MBTA Communities Zoning Requirements
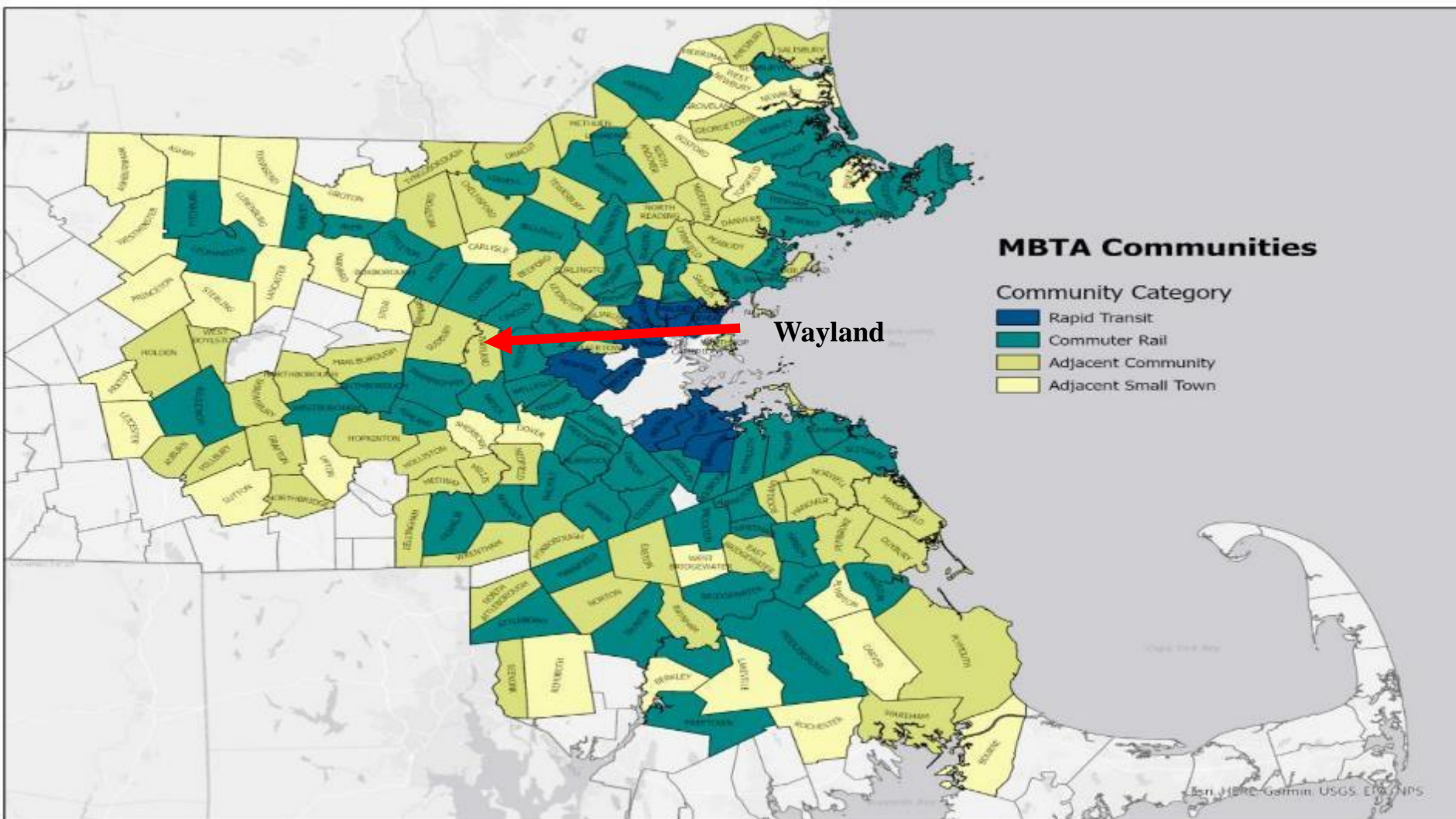
Multi-family Housing per G.L. c. 40A, Sec. 3A

Wayland Planning Board Community Forum

December 6, 2022

Basic requirements for Wayland under the new state guidelines:

- Zoning (districts) that would allow 750 dwelling units of multi-family buildings

- At a minimum density of 15 dwelling units per acre

- On 50 acres of land:

  - At least one 25-acre district comprised of contiguous lots

  - Plus multiple smaller districts of not less than 5 acres each

- As-of-right (i.e., no need to obtain a Special Permit)

Per State Guidelines, in the new zones there can be:

- No age-restricted units (such as units for individuals over age 55)

- No restrictions on the size of units

- No cap on the number of bedrooms

- No cap on the size of bedrooms

- No restriction on the number of occupants

- No restrictions on the minimum age of occupants

- No requirement that multi-family use be combined with commercial or other uses

- No more than 10% affordable units (with the possibility of 20%)

When creating Multi-family Zoning Districts we need to avoid:

- Areas that are subject to flooding, are known habitat for rare or threatened species, or have prime agricultural soils in active agricultural use

- Land dedicated to parks, cemeteries or conservation

To meet these requirements, we must:

❑ Adopt **<u>revisions to our existing Zoning Map</u>** to define specific areas or zones that could accommodate the required multi-family housing

❑ Adopt **<u>revisions to our Zoning Bylaws</u>** to allow multi-family housing by-right in those new zones

Deadline for achieving compliance: December 31, 2024.

Introduction to Density

- Requirement = a minimum gross density of <u>15 units per acre (UPA)</u>
- What does that mean? And what does that look like?

WHAT IS DENSITY?
Density is one way we can compare how much housing is concentrated or spread out in an area.

NUMBER OF UNITS
16 units

LOT SIZE
1 acre | 43,560 sq. ft.

DENSITY
$$\frac{16 \text{ units}}{1 \text{ acre}} = 16 \text{ Units per Acre (UPA)}$$

A simple illustration of UPA.

Avalon at Sudbury

Site Information
- UPA ………………. 15
- Total Units ………… 250
- Acres ……………… 17
- Zoning/Permitting ... 40B
- Year Built ………..... 2019

The Parc at Medfield

Site Information

- UPA ……………..… 15
- Total Units ……..…. 92
- Acres …………..… 6
- Zoning/Permitting ... 40B
- Year Built …………. 2015

Oxbow (aka Rivers Edge)

Site Information

- UPA ……………..… 26.4
- Total Units ……..…. 218
- Acres ………….…. 8.25
- Zoning … Overlay District
- Year Built …………. 2022

Schedule / Process

❑ **By January 31, 2023 --** Submit an **<u>Interim Compliance Action Plan</u>** in order to be eligible for the 2023 One Stop Grant Application process

Thereafter

- Planning Board expects to work with a professional consultant to develop draft map and bylaw language

- Opportunities for public feedback

- Map and bylaw go to Town Meeting for approval

❑ **By December 31, 2024 --** Submit a District Compliance application with the **<u>zoning adopted by Town Meeting</u>**

Discussion & Questions