

TECHNICAL ASSISTANCE SUMMARY MEMORANDUM

For

MBTA SECTION 3A ZONING COMPLIANCE

TOWN OF MARBLEHEAD,
MASSACHUSETTS

Submitted to:

Executive Office of Housing and Livable
Communities
100 Cambridge Street, Suite 300
Boston, MA 02114

In Association With:

Massachusetts Housing Partnership
160 Federal Street,
Boston, MA 02110

Proponent:

Town of Marblehead
188 Washington Street
Marblehead, MA 01945

Prepared by:

BOHLER //
45 Franklin Street, Floor 5
Boston, MA 02110

PROJECT NARRATIVE & FINDINGS

MBTA 3A Criteria:

Bohler is providing technical assistance to the Town of Marblehead to achieve compliance with Section 3A of MGL c. 40A under the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD), now the Executive Office of Housing and Livable Communities (EOHLC), issued August 10, 2022, and revised October 21, 2022. Section 3A outlines compliance for an MBTA community as having a zoning by-law that provides at least 1 district of reasonable size in which multi-family housing can be permitted as of right. A district of reasonable size is outlined as having a minimum gross density of 15 units per acre, and have a minimum area located within an 0.5-mile radius from a commuter station, subway station, ferry terminal or bus station, and no restrictions on age, and suitable for families with children.

For more information on the requirements related to Section 3A, please visit:

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

EOHLC has released a “compliance model” to calculate compliance within the municipality that was used in this report and is included as an attachment.

Components of Analysis:

The compliance model was used to analyze the proposed zoning district for compliance. The compliance model was broken out into a GIS component and Excel component. The 3A guidelines for both are outlined below:

- **Geographic Information System (GIS):**
 - **District Contiguity**

At least half of compliant multi-family zoning district must comprise of contiguous lots of land, and no portion of a district that is fewer than 5 contiguous acres will count towards the minimum size requirement. If the unit capacity and gross density requirements can be achieved in a district of fewer than 5 acres, the district must consist of entirely contiguous lots.
 - **Unit Capacity**

Through the GIS modeling, sensitive and contiguous lands are included. Both sensitive and excluded land counts towards the districts total acreage but only sensitive land can be modeled for unit capacity. EOHLC, formerly DHCD, prepared GIS files which included the total amount of sensitive and excluded land on each parcel.
 - **Sensitive lands**
 - Wellhead Protection Areas (Zone II and Interim Wellhead Protection Areas)
 - Special Flood Hazard Areas (A or V Flood Zones)
 - Active Farmland
 - Priority Habitats of Rare Species
 - Surface Water Protection Zones B and C
 - **Excluded land**
 - Hydrological features
 - Protected/open space
 - Wellhead Protection Areas (Zone I)
 - Title V setbacks and Surface Water Protection Zone A Right of Way
 - Most public land, except certain types

- **Gross density**
“Gross density” is defined as “a units-per-acre density measurement that includes lands occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.” Some of these types of land are excluded from unit capacity calculations. However, according to the Zoning Act’s definition of “gross density,” public rights of way, public and institutional land, and restricted open spaces must be counted towards a district’s total acreage when calculating units per acre. The Commonwealth has prepared a GIS shapefile which includes all lands that respect this definition.
- **Excel**
 - **Zoning Checklist**
The municipality’s basic zoning requirements and standards for the districts that are being analyzed.
 - **Multi-family Housing Conditions**
Consists of any specific conditions that would prevent as-of-right multi-family development, and includes the following:
 - Age restrictions
 - Limitations on size of the unit
 - Restrictions to studio, 1-bed, or 2-bedroom units
 - Limitations on size of the bedroom
 - Restrictions on number of occupants
 - A requirement for a commercial ground floor
 - A requirement for mixed-use on any floor
 - Specific Inclusionary Zoning requirements or
 - 40R requirements
 - **Unit Capacity**
The initial testing of the districts did not meet criteria, and resulted in a unit capacity of 0. Changes to units allowed per acre was required for this overlay district.

More information on specific compliance guidelines can be found here:

<https://www.mass.gov/doc/compliance-guidelines-for-multi-family-zoning-districts-under-section-3a-of-the-zoning-act/download>

Marblehead Criteria:

Under Section 3A of MGL. c. 40A, the Town of Marblehead is considered an Adjacent Community. An Adjacent Community is defined under 3A as an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) is not an adjacent small town. Adjacent Communities are required to achieve compliance by December 31, 2024.

The Town of Marblehead has 8,965 housing units per the 2020 census and a required minimum of 897 multi-family units for compliance. A total of twenty-seven (27) acres of land area is required for compliance. Marblehead does not have a Developable Station area (half-mile radius around the MBTA commuter rail station, rapid transit, or ferry terminal).

Proposed Districts:

Bohler, working in conjunction with the Town of Marblehead Planning Department, has identified one (1) overlay district to achieve compliance. The as of right multi-family overlay district will fall within the Unrestricted zoning district. The total area within the overlay district is 49.2 acres. The overlay district is located in the north central part of Marblehead. Appendix A includes mapping exhibits showing each of these district locations.

Compliance Model Findings:

The basic zoning requirements for the analyzed district was input into the Excel model to determine if the basic zoning requirements and standards for the district are in compliance. The table below provides a summary of the district results, and the compliance model has been included in Appendix B.

Table 1: Compliance Model Results Summary

	District 1 Unrestricted District
<i>District Size (acres)</i>	49.2
<i>Final Unit Capacity Per District</i>	940
<i>Density (units/acre)</i>	19.8

Conclusion:

As a result of this analysis, the following changes must be applied to the as of right multi-family overlay district within the current Unrestricted District zoning:

- The restriction of the number of units per acre must be increased from the current 12 units/acre to 35 units/acre.
- The minimum lot size requirement must be decreased from the current 10,000 square feet (s.f.) or 5,000 s.f. per dwelling unit, whichever is greater, to 5,000 s.f. to enable the inclusion of existing nonconforming parcels less than the 10,000 s.f. requirement.
- The requirement to provide 5,000 s.f. per dwelling unit must be removed.
- The open space requirement has been reduced from 1 s.f. for each 1 s.f. of gross floor area to 1 s.f. for each 50 s.f. of gross floor area.

Per the above contemplated Zoning revisions, the overlay districts will provide a total of 49.2 acres for as of right multi-family housing, with a total of 940 dwelling units provided.

