requires that Needham establish zoning that allows for multi-family housing as specified above. Zoning is one factor that makes housing production possible. Other factors include having demand for additional housing, developable sites, property owners who are willing to sell, labor available to build the housing, and opportunities that are financially feasible for developers and investors.

5. What is the timeline for complying with the MBTA Communities Act?

For cities and towns with commuter rail stations, the deadline for adopting this zoning is December 31, 2024.

6. Does Needham have to comply with the MBTA Communities Act? Why not just “opt-out”?

The law requires that MBTA Communities shall have a compliant zoning district and does not provide any mechanism by which a town or city may opt out of this requirement. The law itself outlines three state grant programs - MassWorks, Housing Choice, and the Local Capital Projects Fund—that the Town would not be eligible for if it does not comply with the law. The most recent Executive Office of Housing and Livable Communities (EOHLC) guidelines identify 13 additional discretionary grant programs where the Commonwealth will take MBTA Communities compliance into account when making award decisions. MBTA Communities cannot avoid their obligations under the law by foregoing this funding. The Attorney General’s Office has issued an

[advisory](#) stating that, “All MBTA Communities must comply with the Law. ... Communities that fail to comply with the Law may be subject to civil enforcement action.”

What is the Town’s current zoning proposal?

7. What is the Housing Needham (HONE) Advisory Group?

The [Housing Needham \(HONE\) Advisory Group](#) was established jointly by the Select Board and Planning Board in 2023 to lead the community engagement process to create multi-family zoning that complies with the MBTA Communities Act. The group will advise the Select Board and Planning Board on proposed zoning to bring to Town Meeting in Fall 2024, informed by their individual expertise, group deliberations, and feedback received from the public.

8. What is HONE proposing for multi-family housing zoning changes in Needham?

HONE’s draft recommendations for the March 28, 2024 Community Meeting includes two proposals: a Base Compliance Plan and a Neighborhood Housing Plan.

The **maps** for each plan can be found in Addendum A and B [and here](#).

The **zoning parameters** can be found in Addendum C [and here](#).

The geographic areas covered by each plan are largely the same, with these exceptions:

- 755 Highland Avenue (Hamilton Highlands) is in the Base Compliance Plan only.
- 760 Highland Avenue (Avery Condominiums) is in the Base Compliance Plan only.
- 1350 Highland Avenue (St. Joseph Parish) is in the Base Compliance Plan only.
- 797 Highland Avenue (The Suites of Needham) is in the Neighborhood Housing Plan only.

HONE has crafted each plan to be compliant with the MBTA Communities Act (subject to state review). The zoning parameters are more permissive under the Neighborhood Housing Plan, allowing for more height and density of housing compared to the Base Compliance Plan. Passage of the Base Compliance Plan would bring Needham into compliance with the law and passage of the Neighborhood Housing Plan would maintain Needham’s compliance while zoning for more housing than would be allowed under the Base Plan.

9. How does the proposed zoning differ from what is currently zoned?

Maps and a chart comparing Needham’s existing zoning with what is being proposed in the Base Plan and the Neighborhood Housing Plan [can be found here](#).

Neither the Base Compliance Plan nor the Neighborhood Housing Plan makes any changes to the underlying zoning. Both proposals would establish a zoning overlay district, which would add new options for multi-family housing, in addition to the building types and uses already allowed in Needham’s existing zoning bylaw.

A note about boundary changes: Under Needham’s existing zoning, some parcels are “split” across two or more districts, resulting in a portion of a parcel being subject to one set of zoning requirements and another portion of the same lot being subject to different requirements. The MBTA Communities Act compliance model requires that zoning boundaries follow parcel boundaries. Thus, when comparing the Base Compliance and Neighborhood Housing maps with Needham’s existing zoning map, there are some parcels where the zoning district expands to

cover the entirety of a parcel. This expansion of the boundary lines only applies to the multi-family housing use and dimensions that would be allowed under each plan. It does not change which districts the parcel sits in and are subject to in Needham’s underlying zoning.

An example of this is the Industrial District on Crescent Street. Under existing zoning, a portion of the parcels directly abutting Crescent Street are in the Industrial District, with the back portions of those lots in the General Residence District. Under the Base Compliance Plan and Neighborhood Housing Plan, multi-family housing would be allowed on the entire parcel at the proposed dimensions. Industrial uses would not be expanded beyond the portion of those parcels where they are currently allowed.

