

Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

Town of Manchester-by-the-Sea

MBTS Task Force
January 25, 2024



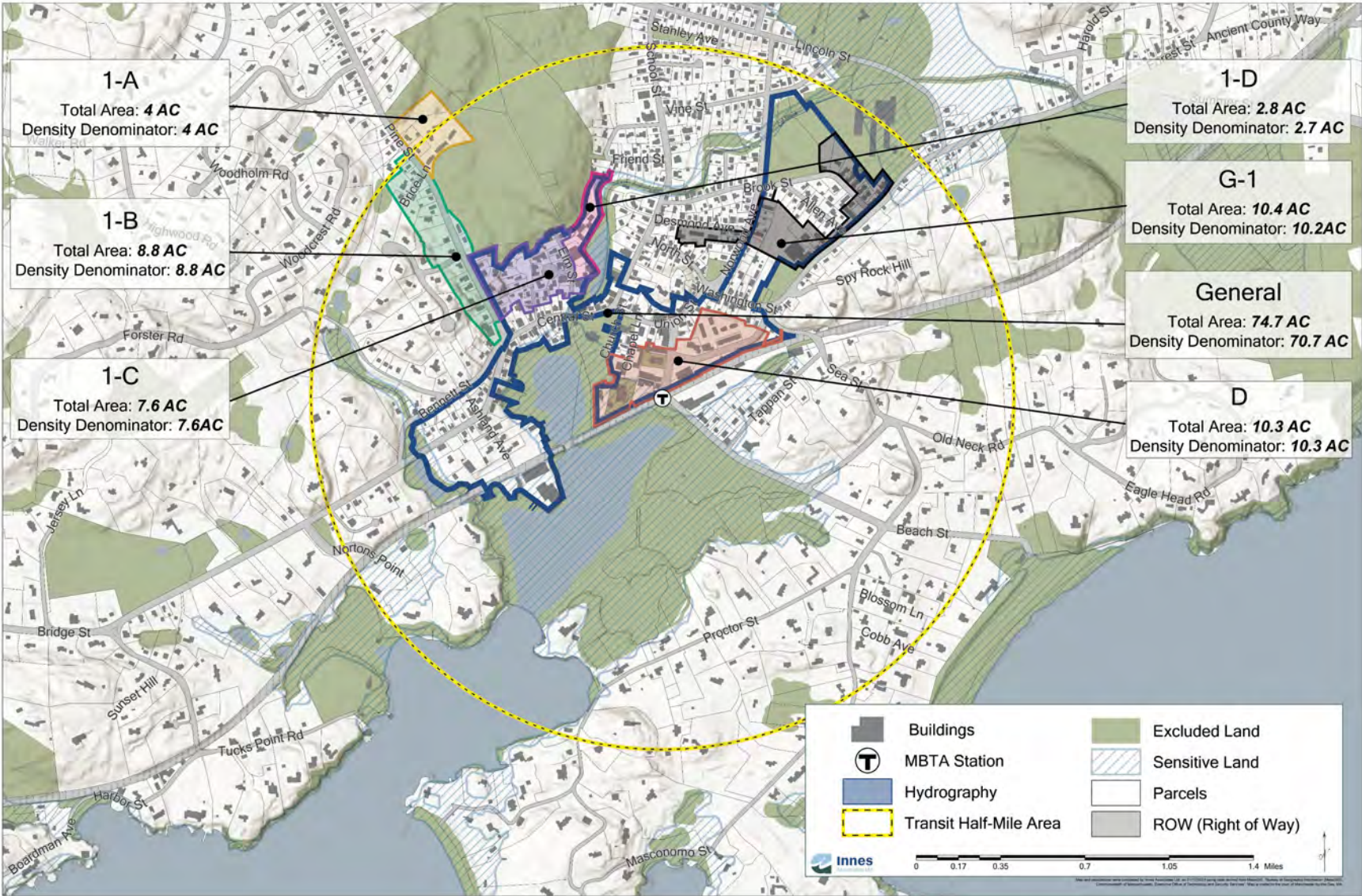
Results of Modeling to Date

January 25, 2024

Manchester-by-the-Sea's Compliance Requirements

Category	Guideline Requirements
Community:	Manchester
Community Category:	Commuter Rail
2020 Housing Units (Census PL-94):	2,433
Minimum Multi-family Unit Capacity:	559 units
Minimum Land Area:	37 acres
Developable station area:	305 acres
% Unit Capacity within Transit Station Areas:	40% or 14.8 acres (22.2 acres)
% Land Area Located in Transit Station Areas:	40% or 224 units (335 units)