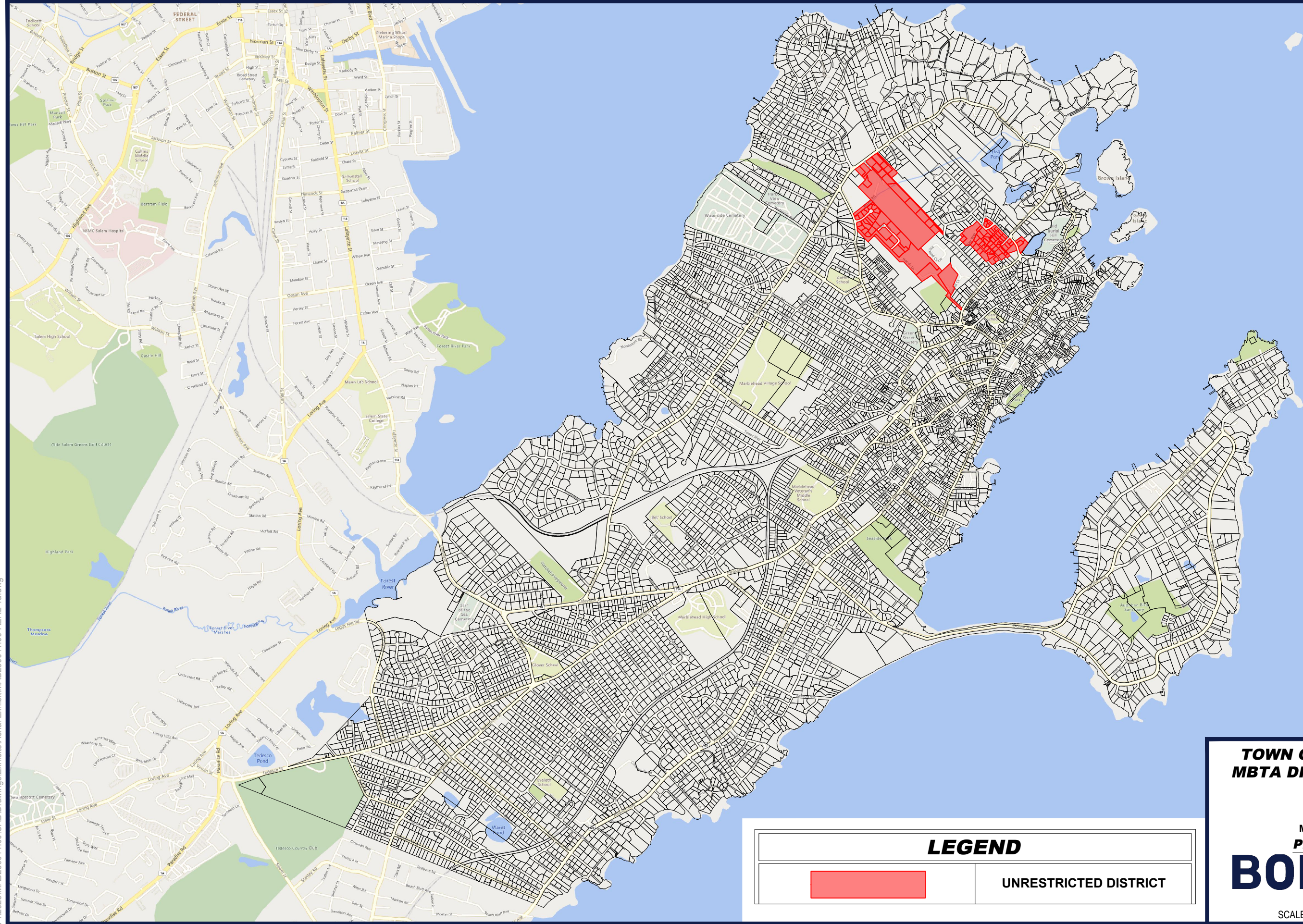
This analysis relies on zoning information supplied by the Town of Marblehead. Representatives from the Town will be reviewing the analysis to confirm the interpretation of zoning and any other assumptions made in the Compliance Model.


As a part of the Technical Assistance provided by Bohler, a draft Zoning By-Law for the districts has been included in this report in Appendix C and is to be reviewed and advanced by the Town.

Next steps:

The Town will finalize the overlay district bylaws with assistance from their Town Counsel. The Town will ultimately submit the completed compliance model and associated documents to DHCD for review. The Town may also submit a Pre-Adoption Review Application Form which is a process to provide assurance to the Town that the proposed zoning will meet Section 3A requirements before bringing the Overlay District Zoning to local legislation. The Pre-Adoption Review Application form can be found at the following link: <https://www.mass.gov/forms/pre-adoption-review-application-form>.