Needham’s Existing Zoning Map can be [viewed here](#) and parcel maps can be found on [Needham’s WebGIS](#).

10. How many housing units are likely to be built? What is the maximum number of housing units that could be built under this proposal?

A chart comparing how many housing units exist on these parcels today and how many could potentially be allowed under Needham’s current zoning with what is being proposed can be found in Addendum D [and here](#).

The Town of Needham retained consultants (RKG Associates and Innes Associates) to support this planning process. RKG Associates ran an analysis using a financial feasibility model for developing multi-family housing to estimate the likely build out scenario under each plan:

	Base Compliance Plan	Neighborhood Housing Plan
Likely Build Out	222 units	1,099 units
Full Build Out	1,868 units	3,339 units

RKG Associates also analyzed Needham’s historical absorption rate of new multi-family housing units. Over the past decade, as large housing developments were built in Needham the units were occupied at an average rate of about 100 units per year. Applying this rate to the chart above, the likely build out could take 2 – 10 years. The full build out could take 19 – 33 years, though it may never be fully realized.

The full build out totals are the same as the zoning unit capacity. It assumes that no buildings exist today and calculates how many housing units under the proposed zoning would fit on those parcels. Achieving the full build unit totals would require every current property owner who could redevelop their property to do so. Many property owners may not be interested in redeveloping their property to be multi-family housing, nor would they be interested in selling their property for redevelopment. We cannot predict exactly how or when this new zoning will result in new units, but it is unlikely that we will reach the full build unit totals. This has been Needham’s experience to date. While our existing zoning allows for 1,019 units by right and 1,636 units by special permit, only 775 housing units have been built.

11. What parking will be required?

The Base Compliance Plan and the Neighborhood Housing Plan both require a minimum of 1.0 parking spots per housing unit.



12. Can we control the style/design of the housing?

The Town can create design guidelines for the housing in these areas. HONE is working with Needham’s Design Review Board to modify existing guidelines that the Planning Board has adopted for Needham Center and Chestnut Street to apply to the multi-family housing districts.

13. Does this proposal allow for mixed-use buildings?

The Base Compliance Plan and the Neighborhood Housing Plan both allow for stand-alone multi-family housing throughout the districts in each map. If the underlying zoning in these areas already allow for mixed-use (both commercial and residential) buildings, mixed-use will continue to be allowed but not required. Under the Neighborhood Housing Plan, an extra 0.5 story of height would be allowed by right in certain districts for developments include commercial space on the first floor. Those districts are the Chestnut Street Business District East and Chestnut Street Business District Garden, which allow 3 stories for stand-alone multi-family housing and 3.5 stories with commercial on the first floor and housing above. Also the Business District and Chestnut Street Business District West, which allow 4 stories for stand-alone multi-family housing and 4.5 stories with commercial on the first floor and housing above.

14. Will new housing built under these proposals be affordable?

The Base Compliance Plan and the Neighborhood Housing Plan both require that 12.5% of all new units in buildings with 6 or more units are set aside as deed restricted affordable housing for households at or below 80% of the Area Median Income. This aligns with Needham’s existing requirements and will help the Town stay above the state’s requirement of 10% affordability townwide.

How does this affect my property?

15. Will I be required to do anything on my property?

No one is required to change their property or develop new housing. Property owners in the proposed areas will continue to have all of the rights they currently have, since the underlying zoning will remain. Adoption of either or both of the multi-family housing plans means that individual property owners within these zoning districts will have the option to redevelop their property as multi-family housing if they choose to do so.

What are the anticipated impacts on Town resources and infrastructure?

16. What are the fiscal impacts (revenue and expenses) on the Town and Schools?

The Town’s consultants, RKG Associates constructed a fiscal impact model to understand the potential tax revenues from new housing developments compared to the municipal and school operating costs to support those housing units. The analysis concludes that on a per unit basis, newly built multifamily units will generate more tax revenue than operating costs for the Town. An initial presentation on this analysis can be [found here](#). A full report is forthcoming as part of HONE’s final recommendations. The full report will include a second analysis comparing the property tax revenue the Town is receiving from the existing parcels with potential revenue it would receive if new housing were built under the zoning proposals.

