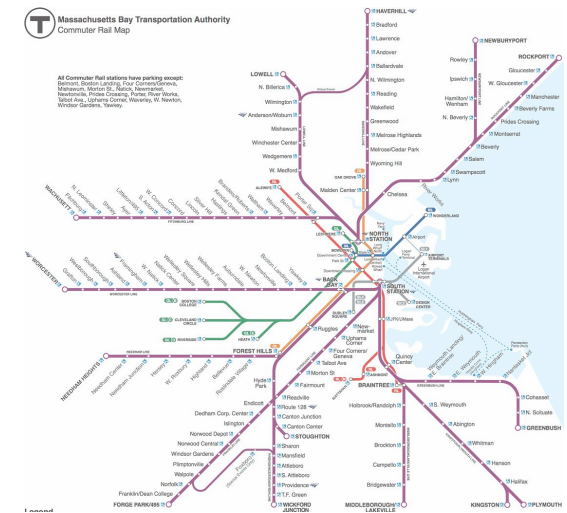


Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

Town of Manchester-by-the-Sea

MBTS Task Force Pre-Meeting Package for March 14 Meeting



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1. Requested Scenarios Tested Under Modified Zoning

Zoning Parameters and Modifications for Scenario Tests

	Existing Zoning		
District Name	D-2	G	LCD
Minimum Lot Size	6,000 SF	6,000 SF	6,000 SF (the minimum lot size for business is 5 acres)
Open Space	50%	30%	40%
Parking Spaces/Dwelling Unit	1.5 spaces	1.5 spaces	1.5 spaces
Height	2.5	2.5	2.5
Maximum Lot Coverage	40% is the minimum for structures 50% is the maximum for structures and impervious surfaces	40% is the minimum for structures 70% is the maximum for structures and impervious surfaces	40% is the minimum for structures 60% is the maximum for structures and impervious surfaces

Scenario 1: Minimum Compliance

District Name	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Valentine	Station Area Test	MAC + Med. Ctr.	Total
Old Name	Modified 1-B	1-C	1-D			A	
Existing Zoning	D2	G	G			LCD	
District Acreage	5.3	7.6	2.8		15.7	23	38.7 ✓
District Density Denominator	5.3	7.6	2.7		15.6	18.9	34.5
Acres within Station Area	5.3	7.6	2.8		15.7 ✓	0	15.7
Final Unit Capacity per District	82	174	81		337 ✓	529	866 ✓
DU/AC	15.5	22.9	30.2		21.6	28.1	25.1 ✓

Contiguity Tests	
Total Acres	38.7
50% Contiguity	19.35
Test 1: Modified Lower Pine St, Morse/Saw Mill, Powder House/Elm	15.7 X
Test 2: MAC + Med Ctr	23 ✓

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
Station Area Targets: 40% or 14.8 acres and 224 units

Scenario 2: Compliant

District Name	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Valentine	Station Area Test	MAC + Med. Ctr.	Total
Old Name		1-C	1-D	New		A	
Existing Zoning		G	G	G		LCD	
District Acreage		7.6	2.8	5.1	15.5	23	38.5 ✓
District Density Denominator		7.6	2.7	5.1	15.4	18.9	34.3
Acres within Station Area		7.6	2.8	5.1	15.5 ✓	0	15.5
Final Unit Capacity per District		174	81	117	372 ✓	529	901 ✓
DU/AC		22.9	30.2	23.1	24.16	28.1	26.27 ✓

Contiguity Tests	
Total Acres	38.5
50% Contiguity	19.25
Test 1: Morse/Saw Mill, Powder House/Elm	10.4 X
Test 2: MAC + Gurley	23 ✓

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
Station Area Targets: 40% or 14.8 acres and 224 units

Scenario 3: Non-Compliant (Contiguity)