**APPENDIX A:
ZONING EXHIBITS**



LEGEND	
	UNRESTRICTED DISTRICT

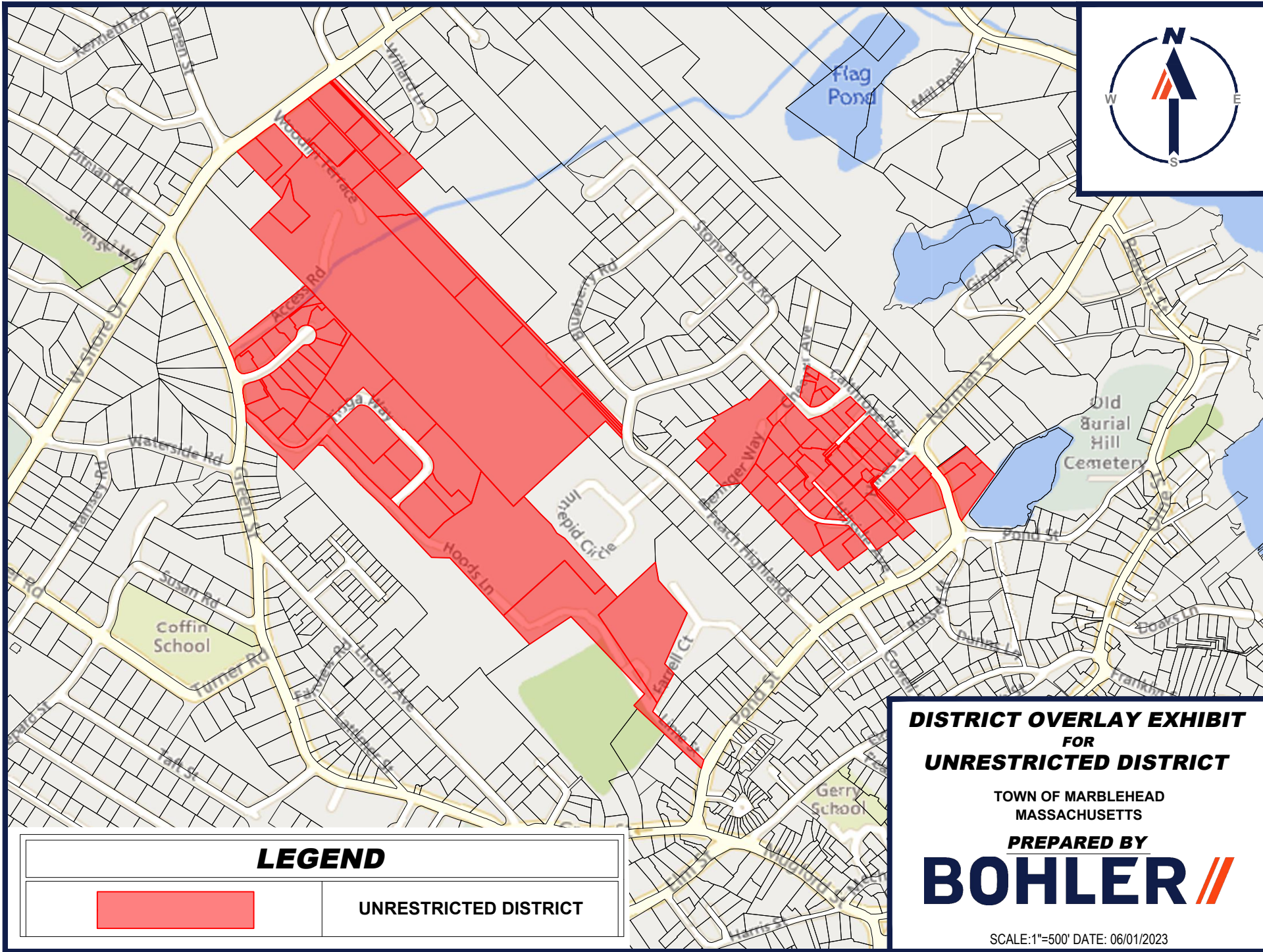
**TOWN OF MARBLEHEAD
MBTA DISTRICT OVERLAY
EXHIBIT**


ESSEX COUNTY
MASSACHUSETTS
PREPARED BY

BOHLER //

SCALE: 1"=1600' DATE: 06/01/2023

P:\2023\11\23\11.00\CAD\Drawings\Exhibits\Aerial Exhibit\MAB230011.00-AERL-1a.dwg



LEGEND	
	UNRESTRICTED DISTRICT

**DISTRICT OVERLAY EXHIBIT
FOR
UNRESTRICTED DISTRICT**

TOWN OF MARBLEHEAD
MASSACHUSETTS

PREPARED BY

BOHLER //

SCALE: 1"=500' DATE: 06/01/2023

**APPENDIX B:
COMPLIANCE MODEL**



INTRODUCTION

DHCD has prepared this compliance model to help your community demonstrate compliance with Chapter 40A, Section 3A of the Massachusetts General Laws and the accompanying *Compliance Guidelines for Multi-family Zoning Districts* issued by DHCD on August 10, 2022.

WHY USE THE COMPLIANCE MODEL?

This Excel workbook and the information from the accompanying GIS database will help you with the following tasks:

- Test one or more existing zoning districts for compliance.
- Test one or more proposed districts for compliance.
- Demonstrate to DHCD that your community complies with the legislation and guidance document.

If the results of the compliance model indicate that you are not in compliance or you have questions about the results, there are many sources of technical assistance to help communities with these calculations. Don't be afraid to reach out for help! Contact your Regional Planning Agency GIS staff, Massachusetts Housing Partnership (MHP) or DHCD at DHCD3A@Mass.gov.

WHAT YOU NEED

In addition to this model, you will need the following information resources:

- *Compliance Guidelines for Multi-family Zoning Districts*.
Multi-Family Zoning Requirement for MBTA Communities | Mass.gov:
<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>
- *The GIS "Land Maps"* (available for download at the link above) and *Appendix 1 of the Compliance Guidelines*.
- Your zoning regulations or the draft zoning you are testing.

PURPOSE OF THE CHECKLIST

The purpose of the checklist (this and the next three tabs) is to gather two sets of information:

- The base data that the model will use to calculate the district capacity and dwelling units per acre.
- Supplementary data that will help DHCD evaluate whether your community is in compliance.

HOW TO USE THE CHECKLIST

- Please enter the requested information in yellow cells only in the checklist tabs. These will be the only unlocked cells.
- Information in gray cells is from a formula based on your previous answers.
- In a table:
 - Shaded cells with white text indicate a warning.
 - Shaded cells with black text indicate that your answer is in compliance with the guidelines.
- Outside of a table:
 - A text box beginning with **INFO** explains the reason for the question or offer more details about the question.
 - A text box that begins with **GO** indicates information about compliance or the next step.
 - A text box that begins with **CAUTION** indicates a possible problem with compliance.
 - A text box that begins with **STOP** indicates that your answer does not comply with the guidelines. This does not mean that you need to stop your test - it is worth proceeding to see what other parts of your zoning may not comply. **This information will also be useful if you apply for technical assistance.**

CHECKLIST PARAMETERS TAB

Some of the information you input on the checklist parameters tab will feed directly into the model. Please follow directions on the type of information to enter. If the question does not apply to your community, do not enter 0 or N/A unless specifically asked to do so. Entering the wrong type of information will create invalid results in the model.

You can enter information for up to five districts in this workbook. If you want to test more than five districts or if you have zoning districts with subdistricts, just open a new workbook. Remember, each subdistrict must be tested as a separate district.

Please identify your community.	
Community: (Please use the drop-down menu to enter)	Marblehead
Community Category: (auto-populates)	Adjacent community
2020 Housing Units (Census PL-94): (auto-populates)	8,965
Minimum Multi-family Unit Capacity:* (auto-populates)	897
Minimum Land Area** (auto-populates)	27
Developable Station Area*** (auto-populates)	-
Percent of District to be Located in Station Area (auto-populates)	0%
Please let us know how to reach you.	
Name of Person Filling out Form:	Molly Obendorf
Name of Contact Person:	Molly Obendorf
Email:	mobendorf@bohlereng.com
Phone Number:	617-849-8040
Address:	45 Franklin St, 5th Floor, Boston, MA 02110

* Minimum multi-family unit capacity for most communities will be based on the 2020 housing stock and the applicable percentage for that municipality's community type. In some cases, the minimum unit capacity is derived from an extrapolation of the required minimum land area multiplied by the statutory minimum gross density of 15 dwelling units per acre. In cases where the required unit capacity from these two methods would exceed 25% of the community's housing stock, the required unit capacity has instead been capped at that 25% level.