17. What is the anticipated impact on school enrollment?

The estimated number of school aged-children that could result from the housing scenarios appear in the chart below. This analysis assumes varying ratios of students per unit, based on the bedroom count and income level of the household, with the likely build out occurring over a period of 2-10 years.

	Base Compliance Plan	Neighborhood Housing Plan
Likely Build Out	19 students	91 students
Full Build Out	151 students	268 students

The School District's current FY25-39 enrollment projection predicts that the District will return to pre-pandemic, 'capacity' enrollment levels within the next 15 years, particularly at the elementary and middle school levels. The largest projected elementary enrollment of 2,628 (FY39) is at the District's 2,634 calculated capacity for its five existing elementary schools. The largest projected middle school class of 1,347 (also in FY39) is close to the middle level capacity of 1,419 students. These projections exclude students resulting the proposed zoning change.

The new students predicted to result from the "Likely" and "Full" build out scenarios above represent an addition to the McKibben projections. These students would be distributed across the Sunita Williams, Newman, Eliot and Broadmeadow districts, with the majority of students projected at Williams and Newman.

18. How does this zoning impact the Schools Master Plan for building construction needs?

Based on best available information, the additional students projected under the "Likely" and "Full" build out scenarios for the Base Compliance Plan and the Neighborhood Housing Plan can be accommodated within the School Committee's preferred master plan scenarios.

To address the 'capacity' conditions of existing schools, the School Department engaged a consultant to develop a master plan for updating aging school facilities and creating enrollment capacity, district-wide. The School Committee's preferred master plan scenario, entitled "High Rock as Elementary School (C1a)", addresses these needs by: a) positioning grades 6 - 8 under one roof at the Pollard School, b) repurposing the High Rock as a sixth elementary school and c) renovating the aging Mitchell School as a smaller, 3-section elementary school. An alternative version of this plan (C3) would leave open the possibility of re-constructing the Mitchell as a 4-section school, its current configuration. The current anticipated cost of the C1a Master Plan is \$465.8 million, and would begin with a proposed renovation/addition project at Pollard, done in partnership with the Massachusetts School Building Authority. A request for Pollard feasibility study funds is included in the 2024 Town Meeting warrant.

The School Committee's preferred master plan scenarios increase the district's elementary and middle school enrollment capacities, largely as a result of re-purposing High Rock as a sixth elementary school. In the unlikely event that the additional construction would result in all elementary-aged students, the maximum elementary enrollment resulting from the "Likely" scenario would be 2,719, which is within the 2,854-student capacity of the C1a master plan. Additionally, the maximum elementary enrollment under the "Full" model (of 2,896) would fall within the capacity of the alternative C3 model, or 2,983. At the middle level, the potential maximum enrollments of 1,438 ("Likely") and 1,615 ("Full"), would also be within the master plan's projected middle school capacity 1,624 students.

Over the next several years, the Town will assess the impact of the MBTA Communities Act on school enrollment. In the short term, temporary classrooms, redistricting and/or higher class sizes may be needed to accommodate enrollment increases at individual schools. In the long term, the School Department can adjust its plans for a renovated Mitchell school to accommodate more or fewer students, as needed.

19. Will we need more police or fire services to support these housing units?

Needham Police and Needham Fire do not anticipate any significant impact on their current operations. There may be a need for a small increase to staff over time as the town's population grows, which is something that both departments regularly monitor. There are no anticipated public safety capital needs (e.g., new stations or equipment) as a result of these proposals.

20. Does Needham's infrastructure (water, sewer, stormwater) have enough capacity to support these additional housing units?

Needham has capacity in its local water supply in the off-season and augments that local supply with additional water available through the Massachusetts Water Resources Authority (MWRA). Irrespective of this zoning, the Town is working on redundancy systems for our local water supply and the MWRA is undertaking a redundancy project for their regional supply system. The DPW will also be undertaking projects in the plan areas in upcoming years due to potential capacity issues currently being experienced in drainage, sewer, and transportation. These projects are necessary given the current conditions and any changes in zoning will be factored in to adjust the project scopes, as needed.

DPW is both proactive in its planning around potential development and reactive to each development as they are built. DPW has several plans to investigate and manage the Town's infrastructure through master plans in the next 1-3 years for transportation, sewer, water, and drainage. DPW provides a thorough review of all projects that go through the Planning Board to ensure that projects comply with local requirements related to water, sewer, and drainage, as to not overtax town systems.