Inset of Modeled Districts: Within the Station Area



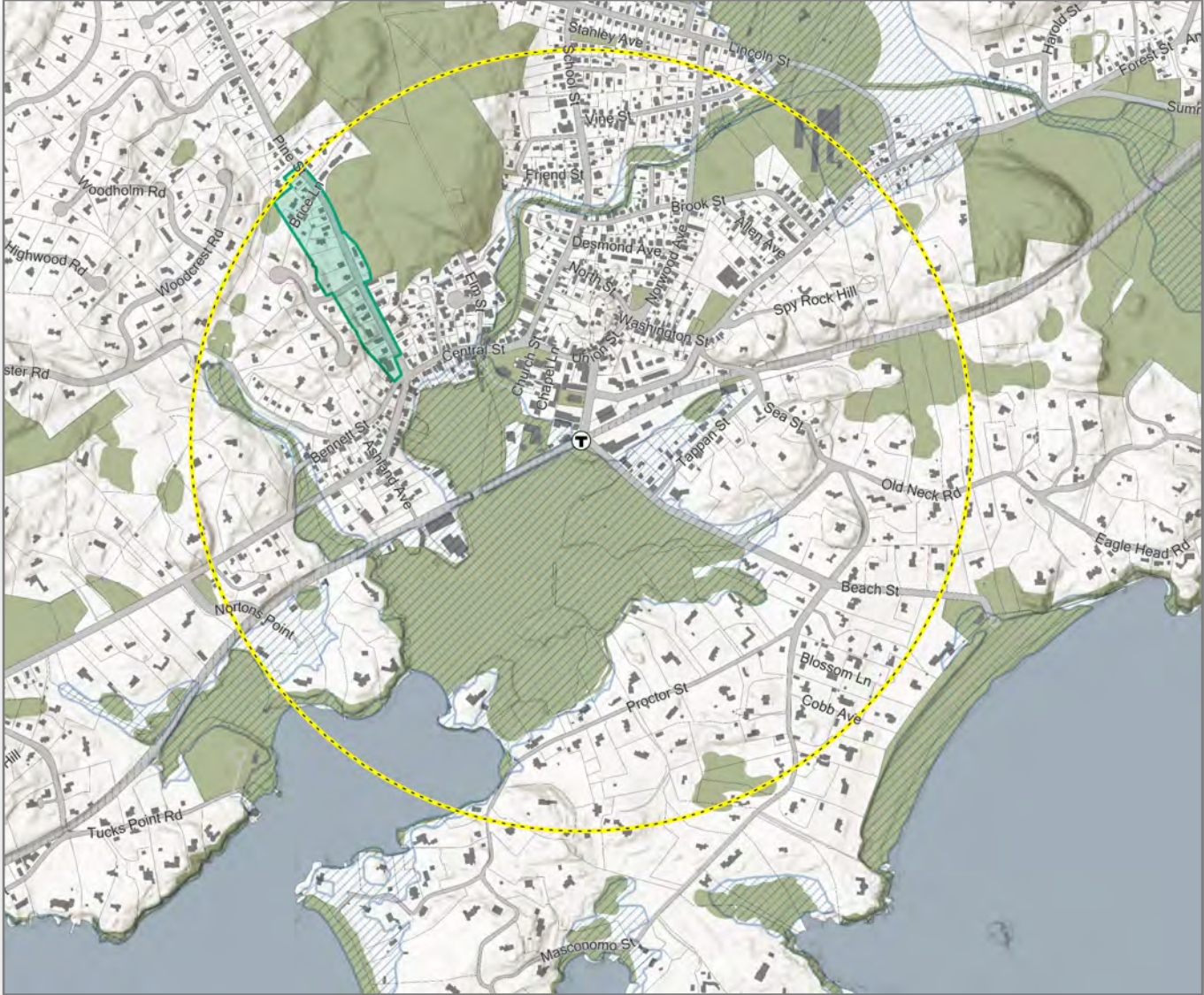
1-A: modeled under existing zoning

District Name	1-A
Existing Zoning	D2 – Residence District
District Acreage (see note)	4.0
District Density Denominator (see note)	4.0
Acres within Station Area	1.7
Final Unit Capacity per District	0
DU/AC	0.0
Zoning Parameters	
Minimum Lot Size	6,000 SF
Open Space	50%
Parking Spaces/Dwelling Unit	1.5 spaces
Height	2.5
Maximum Lot Coverage	50%
Total Parcels	3
Non-conforming parcels	0
Final Unit Capacity per District	86
DU/AC	21.6