** Minimum land area is 50 acres for all communities in the rapid transit, commuter rail and adjacent community types. There is no minimum land area requirement for adjacent small towns. Where 50 acres exceeds 1.5% of the developable land area in a town, a cap has been instituted that sets minimum land area to 1.5% of developable land area in the town.

*** Developable station area is derived by taking the area of a half-mile circle around an MBTA commuter rail station, rapid transit station, or ferry terminal and removing any areas comprised of excluded land.

PURPOSE OF COMPLIANCE MODEL

The purpose of the compliance model (Zoning Input Summary, Districts 1-5, and Summary Tab) is to use the zoning restrictions and the parcel information from the GIS land database to calculate the average dwelling units per acre and the unit capacity for each district.

The results will either show compliance with Chapter 40A, Section 3A or indicate that the tested zoning or geographic district does not apply.

HOW TO USE THE COMPLIANCE MODEL

Each page has a different purpose.

The **Zoning Input Summary** tab shows you some of the primary zoning information from the Checklist Parameters tab used in the compliance model. This allows you to quickly check that you have entered the correct information for each district.

The **Districts** tab (1-5) has all the calculations.

- You will copy the information exported from the GIS Land Map database into Columns A through M, starting at cell A20. These cells are unshaded.

- Column O allows you to override the designation of public land as undevelopable. For example, if your town is disposing of a former school for housing, you could add the number of square feet of land available for development in this column. you must write the reason for the override in Column P.
- All other cells are locked.

- At the top of each District sheet, a box provides additional information based on the calculations.

- On the left, the information is about the district's ability to comply with the density (units per acre) and the unit capacity (units per district) requirements.

- On the right, the information indicates areas where you might be able to gain more units if you adjusted your zoning regulations or the geography of the district. If the model shows that your community is not in compliance, this will help you understand why and will be useful if you request technical assistance.

- The **Summary** tab brings the information from all five District tabs into two tables. The top table provides a comparison of the model results to any additional zoning restrictions from the Checklist Parameters Tab. The second table provides additional summary information by district as well as calculating the gross density metric for each district. These tables are useful to check compliance if you are testing several zoning districts, one district with several subareas, or comparing your zoning to the model bylaw.

Checklist - District ID

Municipality: Marblehead
Community Type: Adjacent community
Contact: Molly Obendorf

Step 1. Identify Zoning Districts for Evaluation

In this first step, you are gathering information about the zoning districts and regulations that may restrict land use in your municipality.

Table 1. Existing Zoning Districts

Does your municipality have one or more zoning districts within a 0.5-mile radius of a...

Transit Center Type	Y/N	If yes, list name of district(s)
Commuter rail station?	N	
Subway station?	N	
Ferry terminal?	N	
Bus station?	N	
Not applicable - my community is an Adjacent Community or Adjacent Small Town and no part of our community is within a 0.5-mile radius of an existing transit center type in another community.	Y	

INFO: We ask about multiple transit centers because your municipality may have more than one, or may have land within a half-mile of another community's transit center. A yes to this question allows you to consider several geographic areas for your Multifamily District. Check the definitions of these terms in the Guidelines to make sure you comply!

Table 2. Existing Overlay Districts

Does your municipality have one or more overlay districts applicable to the 0.5-mile radius from a...

Transit Center	Y/N	If yes, list name of district(s)
Commuter rail station?	N	
Subway station?	N	
Ferry terminal?	N	
Bus station?	N	
Not applicable - my community is an Adjacent Community or Adjacent Small Town and no part of our community is within a 0.5-mile radius of an existing transit center type in another community.	Y	

INFO: One way to comply with Section 3A of MGL c. 40A is to use an overlay district, so it is important to consider whether one of your existing overlay districts is in compliance with the regulations.

Table 3. Other Overlay Districts that Control Development

Do any of the following district types apply to the zoning districts listed above?

District Type	Y/N	If yes, identify restrictions on building footprints, building height, or number of dwelling units allowed.
Wetlands Overlay District	Y	
Floodplain Overlay District	Y	
Water Conservation/Wellhead Protection Area	N	
Designated Port Area	N	
Other	N	
<i>List district name in the second column, along with any restrictions.</i>		
Does your municipality allow restricted areas (for example, no-build wetland buffers or surface water) to be included in the required minimum open space?	Y	

INFO: Excluded land and Sensitive land are defined in the *Compliance Guidelines for Multi-family Zoning Districts*, released by DHCD on August 10, 2022. The overlay types in this question are related to those definitions. If your municipality has other restrictions on development based on physical conditions, for example, steep slopes or soil types, please enter those under Other.

If your municipality does not have a minimum open space requirement, please enter N.

Table 4. Acreage Calculations

Table 4 should include only the zoning district(s) you are testing for compliance with the guidelines. Use the shapefiles you drew for your district (from GIS) to calculate the number of acres in each district, and enter the name of the district and the associated data for that district in the table below. The numbers should come from GIS.

CAUTION: If your zoning district(s) have subdistricts with different dimensional requirements for residential uses, you may want to create a district for each subdistrict in this table. If you have more than five districts/subdistricts to test, then open a new workbook.

	Name of Zoning District	Number of Acres	Acres within Station Area	Density Denominator	= or > Required	
					Minimum Land Area? (Y/N)	= or > 5 Acres? (Y/N)
1	Unrestricted	49.247379		47.40309506	Y	Y
2					N	N
3					N	N
4					N	N
5					N	N
TOTAL		49.247379	0	47.40309506	Y	Y

INFO: You can use this table to set up tests for your existing zoning district(s), modifications of your existing zoning districts, or comparisons of your zoning districts to the Model Bylaw developed by DHCD.

CAUTION: Contiguity check: At least half of the multi-family zoning district land areas must comprise contiguous lots of land. No portion of the district that is less than 5 contiguous acres land will count toward the minimum size requirement.

Are any of these districts non-contiguous (i.e. the boundaries do not touch any other district)? Enter Y or N.

CAUTION: Station Area Check. If the current zoning district(s) do not meet the location or area criteria, you may be able to create an overlay district that includes other areas of your municipality. However, pay attention to the percentage of land within station area. This is applied to both the number of acres and the number of units. This checklist has completed the calculations for you. When you complete the model, compare the number of units in the station area with the number above.

