

# Question of the Week

**"Explain the Building Heights in the MBTA Zoning Overlay Districts?"**



## **ANSWER:**

The current height limit for any residential building in Manchester is 2 ½ stories, or 35 feet. In response to public comment, the Planning Board has lowered the proposed height limit within some of the proposed MBTA Zoning Overlay Districts from 4 stories to 3 ½ stories or 45 feet. The 3 ½ story limit would apply to an area which already has two apartment complexes- Newport Park and Powder House Apartments. 3 ½ stories would also be allowed in the Beaver Dam Road district, on the far side of Route 128. The change would reduce the scale of proposed new buildings in these districts. The advantage of an additional story is that it allows for more efficient and accessible living space, especially for seniors; and reduces the size of building footprints which results in more open space. Greater height limits in certain specific locations also allow the Town to reduce the size and density in the other proposed zoning districts.

In addition to reducing maximum building height by a half story, properties along Elm Street and in front of Newport Park on Pine Street have been moved into the Lower Pine Street Subdistrict with a height limit of 2 ½ stories, consistent with current zoning regulations. The rest of the Pine Street district and all other districts will have a height limit of 2 ½ stories, which is the same as the present zoning.