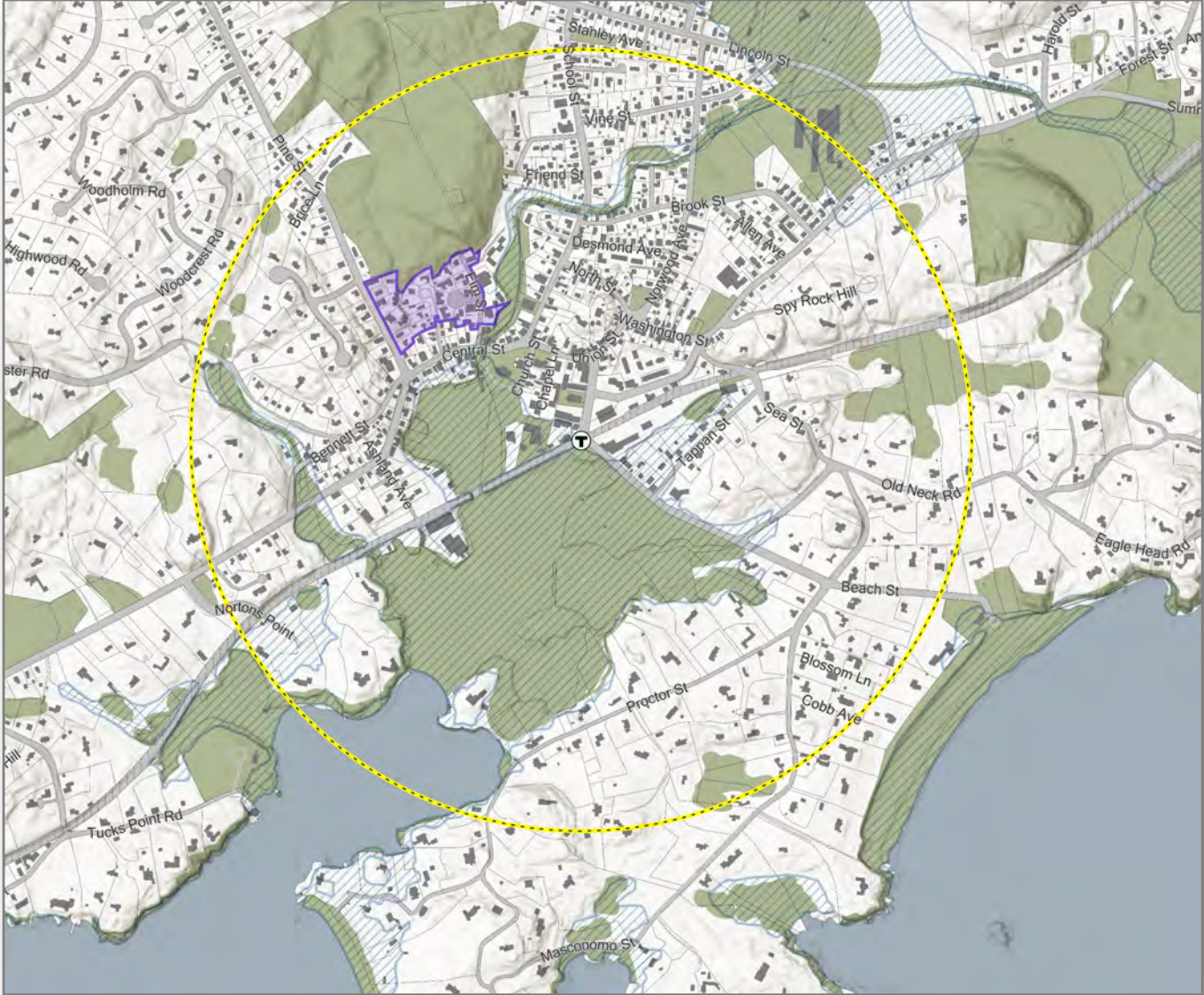
1-B: modeled under existing zoning

District Name	1-B
Existing Zoning	D2 – Residence District
District Acreage (see note)	8.8
District Density Denominator (see note)	8.8
Acres within Station Area	8.7
Final Unit Capacity per District	0
DU/AC	0.0
Zoning Parameters	
Minimum Lot Size	6,000 SF
Open Space	50%
Parking Spaces/Dwelling Unit	1.5 spaces
Height	2.5
Maximum Lot Coverage	50%
Total Parcels	23
Non-conforming parcels	4
Final Unit Capacity per District	133
DU/AC	15.1



1-C: modeled under existing zoning

District Name	1-C
Existing Zoning	G – General District
District Acreage (see note)	7.6
District Density Denominator (see note)	7.6
Acres within Station Area	7.6
Final Unit Capacity per District	112
DU/AC	14.8
Zoning Parameters	
Minimum Lot Size	6,000 SF
Open Space	30%
Parking Spaces/Dwelling Unit	1.5 spaces
Height	2.5
Maximum Lot Coverage	70%
Total Parcels	34
Non-conforming parcels	6



1-D: modeled under existing zoning

District Name	1-D
Existing Zoning	G – General District
District Acreage (see note)	2.8
District Density Denominator (see note)	2.7
Acres within Station Area	2.8
Final Unit Capacity per District	12
DU/AC	4.5
Zoning Parameters	
Minimum Lot Size	6,000 SF
Open Space	30%
Parking Spaces/Dwelling Unit	1.5 spaces
Height	2.5
Maximum Lot Coverage	70%
Total Parcels	3
Non-conforming parcels	0



G-1: modeled under existing zoning

District Name	G-1
Existing Zoning	G – General District
District Acreage (see note)	10.4
District Density Denominator (see note)	10.2
Acres within Station Area	10.4
Final Unit Capacity per District	84
DU/AC	83
Zoning Parameters	
Minimum Lot Size	6,000 SF
Open Space	30%
Parking Spaces/Dwelling Unit	1.5 spaces
Height	2.5
Maximum Lot Coverage	70%
Total Parcels	28
Non-conforming parcels	7