21. What is the anticipated impact on traffic? Is this rezoning coordinated with efforts to expand bike lanes in Needham or other roadway improvement projects?

One of the primary goals of encouraging development near transit is to reduce reliance on cars. Building more housing with convenient access to public transportation and amenities, gives people more choice in how they get around. Needham participated in [MAPC's Perfect Fit Parking report](#), which studied the supply and utilization of parking in 200 multi-family buildings in the Boston Inner Core region, and found that on average 30% of on-site parking was unused.

The Department of Public Works is currently working on a redesign of Great Plain Avenue from Linden Street to Warren Street. A roadway improvement project for Highland Avenue between Webster Street and Great Plain Avenue is also planned to slow car speeds, better accommodate bicycles and pedestrians, and improve traffic flow by having signalized intersections "talk" to signals further north on Highland Avenue to Needham Street in Newton. This project is estimated in the next 5 – 7 years. The design of both projects will be informed by any updates to our multi-family housing zoning.

22. How will this zoning impact Needham’s climate goals?

Housing more people in denser homes has net positives for our per-capita emissions and for the preservation of green space. The areas that have been selected for rezoning are largely already developed and seek to promote “in-fill” development or redevelopment that takes advantage of the fact that there is already utilities infrastructure and a preexisting building footprint that limits the need to add additional impervious surfaces. In addition, increasing public transit ridership and reducing transit-related emissions is one of the goals of Needham’s Climate Action Roadmap, which is why revising local zoning requirements to ensure compliance with the MBTA Communities zoning law is one of the stated actions in the Roadmap.

23. Will these housing developments be environmentally sustainable?

Needham adopted the Opt-In Specialized Energy Code at the October 2023 Town Meeting, effective July 1, 2024. Any new multi-family housing over 12,000 square feet will need to meet Passive House standards and any new multi-family housing under 12,000 square feet will need to be all-electric or if using fossil fuel combustion systems, will need to provide pre-wiring for future appliances and HVAC electrification and install solar to offset energy usage.

24. What about private green space and open space?

The MBTA Communities Act does not override state or local environmental regulations. The Town’s existing bylaws (e.g., stormwater, floodplain, and wetlands) will still be applicable to any new development that occurs in these rezoned areas. This proposal does not rezone any Town-owned open space for housing.

25. Will more housing development make stormwater flooding worse?

Needham has experienced increased levels of flooding during intense rainfall events. As projected flood risk continues to increase, the Town is focused on strengthening infrastructure, protecting critical assets, and educating residents about flood protection best practices. DPW has a variety of [stormwater improvement projects](#) completed, in process, and planned for throughout town, including in the areas proposed for multi-family housing. These investments will be informed by a townwide master plan and individual project scopes will be adjusted based on any zoning changes.

The Town’s Stormwater Bylaw requires all new construction to collect and infiltrate 1-inch of water runoff from the roof. If a new building is located on a site with more than 4,000 square feet of impervious surface, that development is required to ensure there is no impact from water runoff to abutting properties. The original focus of the Town’s Stormwater Bylaw was on water quality and reducing pollutants. The Select Board has appointed a Stormwater Bylaw Working Group to make recommendations for revisions to the Town’s bylaws to strengthen requirements related to stormwater capacity.

What does this zoning term mean?

26. What is zoning? What is a zoning overlay district?

Needham has rules about what you can build and where. These rules make up our [zoning bylaws](#), which have two basic parts: zoning that governs possible building uses (for example, residential or commercial or industrial) and zoning that governs the size and shape of buildings in each area, or district. An overlay district is a zoning district that "lies" on top of the existing

zoning. It specifies special provisions for what is allowed for building uses, size, and shape in that district, in addition to what is allowed in the underlying zone. Zoning overlays can be an effective way of tailoring zoning regulations to a specific neighborhood.

27. How much discretion does each community have with where a multi-family district is located?

Each community must demonstrate that the zoning allows for multi-family housing that meets or exceeds the required unit capacity, density, and proximity to transit. Within those parameters, communities have flexibility to decide where to locate the multi-family districts and at what building size and height. These districts may be located where there are existing single-family, multi-family, commercial or other existing uses and structures, or in areas ready for redevelopment. Cities and towns are encouraged to consider multi-family districts where there is existing or planned pedestrian and bicycle access to a transit stations.