Minimum Land Area x Percent of Land within the Station Area = =Required minimum number of acres in the station area.
 Total Acres within station area
 Difference (if this is positive, then you do not have enough acres within the station area to comply.)

Minimum Multi-family Unit Capacity x Percent of Unit capacity within the Station Area = =Required minimum number of units in the station area.

GO: Proceed to Step 2 in the Checklist - District Uses tab.

Checklist - Uses
Municipality: Marblehead
Community Type: Adjacent community
Contact: Molly Obendorf

Step 2. Identifying District Uses

Table 5. Multi-family Housing Permissions

Evaluate the districts you identified in Table 4 in the District ID Tab for compliance with the requirement for multi-family as of right in M.G.L. Chapter 40A, Section 3A. Make the appropriate choice for each district under Approval Process below.

District Name	Approval Process
1 Unrestricted	STOP: This district allows multifamily with site plan review and special permit.
2 0	
3 0	
4 0	
5 0	

INFO: This table tests whether multifamily is allowed as of right or with restrictions related to the permitting process.

 Table 6 tests whether the zoning contains additional restrictions that may have a negative impact on compliance.

STOP: Do you have any answers marked "STOP"? Your community will need to make some zoning changes to allow multi-family as of right. You can keep testing the district(s) in Table 6 to see what else you need to modify.
CAUTION: Do you have any answers marked "CAUTION"? If so, you may need to make one or more modifications, depending on your answers to Table 6.
GO: Do you have any answers marked "GO"? Proceed to Table 6 to check other restrictions.

Table 6. Multi-family Housing Conditions

Evaluate the districts you identified in Table 5 for additional restrictions.

INFO: These restrictions will not change the compliance model, but may restrict your municipality's ability to comply with M.G.L. Chapter 40A, Section 3A and the associated regulations from DHCD. The district names will continue to flow through from the District ID tab.

District Name	Restricted by Age (Y/N)	Limitations on the size of unit (Y/N)	Restricted to Studio, 1-bedroom, or 2-bedroom units (Y/N)	Limitation on the size of bedrooms (Y/N)	Restrictions on the number of occupants (Y/N)	Required commercial ("active") ground floor (Y/N)	Required mixed use (any floor) (Y/N)	Inclusionary Zoning In the District? (Y/N)	Inclusionary Zoning Town or City-wide? (Y/N)	Is this a 40R District? (Y/N)
1 Unrestricted	N	N	N	N	N	N	N	Y	Y	N
2 0										
3 0										
4 0										
5 0										

STOP: If you answered yes to any column for any of the districts, then your community need to make some zoning changes to allow multi-family as of right. You can keep testing the district(s) in Step 3 (the Checklist Parameters tab) to see what else you need to modify.
CAUTION: If you want to test the dimensional standards for any of the districts identified in Step 4 to see what else you might need to change, then proceed to Step 3 (the Checklist Parameters tab).
GO: If you answered no for any of the districts in Table 6, then proceed to Step 3 in the Checklist Parameters tab.

Checklist - District Parameters

Municipality: Marblehead
 Community Type: Adjacent community
 Contact: Molly Obendorf

Step 3. Input the parameters from your zoning in this section. Your district(s) may not have all the parameters shown. Enter only what is in your zoning bylaw/ordinance. If the requested standard does not apply, please leave the box blank - do not enter N/A or 0.

Categories	Notes	District #
District Name		1
		Unrestricted

1. Allowable Residential Building Types

Question Guidance	Building type and density	Y/N	Please explain your response.
INFO: Some zoning ordinances/ bylaws have restrictions on lot size, building height, open space, and parking by the type of residential unit.	Does this zoning district allow the residential building types listed to the right? (Use the drop-down boxes to answer in the Y/N column.)		
	Three-family?	N	
	Four-family?	N	
	Five or more dwelling units per lot?	N	
If your zoning does not have a maximum, leave this blank and explain.	What is the maximum number of units per lot?		12 unit/acre max. Special Permit required for all multi-family - removed
If your zoning allows conversion of single-family homes to more than one unit, please answer Y in the Y/N column, and provide the maximum number of units (if applicable) in the Response column.			

2. Lot Sizes

Question Guidance	Dimensional Standards	Value	Please explain your response.	
INFO: Lot size helps determine the number of units that can be built by providing input into the calculation of the building	The size of the minimum lot in this district. If there is no minimum, enter 0.	5,000		
	Some regulations have a base lot size for the first dwelling unit and a requirement for additional square feet for each additional unit. If that is true of your community, please enter those numbers here.	Base Minimum Lot Size (in square feet)		
		Additional Lot Square Footage by Dwelling Unit (in square feet)		min lot size was decreased from 10,000 s.f. to 5,000 s.f. & 5,000 s.f. /additional unit removed
Building Types INFO: See note	Please indicate any requirements for lot size in square feet based on the building type and provide an explanation in the Response column. If you have a district-wide minimum lot area per dwelling unit, please add that in <i>Section 5. Restrictions on Dwelling Units</i> .	Building type and lot size		
		Three-family (in square feet)	10,000	Or 5,000 SF per D.U. (greater of 2)
		Four-family (in square feet)	10,000	Or 5,000 SF per D.U. (greater of 2)
		Five or more dwelling units per lot (in square feet)	10,000	Or 5,000 SF per D.U. (greater of 2)

3. Restrictions on Building Volume

INFO: Building volume (footprint x height) helps determine the number of units that can be built.

Question Guidance	Dimensional Standards	Value	Please explain your response.
3.a. Height	If the building height is in feet, please convert to stories based on the requirements in the building code or your zoning definitions. Add the number of feet to the Response column.	Building Height (in stories)	3 35 feet

STOP: Note that additional restrictions on building height may affect your final results.

Question Guidance	Building type and height	Value	Please explain your response.
Building Types INFO: See note under Section 1.	If this zoning district restricts height for one or more of the following, please enter the height in stories in the Value column.	Three-family (in stories)	3.00
		Four-family (in stories)	3.00

Five or more dwelling units per lot (in stories) 3.00

3.b. FAR FAR is Floor Area Ratio. FAR (enter as a decimal, not ratio)

3.c. Stepbacks Identify the story at which the stepback applies in the Response column. Stepbacks (number of feet)

Question Guidance	Dimensional Standards	Y/N	Please explain your response.
3.d. Other Restrictions on Height Use the drop-down boxes to answer in the Value column. If these restrictions are applicable, please provide more information in the Response column.	Does this district restrict height based on the proximity to an abutting residential district?	N	
	Does this district restrict height based on the proximity to an abutting residential use?	N	
	Does this district restrict height for any other reason?	Y	Wireless Communication Facilities (65' max)

4. Restrictions on Building Footprint

INFO: Lot coverage, open space, setback requirements, and parking reduce the building footprint.