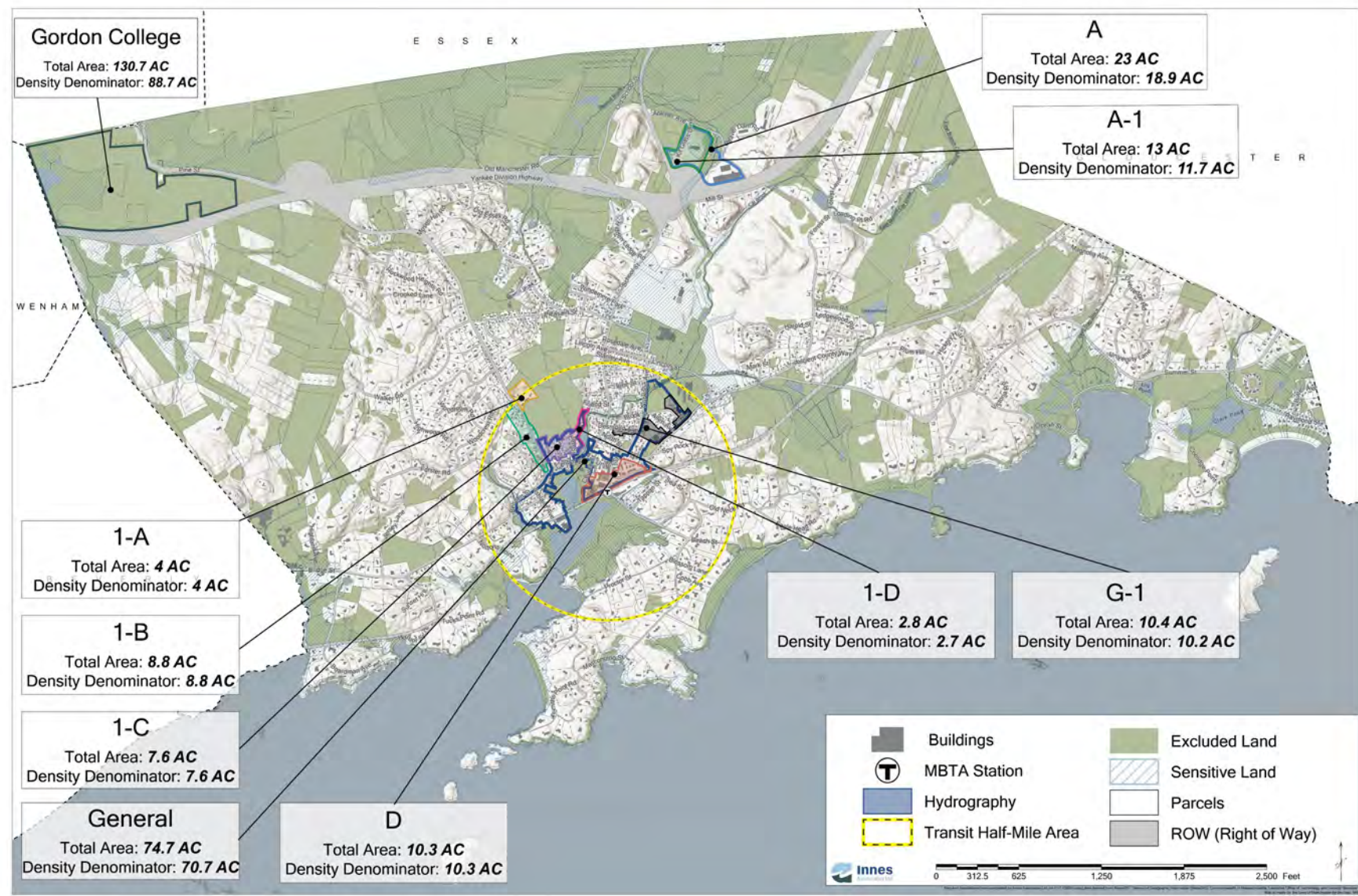
D: modeled under existing zoning

District Name	D
Existing Zoning	G – General District
District Acreage (see note)	10.3
District Density Denominator (see note)	10.3
Acres within Station Area	10.3
Final Unit Capacity per District	52
DU/AC	5.0
Zoning Parameters	
Minimum Lot Size	6,000 SF
Open Space	30%
Parking Spaces/Dwelling Unit	1.5 spaces
Height	2.5
Maximum Lot Coverage	70%
Total Parcels	18
Non-conforming parcels	2

*Unit capacity in Mixed-Use Development districts are **capped at 25% of the required unit capacity or 146 units** in Manchester-by-the-Sea. If this district were a Mandatory Mixed-Use District, it would off-set the required unit capacity by 52 units using these dimensional standards.



All Modeled Districts



A: modeled under existing zoning

District Name	A
Current Zoning	LCD – Limited Commercial District
District Acreage (see note)	23.0
District Density Denominator (see note)	18.9
Acres within Station Area	0
Final Unit Capacity per District	443
DU/AC	23.5
Zoning Parameters	
Minimum Lot Size	6,000 SF
Open Space	50%
Parking Spaces/Dwelling Unit	1.5 spaces (added)
Height	2.5
Maximum Lot Coverage	50%
Total Parcels	3
Non-conforming parcels	0



A-1: modeled under existing zoning

District Name	A-1
Existing Zoning	LCD – Limited Commercial District
District Acreage (see note)	13.0
District Density Denominator (see note)	11.7
Acres within Station Area	0
Final Unit Capacity per District	283
DU/AC	24.2

Zoning Parameters	
Minimum Lot Size	6,000
Open Space	50%
Parking Spaces/Dwelling Unit	1.5 spaces (added)
Height	2.5
Maximum Lot Coverage	50%
Total Parcels	1
Non-conforming parcels	0



Gordon College: modeled under existing zoning

District Name	Gordon College
Existing Zoning	<i>LCD – Limited Commercial District</i>
District Acreage <i>(see note)</i>	130.7 20
District Density Denominator <i>(see note)</i>	88.7 20
Acres within Station Area	0
Final Unit Capacity per District	0
DU/AC	0.0
Potential Zoning	
Minimum Lot Size	10,000 SF
Open Space	50%
Parking Spaces/Dwelling Unit	2
Height	2.5
Maximum Lot Coverage	25%
Lot area per dwelling unit	2,500 SF
Final Unit Capacity per District	2,134
DU/AC	106.7



Other: General – Mandatory Mixed Use: modeled under existing zoning

District Name	General – MMU
Existing Zoning	G – General District
District Acreage (see note)	74.7
District Density Denominator (see note)	70.7
Acres within Station Area	74.7
Final Unit Capacity per District	672* (146)
DU/AC	9.5* (2.0)

*Unit capacity in Mixed-Use Development districts are **capped at 25%** so while fully modeled this district can hold 672, if modeled for Mixed Use it is capped at **146 units**.