28. What does unit capacity mean?

Unit capacity is a calculation of how many units could be built if every parcel started as a blank slate today (no existing buildings) and was built to the maximum allowed under the zoning. It is important to note that zoning capacity is not a calculation of how much new housing will be built. The actual number of new units built in Needham will be less than the theoretical maximum due to the practical limitations that will prevent some existing parcels from being redeveloped as multi-family housing and design choices for new residential buildings.

29. What does “as-of-right” or “by right” mean?

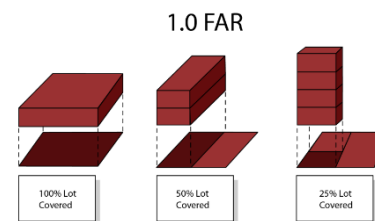
By right means that the use of the building (in this case, as multi-family housing) is allowed, as long as the development complies with the parameters in the zoning bylaw. Multi-family projects proposed under MBTA Communities zoning will be subject to site plan review by the Planning Board. Construction also requires applying for a building permit, submitting plans to the Town’s Building Department, and successfully passing safety inspections.

30. What is Site Plan Review? What can the Planning Board require?

Site plan review is a type of regulatory review applied to development applications when the use of the property (in this case, multifamily housing containing an established number of dwelling units, in a building constructed to established dimensional limits) is allowed by right. Under site plan review, the Planning Board cannot deny an application that complies with the zoning, because the use is allowed by right. The Board can apply limited, reasonable conditions, which may include modifying lighting, adding fencing, reviewing stormwater design for compliance with applicable standards, and adjusting parking layout and other structural elements on the site plan. Conditions can be used to shape a project, but conditions cannot go so far as to unreasonably interfere with or effectively prohibit the project.

31. What is Floor Area Ratio (FAR)?

Floor Area Ratio is a measurement where you divide the total floor area of a building by the total lot size. Higher floor area ratios mean that a building can have more square feet. An FAR of 1.0 may take various building forms. Other dimensional requirements in zoning (like height maximums and lot coverage maximums) also shape the allowed building size and density.



Floor area ratio examples for different building heights. Credit: DC Zoning Handbook

Why were certain areas not proposed for multi-family housing?

32. Why are you not rezoning near Hersey Station?

An MBTA Communities zoning district must be at least 5 acres to comply with EOHLG guidelines. In the calculation of acreage, the State subtracts out any land currently owned by the government, because it is assumed that it is unlikely to be redeveloped as housing. The HONE Advisory Group reviewed the existing zoning districts around Hersey and expressed interest in rezoning the Neighborhood Business District at the corner of Great Plain Avenue and Broad Meadow Road, along with the MBTA-owned parking lots. This did not result in a 5-acre district and thus, would not comply with the State requirements. HONE will recommend that the Planning Board look at rezoning this area for multi-family housing outside of the MBTA Communities Act process and requirements.

33. Why are you not including Needham Center or Avery Square?

HONE has recommended not including Needham Center or Avery Square (with the exception of 100 West Street) to preserve commercial and retail uses on the first floor of the buildings in these areas. This will protect existing businesses and promote ongoing mixed-use development in these areas, to create and sustain amenities and jobs in walking distance of residential areas and public transportation.

34. Why aren't you rezoning areas outside of the 0.5 mi radius to a commuter rail station?

90% of Needham's multi-family housing district (both in terms of acres and unit capacity) must be within 0.5 miles of a commuter rail station. The Base Compliance Plan and the Neighborhood Housing Plan both include the Apartment 1 district off of Greendale Avenue (Charles Court Condominiums), which is 0.8 miles from Hersey.

35. Have you considered rezoning in the area around Central Avenue/Reservoir Street?

Bus stations are not eligible as transit stations under EOHLG's MBTA Communities guidelines, so Central Avenue/Reservoir Street are not within 0.5 mi of transit. The Planning Board may consider rezoning this area, as recommended in the Housing Plan, outside of this process.