Question Guidance	Dimensional Standards	Value	Please explain your response.
4.a. Lot Coverage Enter if applicable. Building coverage is only for buildings. Building + Parking is for buildings and parking. Maximum Lot Coverage can include additional ground-plane impervious surfaces.	Maximum Building Coverage (%)		
	Maximum Building + Parking Coverage (%)		
	Maximum Lot Coverage (%)		
4.b. Open Space Requirements Enter if applicable. Enter if applicable.	Minimum Open Space Required (%)		
	Minimum Open Space per Dwelling Unit (square feet)		
Do not enter anything in the blue box. This value comes from Table 3 in the Checklist District ID tab.	<i>Restricted space is allowed as part of open space requirement.</i>	Y	

Building Types
INFO: See note under Section 1.

Question Guidance	Building type and density	Value	Please explain your response.
4.d. Setbacks Please enter the setbacks for this zoning district in the column to the right. Please provide more information in the Response column.	Three-family?		
	Four-family?		
	Five or more dwelling units per lot?		
	Front Yard Setback (in feet)	0	
	Side Yard Setback 1 (in feet)	6	
	Side Yard Setback 2 (in feet)		
	Rear Yard Setback	8	
	Other	35 Frontage	

		Y/N	Please explain your response.
Use the drop-down boxes to answer in the Y/N column. If these restrictions are applicable, please provide more information in the Response column.	Does this district have special setbacks for corner lots? (Y/N)	Y	Building or Obstruction shall not occupy the space within the "triangle" see S 200-16 F.
	Does this district have any other restrictions on the building envelope? (Y/N)	N	

		Y/N	Please explain your response.
Use the drop-down boxes to answer in the Y/N column. If these restrictions are applicable, please provide more information in the Response column.	Does this district have additional setbacks for lots abutting residential zoning districts? (Y/N)	N	
	Does this district have additional setbacks for lots abutting residential lots? (Y/N)	N	

4.f. Parking Question Guidance

STOP: Note that higher parking requirements will reduce the number of multi-family units either by reducing the building footprint (surface parking) or the building volume (structured parking).

Building Types

INFO: See note under Section 1.

Please provide a **single number for parking spaces per dwelling unit**. If the district has requirements based on the number of bedrooms or unit type, please provide them below for informational purposes only.

Parking Spaces per Dwelling Unit (number of spaces)

Value	Please explain your response.
-------	-------------------------------

2

If this district defines parking by the housing type, please identify the requirements here. Consider an average of these or other reasonable estimate of spaces per dwelling unit to enter above. Please provide more information in the Response column.

Three-family?
Four-family?
Five or more dwelling units per lot?
Other

If this district defines parking by the number of bedrooms, please identify the requirements here. Consider an average of these or other reasonable estimate of spaces per dwelling unit to enter above.

Studio
One-Bedroom
Two-Bedroom
3+ Bedrooms
Other

Please provide more information in the Response column.

5. Restrictions on Dwelling Units

Question Guidance

STOP: Note that this will affect your final results if it is less than 15 units per acre and may affect your final results even if it is 15 units per acre or more, depending on the size and composition of your district.

STOP: Note that a cap on the number of units may affect your final results.

CAUTION: After reviewing the questions on the checklist tabs, does your zoning ordinance/ bylaw have any other restrictions on building footprint, building height, or permission for multi-family not covered above? Please explain your response in the grey box to the right. For example, does your community require a special permit for demolition delay or accessory uses?

Dimensional Standards	Value	Please explain your response.
-----------------------	-------	-------------------------------

Lot Area per Dwelling Unit

5,000 s.f. requirement removed

Maximum Dwelling Units per Acre

35

Cap on Maximum Dwelling Units per District

Y/N	Please explain your response.
-----	-------------------------------

Does your zoning have any provision for exemptions or waivers? Are there any additional restrictions not captured in the tables above?

N

GO: The information you entered flows automatically into the District calculations. Go to the *Zoning Input Summary* tab to see how your data is applied and to the *Summary* Tab to see the results.

ZONING INPUTS - DISTRICT 1 **Unrestricted**

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	5,000
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	2.00
Building Height	3
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	35.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 2 **0**

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 3 **0**

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 4 **0**

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 5 **0**

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

INFO: All information on this sheet comes from the Checklist Parameters tab and provides the model user with a summary of zoning inputs for each district being tested. You DO NOT need to enter any information in this tab.

District 1 Summary Calculations

	Number		Number	% of Total
District Acreage Denominator	47	Non-Conforming Parcels	26	23.4%
Total Parcels	111	Units within Half-Mile of Transit	0	0.0%
Parcel Acreage	49	Total Excluded Land	896,314	41.8%
Total Built Square Feet	994,247	Open Space Removed/Set Aside	1,136,484	53.0%
Multi-family Unit Capacity	940	Total Parking Area	615,486	28.7%
DU/AC	19.8	Units Forgone due to Unit Cap in Zoning	0.00	0.0%