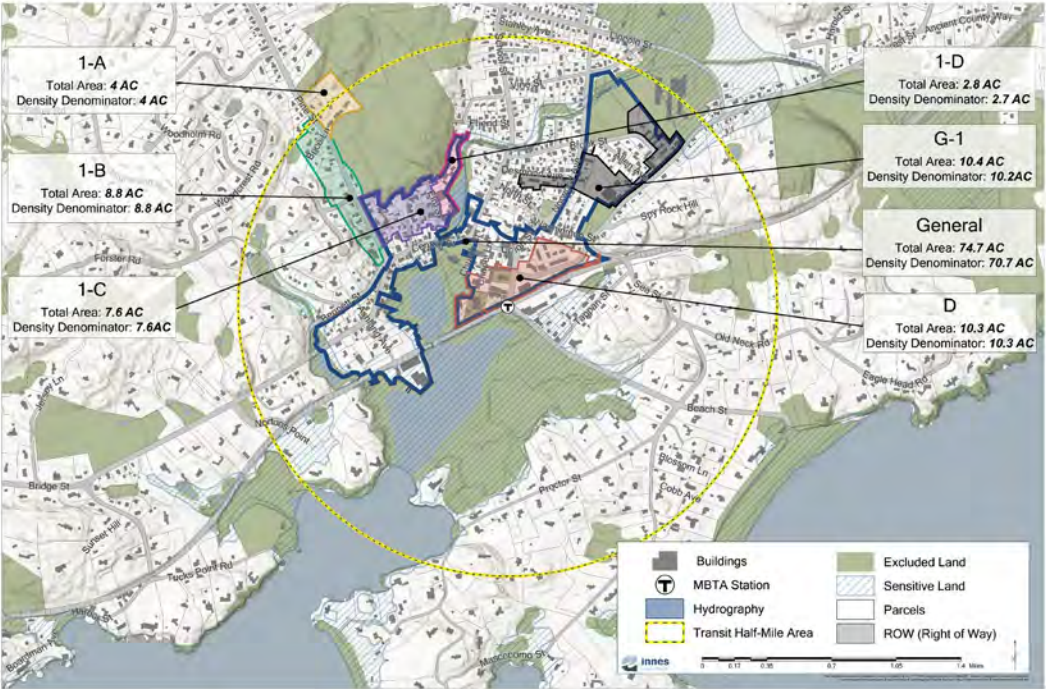


Other: General – 3-unit capacity: modeled under existing zoning

District Name	General – 3 unit
Existing Zoning	G – General District
District Acreage (see note)	74.7
District Density Denominator (see note)	70.7
Acres within Station Area	74.7
Final Unit Capacity per District	147
DU/AC	2.0



Options: Within the Station Area



District Name	1-A	1-B	1-C	1-D	D	G-1	Total
Existing Zoning	D2	D2	G	G	G	G	
District Acreage (see note)	4.0	8.8	7.6	2.8	10.3	10.4	43.9
District Density Denominator (see note)	4.0	8.8	7.6	2.7	10.3	10.2	43.6
Acres within Station Area	1.7	8.7	7.6	2.8	10.3	10.4	41.5
Final Unit Capacity per District	0	0	112	12	52	84	260
DU/AC	0.0	0.0	14.8	4.5	5.0	83	5.96