36. Is Needham going to allow development on wetlands?

Under Needham's existing zoning bylaws, all land sits in at least one zoning district even if it is not possible or practical to build on certain parcels of land. There are other state and local laws that protect wetlands from being developed, regardless of what the zoning allows, including the Massachusetts Wetlands Protection Act (MGL Ch. 131 S. 40) and the Needham Wetlands Protection Bylaw (Article 6). Those protections remain in place under the Base Compliance and Neighborhood Housing Plans.

Does Needham need more housing?

37. What is the state of housing in Needham today? Is there a need for additional housing?

Between 2010 and 2020, Needham's population increased by 3,205 new residents or 11%, up to 32,091 residents. Over this time, children and young and middle-aged adults (ages 25 – 54) all decreased as a percentage of the overall population. Those 65 years of age or older increased in total number and as a percentage of the population.

The Town of Needham has approximately 11,800 total housing units with an average household size of 2.82 individuals. 84.5% of Needham’s housing stock is owner-occupied and 82.7% is single-family homes based on 2020 Census estimates. Vacancy rates for rental and homeownership units in 2021 were 2.6% and 1.0%, respectively. There is a lack of variety in housing types in Needham and a high barrier for households with low or moderate incomes.

It is common to hear examples of young adult children of Needham families who cannot find starter-housing options in town, divorced parents who want to remain near their children, older adults who find it increasingly difficult to remain in their homes, and “empty nesters” who would like to downsize or choose a different housing type to match their stage of life. For all of these individuals, housing accessibility and mobility to and within Needham is limited.

38. How do HONE’s proposals relate to the 2022 Needham Housing Plan?

The Town’s 2022 Housing Plan articulated the need for more housing units, of varying unit types and price points, in Needham and in the region. The Housing Plan included zoning, development and preservation, and capacity building strategies to meet the community’s housing needs. Housing Needham (HONE) Advisory Group utilized the Housing Plans’ recommendations as a starting point for this visioning and planning process.

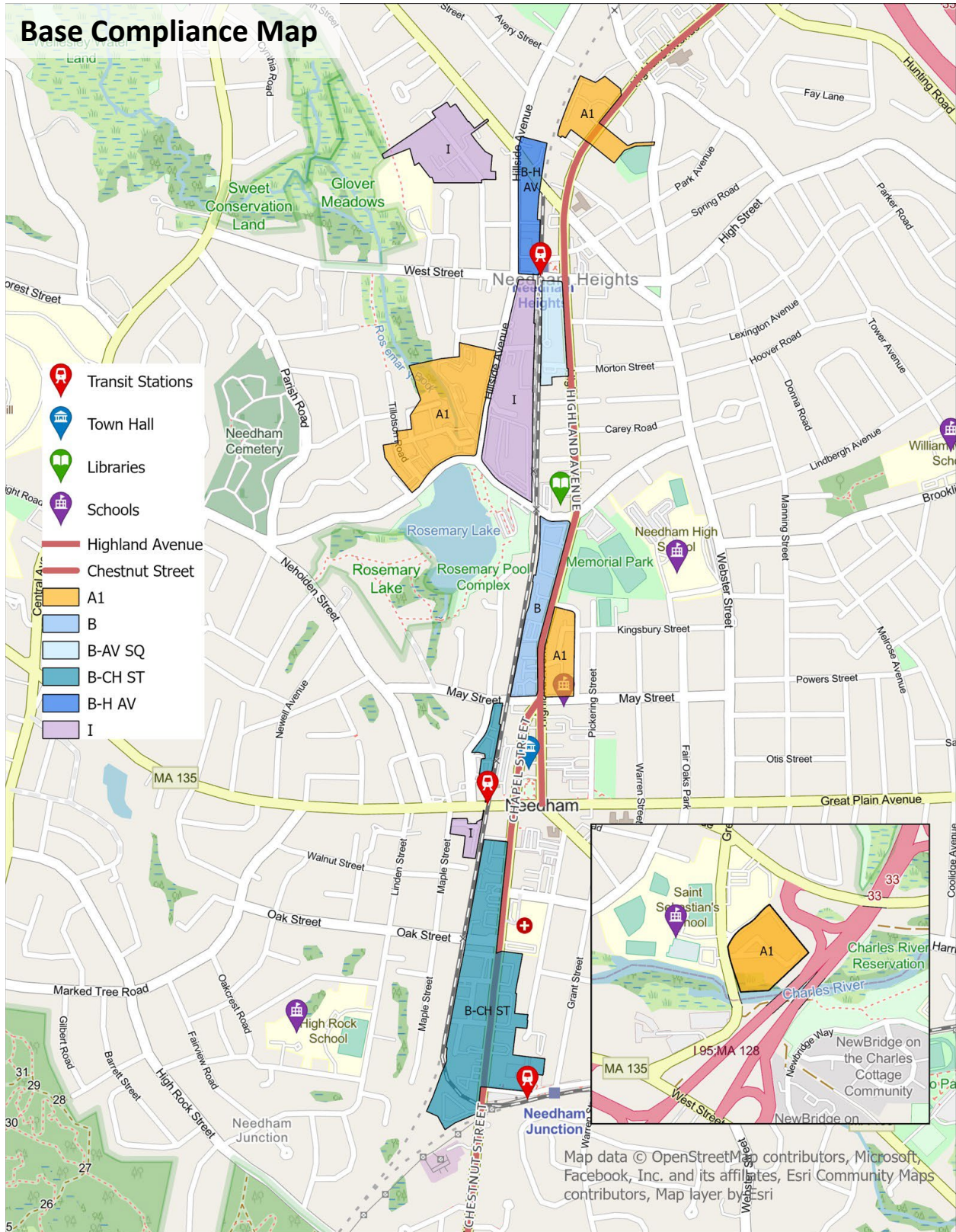
39. How can Needham incentivize the production of new housing with this rezoning?