Parcel Information from Land Database

FID	LOC_ID	Address	Owner	Existing Use Codes	Existing Use Descriptions	Transit Station	Parcel Acres	Parcel sf	Excluded Public	Excluded NonPublic	Total Excluded Land	Total Sensitive Land
	0 F_829239_3013017	214 BEACON ST, BEACON ST, MARB BROWN PETER C.	031		Mixed Use (Primarily Commercial, some Residential)	N	0.383988518	16726.53985	0	0	0	0
	1 F_829404_3012830	8 WOODFIN TR, WOODFIN TR, MARE GALLO P F AND SC	332		Auto Repair Facilities	N	0.363961194	15854.1496	0	0	0	0
	2 F_829688_3012176	5 WOODFIN TR, WOODFIN TR, MARE TOWN OF MARBLE	931		Improved, Selectmen or City Council (Municipal)	N	13.65177699	594671.4056	594696.0675	60035.46803	594696.0615	0
	3 F_829343_3012922	6 WOODFIN TR, WOODFIN TR, MARE WHITMORE JEFFR	332		Auto Repair Facilities	N	0.346835432	15108.15143	0	0	0	0
	4 F_829174_3012883	218 BEACON ST, BEACON ST, MARB DOWLING ENTERF	332		Auto Repair Facilities	N	0.443226506	19306.94658	0	0	0	0
	5 F_829053_3012865	222 BEACON ST, BEACON ST, MARB GRADER DWIGHT	343		Condo-Off	N	0.328682801	14317.42281	0	0	0	0
	6 F_829541_3012895	206 BEACON ST, BEACON ST, MARB HALEY DAVID L TT	332		Auto Repair Facilities	N	0.306000025	13329.36107	0	0	0	0
	7 F_829453_3012974	208 BEACON ST, BEACON ST, MARB KELP REALTY , LL	316		Other Storage, Warehouse, and Distribution facilities (see als	N	0.238979873	10409.96327	0	0	0	0
	8 F_829357_3013069	210 BEACON ST, BEACON ST, MARB GERRY #5 VFA INC	353		Fraternal Organizations	N	0.439055836	19125.2722	0	0	0	0
	9 F_829533_3012714	0 BEACON ST, BEACON ST, MARBLE TOWN OF MARBLE	930		Vacant, Selectmen or City Council (Municipal)	N	0.535150014	23311.13459	23312.09476	508.4023345	23312.09476	0
	10 F_829139_3012759	0 WOODFIN TR, WOODFIN TR, MARE TOWN OF MARBLE	930		Vacant, Selectmen or City Council (Municipal)	N	0.076031975	3311.952819	3312.08916	0	3312.08916	0
	11 F_829169_3012659	5 R WOODFIN TR, WOODFIN TR, MARE TOWN OF MARBLE	931		Improved, Selectmen or City Council (Municipal)	N	0.323819221	14105.56526	14106.14664	817.1576455	14106.14664	0
	12 F_829729_3012499	0 BEACON ST, BEACON ST, MARBLE TOWN OF MARBLE	932		Vacant, Conservation (Municipal or County)	N	1.098858315	47866.26818	47868.24529	48183.96618	47868.24529	0
	13 F_829960_3012261	0 PEACH HIGHLANDS, PEACH HIGHL TOWN OF MARBLE	930		Vacant, Selectmen or City Council (Municipal)	N	0.744077695	32412.0244	32413.36716	43173.41082	32413.3664	0
	14 F_829099_3012223	0 GREEN ST, GREEN ST, MARBLEHE TOWN OF MARBLE	930		Vacant, Selectmen or City Council (Municipal)	N	0.470332879	20487.7002	20488.5493	0	20488.5493	0
	15 F_829229_3012247	20 ARNOLD TR, ARNOLD TR, MARBL PAYSON DEBORAH	102		Residential Condominium	N	0.137395693	5984.956366	0	0	0	0
	16 F_829285_3012236	24 ARNOLD TR, ARNOLD TR, MARBL DELGADO JEANNA	102		Residential Condominium	N	0.18823097	8199.341035	0	0	0	0
	17 F_829159_3012200	16 ARNOLD TR, ARNOLD TR, MARBL BROTHER MARTIN	102		Residential Condominium	N	0.151932828	6618.193988	0	0	0	0
	18 F_829337_3012176	35 ARNOLD TR, ARNOLD TR, MARBL WHITNEY LAUREL	102		Residential Condominium	N	0.166987174	7273.961284	0	0	0	0
	19 F_829054_3012096	8 ARNOLD TR, ARNOLD TR, MARBLEBRENNAN DONALD	102		Residential Condominium	N	0.179757983	7830.257723	0	0	0	0
	20 F_829437_3012023	24 TIOGA WY, TIOGA WY, MARBLEHIWHIM & IMPULSE,	400		Buildings for manufacturing operations	N	0.872209571	37993.44889	0	0	0	0
	21 F_830151_3012068	46 C PEACH HIGHLANDS, PEACH HIGHMILL RICHARD	101		Single Family Residential	N	0.686269495	29893.89919	0	3615.97642	3615.97642	0
	22 F_829118_3012144	12 ARNOLD TR, ARNOLD TR, MARBL PAONE NICHOLAS	102		Residential Condominium	N	0.164298232	7156.830979	0	0	0	0
	23 F_829317_3012106	31 ARNOLD TR, ARNOLD TR, MARBL GUTIN BORIS	102		Residential Condominium	N	0.186891263	8140.98342	0	0	0	0
	24 F_829268_3012075	27 ARNOLD TR, ARNOLD TR, MARBL MIRKATOULI ZOHF	102		Residential Condominium	N	0.131079624	5709.828439	0	0	0	0
	25 F_829156_3011921	9 ARNOLD TR, ARNOLD TR, MARBLE OKEREKE ANNETT	102		Residential Condominium	N	0.308896986	13455.55271	0	0	0	0
	26 F_829321_3011915	20 TIOGA WY, TIOGA WY, MARBLEHIHATCH WILLIAM T	400		Buildings for manufacturing operations	N	0.256373838	11167.64438	0	0	0	0
	27 F_829628_3011870	32 TIOGA WY, TIOGA WY, MARBLEHIHANSEN ROBERT	444		Condo Ind	N	0.635949271	27701.95026	0	0	0	0
	28 F_829068_3011885	5 ARNOLD TR, ARNOLD TR, MARBLELIEBERMAN DAVID	102		Residential Condominium	N	0.188550398	8213.255353	0	0	0	0
	29 F_829030_3011942	1 ARNOLD TR, ARNOLD TR, MARBLE WEST THOMAS D	102		Residential Condominium	N	0.14676819	6393.222335	0	0	0	0
	30 F_828996_3012056	2 ARNOLD TR, ARNOLD TR, MARBLE PARMEELEE DIANE	102		Residential Condominium	N	0.120797417	5261.935482	0	0	0	0
	31 F_829243_3012031	23 ARNOLD TR, ARNOLD TR, MARBL GLUSKIN GARY TT	102		Residential Condominium	N	0.213287263	9290.793181	0	0	0	0
	32 F_829207_3011995	19 ARNOLD TR, ARNOLD TR, MARBL GIBSON MONA N &	102		Residential Condominium	N	0.167066137	7277.400914	0	0	0	0
	33 F_829157_3011984	15 ARNOLD TR, ARNOLD TR, MARBL VLASSOVA IRINA F	102		Residential Condominium	N	0.146222594	6369.456212	0	0	0	0
	34 F_830243_3011958	46 B PEACH HIGHLANDS, PEACH HIG GRABUS TAYLOR	101		Single Family Residential	N	0.389243282	16955.43735	0	0	0	0
	35 F_830347_3011849	46 A PEACH HIGHLANDS, PEACH HIG HEALY LAURENCE	101		Single Family Residential	N	0.357759041	15583.98382	0	0	0	0
	36 F_829184_3011763	10 TIOGA WY, TIOGA WY, MARBLEHI BOEHLER PIERRE	340		General Office Buildings	N	0.147530104	6426.411338	0	0	0	0
	37 F_829255_3011831	16 TIOGA WY, TIOGA WY, MARBLEHI REYNOLDS ALBER	403		Land - integral part of manufacturing operation	N	0.262812524	11448.11357	0	0	0	0
	38 F_829482_3011783	21 TIOGA WY, TIOGA WY, MARBLEHI TIOGA WAY, LLC	402		Office Building - part of manufacturing operation	N	0.674998251	29402.92382	0	0	0	0
	39 F_829322_3011802	0 TIOGA WY, TIOGA WY, MARBLEHE TOWN OF MARBLE	930		Vacant, Selectmen or City Council (Municipal)	N	1.122428433	48892.98252	48895.02235	0	48895.02235	0
	40 F_829131_3011823	4 TIOGA WY, TIOGA WY, MARBLEHE HEALY ALAN S &	R402		Office Building - part of manufacturing operation	N	0.188634315	8216.910741	0	0	0	0
	41 F_829767_3011725	40 TIOGA WY, TIOGA WY, MARBLEHI MOORE EDWARD	342		Medical Office Buildings	N	0.869993844	37896.93186	0	11.89953906	11.89953906	0
	42 F_829625_3011675	35 TIOGA WY, TIOGA WY, MARBLEHI EK MJ REALTY ASS	400		Buildings for manufacturing operations	N	0.291598368	12702.02492	0	0	0	0
	43 F_829841_3011512	44 TIOGA WY, TIOGA WY, MARBLEHI MOORE EDWARD	431		Telephone Relay Towers	N	0.237174443	10331.31872	0	0	0	0
	44 F_830080_3011312	80 250 HOOD'S LN, HOOD'S LN, MAR LIME STREET REA	400		Buildings for manufacturing operations	N	4.503296026	196163.5749	0	2465.615315	2465.615315	0
	45 F_829711_3011476	46 TIOGA WY, TIOGA WY, MARBLEHI MOORE EDWARD	374		Health Spas	N	0.556858251	24256.74542	0	0	0	0
	46 F_830582_3011007	17 LIME ST, LIME ST, MARBLEHEAD, MARBLEHEAD CO	940		Elementary Level (Educational Private)	N	2.166103804	94355.4817	94359.45226	0	94359.45226	0