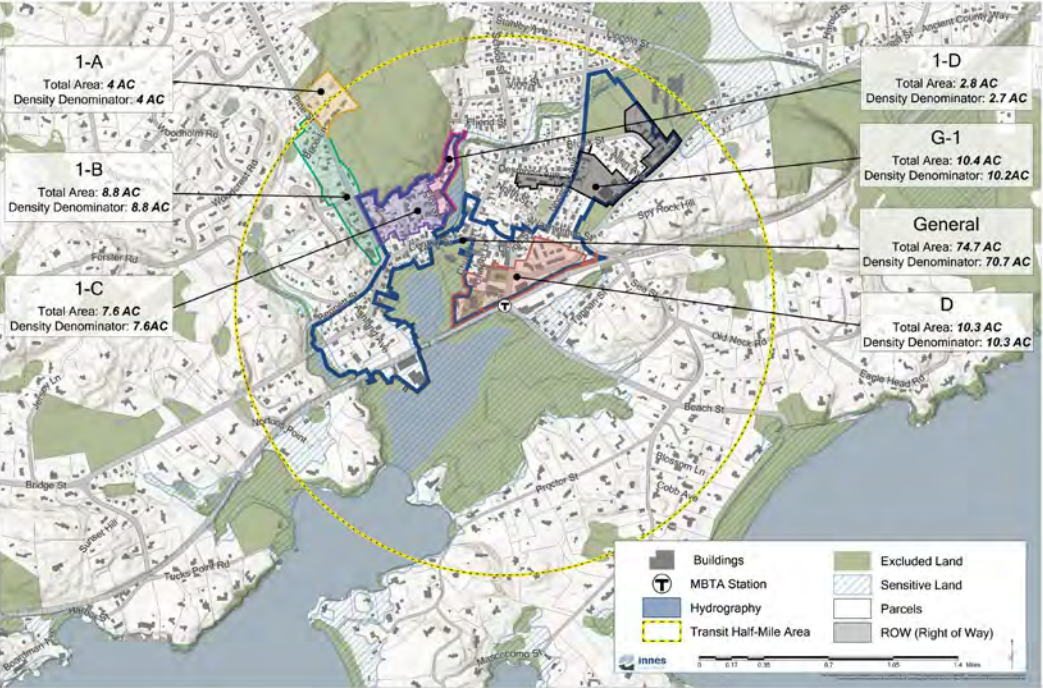


District Name	1-A	1-B	1-C	1-D	D	G-1	Total
Existing Zoning	D2	D2	G	G	G	G	
District Acreage (see note)	4.0	8.8	7.6	2.8	10.3	10.4	43.9
District Density Denominator (see note)	4.0	8.8	7.6	2.7	10.3	10.2	43.6
Acres within Station Area	1.7	8.7	7.6	2.8	10.3	10.4	41.5
Final Unit Capacity per District	86	133	112	12	52	84	479
DU/AC	21.6	15.1	14.8	4.5	5.0	83	10.986



Options: Within the Station Area

Remove D



*If D were a Mandatory Mixed-Use District, it would off-set the required unit capacity by 52 units using these dimensional standards.

District Name	1-A	1-B	1-C	1-D		G-1	Total
Existing Zoning	D2	D2	G	G		G	
District Acreage (see note)	4.0	8.8	7.6	2.8		10.4	33.6
District Density Denominator (see note)	4.0	8.8	7.6	2.7		10.2	33.3
Acres within Station Area	1.7	8.7	7.6	2.8		10.4	31.2
Final Unit Capacity per District	0	0	112	12		84	208
DU/AC	0.0	0.0	14.8	4.5		83	6.25

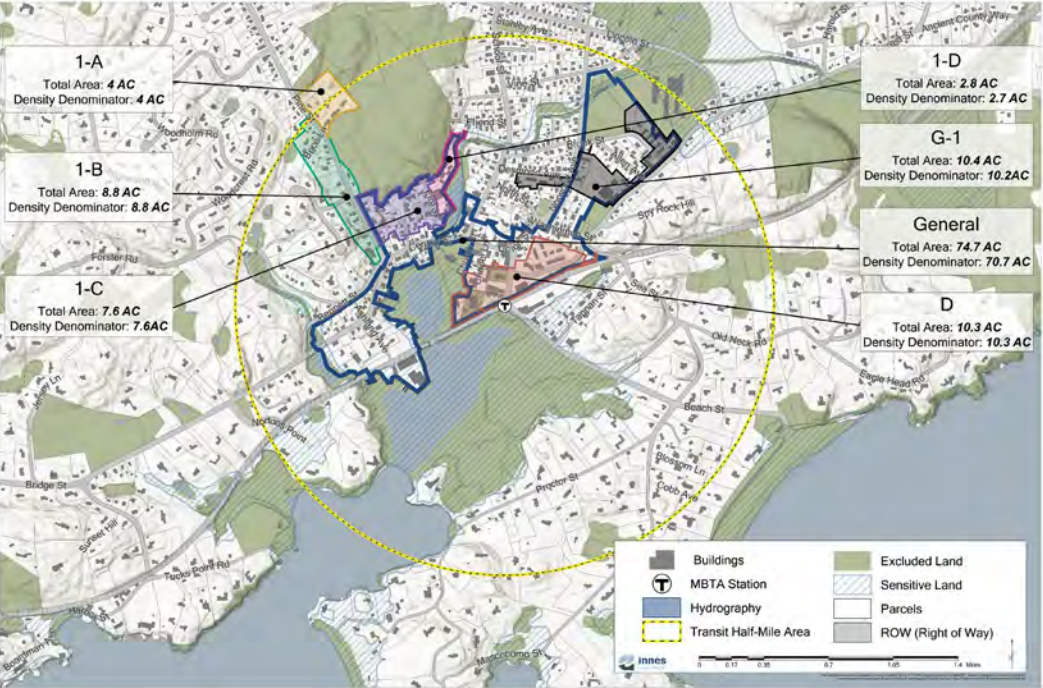
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X
X

District Name	1-A	1-B	1-C	1-D		G-1	Total
Existing Zoning	D2	D2	G	G		G	
District Acreage (see note)	4.0	8.8	7.6	2.8		10.4	33.6
District Density Denominator (see note)	4.0	8.8	7.6	2.7		10.2	33.3
Acres within Station Area	1.7	8.7	7.6	2.8		10.4	31.2
Final Unit Capacity per District	86	133	112	12		84	427
DU/AC	21.6	15.1	14.8	4.5		83	12.82

✓
✓
X

Options: Within the Station Area

Remove D and 1-D



*If D were a Mandatory Mixed-Use District, it would off-set the required unit capacity by 52 units using these dimensional standards.