Zoning is just one factor in incentivizing or deterring housing production. Zoning that allows more units of housing per acre of land increases the financial feasibility of a redevelopment project and thus, increases the likelihood that new multi-family housing will be built. The Neighborhood Housing Plan incentivizes more housing than the Base Compliance Plan.

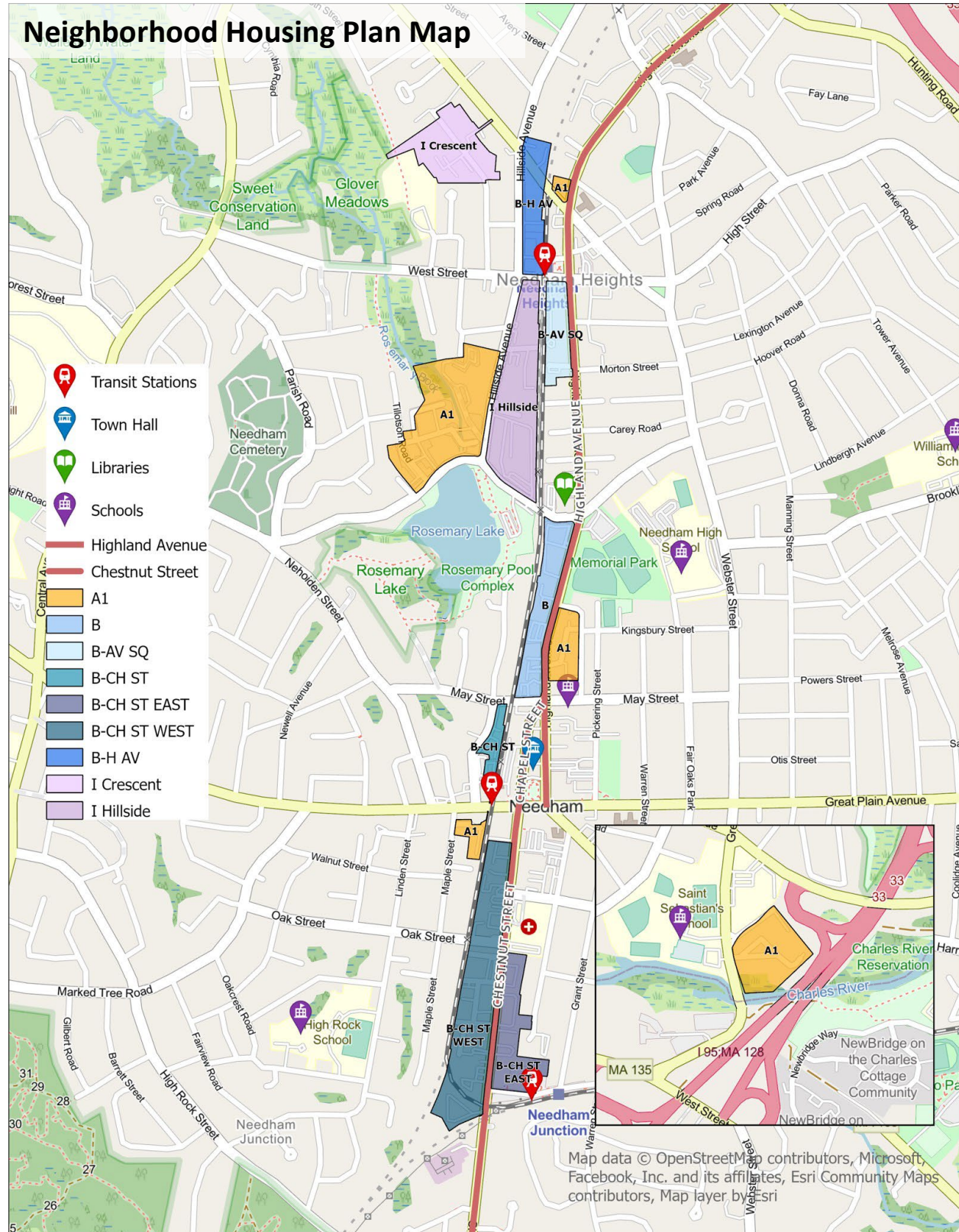
40. What other benefits could result from this zoning?