District Name	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Brook/ Desmond	Station Area Test	Med. Ctr.	Total
Old Name	1-B	1-C	1-D	G-1		A-1	
Existing Zoning	D2	G	G	G		LCD	
District Acreage	8.8	7.6	2.8	10.4	29.6	13	42.6 ✓
District Density Denominator	8.8	7.6	2.7	10.2	29.3	11.7	29.3
Acres within Station Area	8.7	7.6	2.8	10.4	29.5 ✓	0	29.5
Final Unit Capacity per District	133	174	81	275	663 ✓	340	1,003 ✓
DU/AC	15.1	22.9	30.2	27	22.63	24.5	34.23 ✓

Contiguity Tests	
Total Acres	42.6
50% Contiguity	21.3
Test 1: Lower Pine, Morse/Saw Mill, Powder House Elm	19.2 X
Test 2: Med Ctr.	13 X

Not compliant because the contiguity requirement is not met.

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
Station Area Targets: 40% or 14.8 acres and 224 units

2. Scenarios 1 and 2: Minimally Compliant

Modified Zoning Parameters: Scenario 1A

	Existing Zoning		
District Name	D-2	G	LCD
Minimum Lot Size	6,000 SF	6,000 SF	5 acres
Open Space	50%	30%	40%
Parking Spaces/Dwelling Unit	1.5 spaces	1.5 spaces	1.5 spaces
Height	2.5	2.5	2.5
Maximum Lot Coverage	40% is the minimum for structures	40% is the minimum for structures	40% is the minimum for structures
	50% is the maximum for structures and impervious surfaces	70% is the maximum for structures and impervious surfaces	60% is the maximum for structures and impervious surfaces
Maximum dwelling units per acre			12

Scenario 1A: Minimal Compliance

District Name	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Valentine	Station Area Test	MAC + Med. Ctr.	Total
Old Name	Modified 1-B	1-C	1-D			A	
Existing Zoning	D2	G	G			LCD	
District Acreage	5.3	7.6	2.8		15.7	23	38.7 ✓
District Density Denominator	5.3	7.6	2.7		15.6	18.9	34.5
Acres within Station Area	5.3	7.6	2.8		15.7 ✓	0	15.7
Final Unit Capacity per District	82	174	81		337 ✓	237	574 ✓
DU/AC	15.5	22.9	30.2		21.6	12.6	16.64 ✓

Contiguity Tests	
Total Acres	38.7
50% Contiguity	19.35
Test 1: Modified Lower Pine St, Morse/Saw Mill, Powder House/Elm	15.7 X
Test 2: MAC + Med Ctr	23 ✓

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
Station Area Targets: 40% or 14.8 acres and 224 units

Modified Zoning Parameters: Scenario 2A

	Existing Zoning		
District Name	D-2	G	LCD
Minimum Lot Size	6,000 SF	6,000 SF	5 acres
Open Space	50%	30%	40%
Parking Spaces/Dwelling Unit	1.5 spaces	1.5 spaces	1.5 spaces
Height	2.5	2.5	2.5
Maximum Lot Coverage	40% is the minimum for structures	40% is the minimum for structures	40% is the minimum for structures
	50% is the maximum for structures and impervious surfaces	70% is the maximum for structures and impervious surfaces	60% is the maximum for structures and impervious surfaces
Maximum dwelling units per acre	28	28	12

Scenario 2A: Minimal Compliance

District Name	Modified Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Valentine	Station Area Test	MAC + Med. Ctr.	Total
Old Name		1-C	1-D	New		A	
Existing Zoning		G	G	G		LCD	
District Acreage		7.6	2.8	5.1	15.5	23	38.5 ✓
District Density Denominator		7.6	2.7	5.1	15.4	18.9	34.3
Acres within Station Area		7.6	2.8	5.1	15.5 ✓	0	15.5
Final Unit Capacity per District		171	76	111	358 ✓	237	595 ✓
DU/AC		22.5	28.3	21.9	23.25	12.6	17.35 ✓

Contiguity Tests	
Total Acres	38.5
50% Contiguity	19.25
Test 1: Morse/Saw Mill, Powder House/Elm	10.4 X
Test 2: MAC + Gurley	23 ✓

Targets: 37 acres | 50% or 18.5 contiguous acres | 559 units | 15 du/acre
Station Area Targets: 40% or 14.8 acres and 224 units