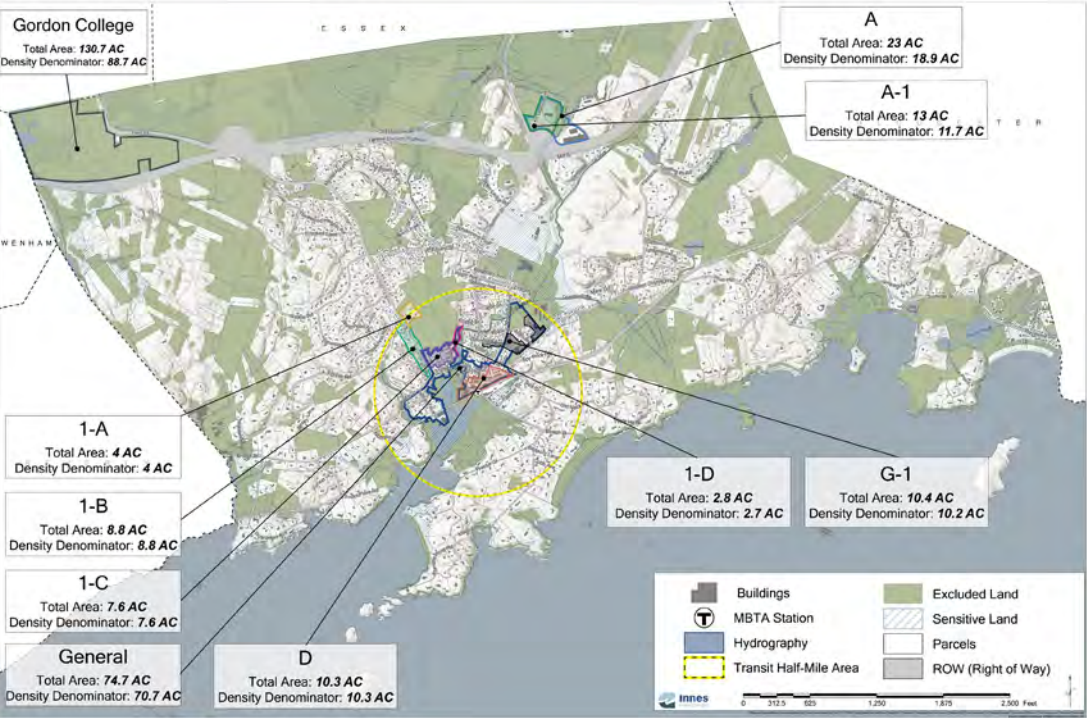
District Name	1-A	1-B	1-C			G-1	Total
Existing Zoning	D2	D2	G			G	
District Acreage (see note)	4.0	8.8	7.6			10.4	30.8
District Density Denominator (see note)	4.0	8.8	7.6			10.2	30.6
Acres within Station Area	1.7	8.7	7.6			10.4	28.4
Final Unit Capacity per District	0	0	112			84	196
DU/AC	0.0	0.0	14.8			83	6.40

✓
X
X

District Name	1-A	1-B	1-C			G-1	Total
Existing Zoning	D2	D2	G			G	
District Acreage (see note)	4.0	8.8	7.6			10.4	30.8
District Density Denominator (see note)	4.0	8.8	7.6			10.2	30.6
Acres within Station Area	1.7	8.7	7.6			10.4	28.4
Final Unit Capacity per District	86	133	112			84	415
DU/AC	21.6	15.1	14.8			83	13.55