Needham’s Housing Plan includes a number of goals and strategies related to creating smaller housing units, encouraging a diversity of housing types, and increasing rental opportunities. Multi-family zoning would help achieve each of these goals. Increasing housing density in areas near transit and amenities gives households the opportunity to live in a walkable neighborhood and reduce their use of cars for everyday tasks. Better access to work, services, and other destinations via the rail network increases utilization of public transit. This will have positive benefits for the Town’s climate goals as well as for congestion and traffic. By requiring that 12.5% of these units be affordable, the proposed zoning can add to our housing stock for low-and-moderate income households.

ADDENDUM A – Base Compliance Plan Maps



ADDENDUM B – Neighborhood Housing Plan Maps





ADDENDUM C – Zoning Parameters

BASE COMPLIANCE PLAN						
	Apartment A1	Business	Avery Square Business	Chestnut St. Business	Hillside Ave. Business	Industrial
Minimum Lot Size (Sq. feet)	20,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	3.0	3.0	3.0	3.0	3.0	3.0
Floor Area Ratio (FAR)	0.50		1.00	0.70	0.70	0.50
Max Lot Coverage		25%				
Max Dwelling Units Per Acre	18			18		
Parking per Unit	1.0	1.0	1.0	1.0	1.0	1.0
			4 stories and an FAR of 1.4 allowed by Special Permit.			

NEIGHBORHOOD HOUSING PLAN								
	Apt A1	Business	Avery Sq Business	Chestnut St. Business		Hillside Ave. Business	Industrial	
				West	East & Garden St.		Crescent	Hillside
Minimum Lot Size (sq. feet)	20,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
Height (Stories)	4.0	4.0	3.0	4.0	3.0	3.0	3.0	3.0
Floor Area Ratio (FAR)	1.00	2.00	1.00	2.00	2.00	1.00	0.75	1.00
Max Lot Coverage								
Max Dwelling Units Per Acre	36					24		24
Parking per Unit	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Note		4.5 stories allowed if commercial space on first floor.	4 stories and an FAR of 1.4 allowed by Special Permit.	4.5 stories allowed if commercial space on first floor.	3.5 stories allowed if commercial space on first floor.			

ADDENDUM D – Unit Capacity Comparison

Scenario Name: Unit Capacity					
Zoning District	Existing Units	Existing Zoning Unit Capacity	Existing Zoning with Overlay Special Permit Unit Capacity	Base Compliance Plan Unit Capacity	Neighborhood Housing Plan Unit Capacity
Apartment A1	588	526	526	526	877
Business	4	N/A	N/A	210	305
Avery Square Business	72	77	77	187	187
Chestnut St. East					412
Chestnut St. West	46	370	987	370	912
Chestnut St./Garden St.					75
Hillside Ave Business	44	46	46	80	62
Industrial – Crescent					184
Industrial – Hillside	21	N/A	N/A	495	325
TOTAL UNITS	775	1,019	1,636	1,868	3,339