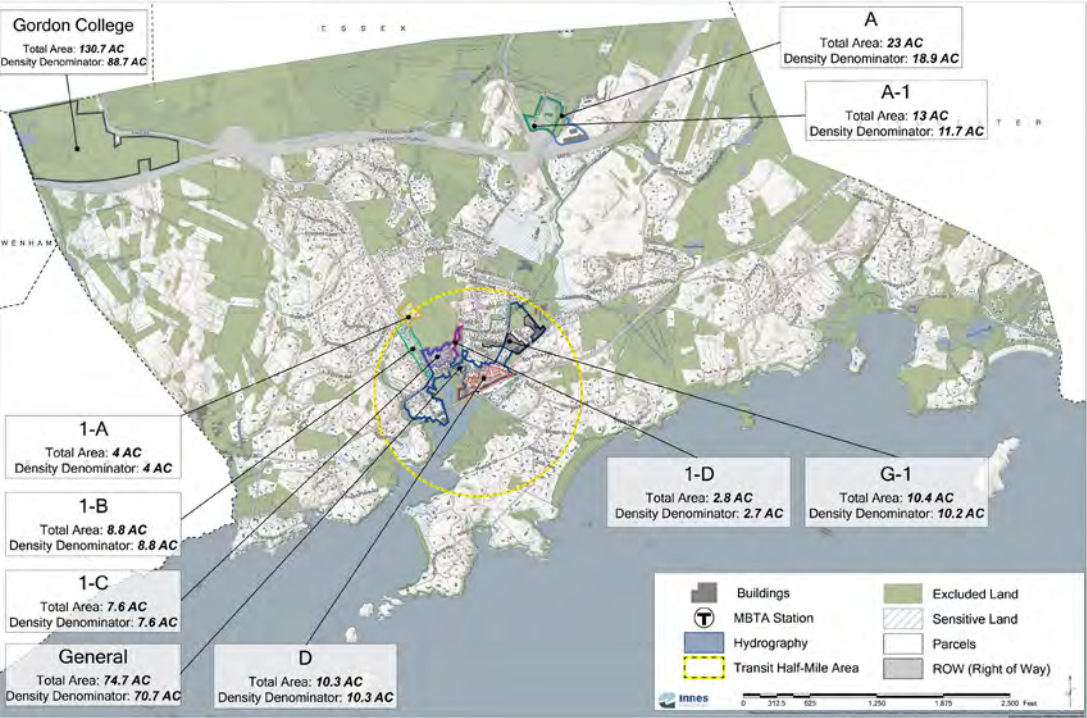
✓
✓
X

Options: Outside the Station Area



	A	A-1	Gordon College
District Name	LCD – Limited Commercial District	LCD – Limited Commercial District	
Existing Zoning			
District Acreage (see note)	23.0	13.0	130.7 20
District Density Denominator (see note)	18.9 X	11.7 X	88.7 20 X
Acres within Station Area	0	0	0
Final Unit Capacity per District	443 ✓	283 X	2,134 ✓
DU/AC	23.5 ✓	24.2 ✓	106.7 ✓

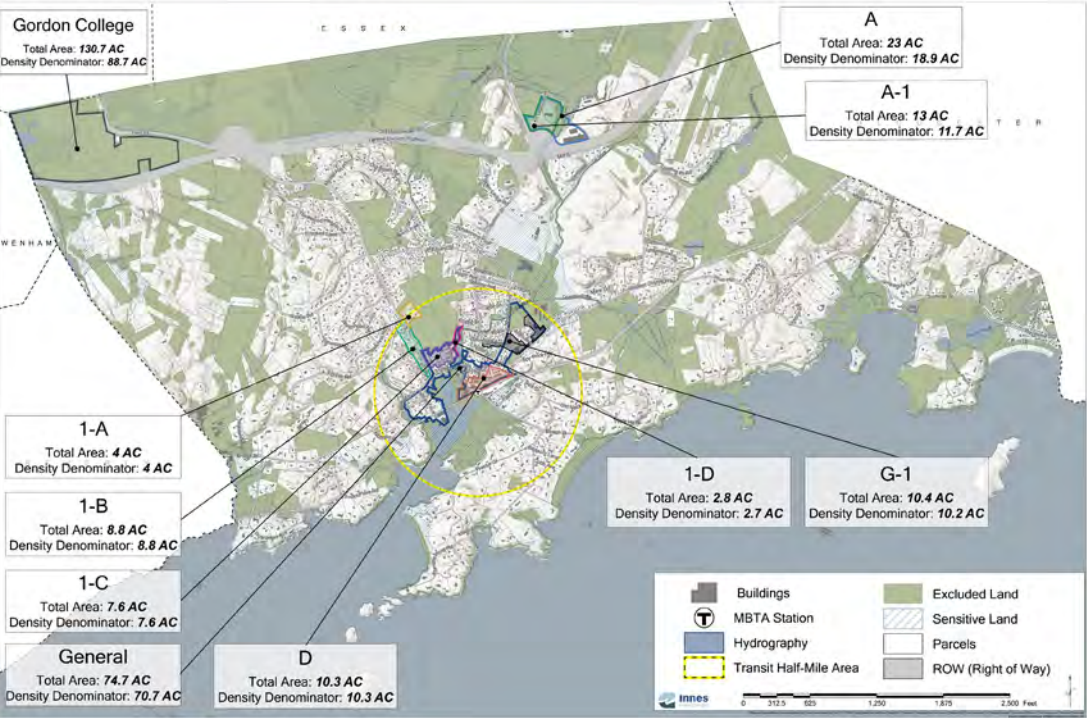
Options: One Path to Compliance



District Name	1-A	1-B	1-C	G-1	A	Total
Existing Zoning	D2	D2	G	G	LCD – Limited Commercial District	
District Acreage (see note)	4	8.8	7.6	10.4	23	53.8
District Density Denominator (see note)	4	8.8	7.6	10.2	18.9	49.5
Acres within Station Area	1.7	8.7	7.6	10.4	0	28.4
Final Unit Capacity per District	86	133	112	84	443	858
DU/AC	21.6	15.1	14.8	83	23.5	17.3333



Other Questions



District Name	General – 3 unit	General – MMU
Existing Zoning	G	G
District Acreage (see note)	74.7	74.7
District Density Denominator (see note)	70.7	70.7
Acres within Station Area	74.7	74.7
Final Unit Capacity per District	147	672* (146)
DU/AC	2.0	9.5

*Unit capacity in Mixed-Use Development districts are **capped at 25%** so while fully modeled this district can hold 672, if modeled for Mixed Use it is capped at **146 units (which achieves a density of 2.0)**.

Manchester-by-the-Sea's Compliance Requirements

Category	Guideline Requirements
Community:	Manchester
Community Category:	Commuter Rail
2020 Housing Units (Census PL-94):	2,433
Minimum Multi-family Unit Capacity:	559 units
Minimum Land Area:	37 acres
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% Unit Capacity within Transit Station Areas:	40% or 14.8 acres (22.2 acres)
% Land Area Located in Transit Station Areas:	40% or 224 units (335 units)