Developable Parcel sf	Override Developable sf	Override Note	Open Space Calculations							Unit Capacity Tests							Unit Compliance Metrics		
			Developable SF Unit Calc	Excluded Land %	Open Space %	Open Space Removed	Parking Area Removed	Building Footprint	Building Envelope	Modeled Unit Capacity	Dwelling Units per Acre Limit	Max Lot Coverage Limit	Lot Area per Dwelling Unit Limit	FAR Limit	Max Units per Lot Limit	Non-Conforming Lot?	Max units based on add'l lot size requirements	Final Lot Multi-family Unit Capacity	DU per AC
16,726.54			16,727	0%	20%	3,345	8,698	4,683	14,050	14.00	13.44	N/A	N/A	N/A	14.00	<no limit>	13.00	33.86	
15,854.15			15,854	0%	20%	3,171	8,244	4,439	13,317	13.00	12.74	N/A	N/A	N/A	13.00	<no limit>	13.00	35.72	
0.00			0	100%	20%	594,696	0	0	0	0.00	477.81	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	
15,108.15			15,108	0%	20%	3,022	7,856	4,230	12,691	12.00	12.14	N/A	N/A	N/A	12.00	<no limit>	12.00	34.60	
19,306.95			19,307	0%	20%	3,861	10,040	5,406	16,218	16.00	15.51	N/A	N/A	N/A	16.00	<no limit>	16.00	36.10	
14,317.42			14,317	0%	20%	2,863	7,445	4,009	12,027	12.00	11.50	N/A	N/A	N/A	12.00	<no limit>	12.00	36.51	
13,329.36			13,329	0%	20%	2,666	6,931	3,732	11,197	11.00	10.71	N/A	N/A	N/A	11.00	<no limit>	11.00	35.95	
10,409.96			10,410	0%	20%	2,082	5,413	2,915	8,744	8.00	8.36	N/A	N/A	N/A	8.00	<no limit>	8.00	33.48	
19,125.27			19,125	0%	20%	3,825	9,945	5,355	16,065	16.00	15.37	N/A	N/A	N/A	16.00	<no limit>	15.00	34.16	
0.00			0	100%	20%	23,312	0	0	0	0.00	18.73	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	
0.00			0	100%	20%	3,312	0	0	0	0.00	2.66	N/A	N/A	N/A	0.00	Y	0.00	0.00	
0.00			0	100%	20%	14,106	0	0	0	0.00	11.33	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	
0.00			0	100%	20%	47,868	0	0	0	0.00	38.46	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	
0.00			0	100%	20%	32,413	0	0	0	0.00	26.04	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	
0.00			0	100%	20%	20,489	0	0	0	0.00	16.46	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	
5,984.96			5,985	0%	20%	1,197	3,112	1,676	5,027	5.00	4.81	N/A	N/A	N/A	5.00	<no limit>	5.00	36.39	
8,199.34			8,199	0%	20%	1,640	4,264	2,296	6,887	6.00	6.59	N/A	N/A	N/A	6.00	<no limit>	6.00	31.88	
6,618.19			6,618	0%	20%	1,324	3,441	1,853	5,559	5.00	5.32	N/A	N/A	N/A	5.00	<no limit>	5.00	32.91	
7,273.96			7,274	0%	20%	1,455	3,782	2,037	6,110	6.00	5.84	N/A	N/A	N/A	6.00	<no limit>	6.00	35.93	
7,830.26			7,830	0%	20%	1,566	4,072	2,192	6,577	6.00	6.29	N/A	N/A	N/A	6.00	<no limit>	6.00	33.38	
37,993.45			37,993	0%	20%	7,599	19,757	10,638	31,914	31.00	30.53	N/A	N/A	N/A	31.00	<no limit>	31.00	35.54	
26,277.92			26,278	12%	20%	5,979	15,545	8,370	25,111	25.00	24.02	N/A	N/A	N/A	25.00	<no limit>	24.00	34.97	
7,156.83			7,157	0%	20%	1,431	3,722	2,004	6,012	6.00	5.75	N/A	N/A	N/A	6.00	<no limit>	6.00	36.52	
8,140.98			8,141	0%	20%	1,628	4,233	2,279	6,838	6.00	6.54	N/A	N/A	N/A	6.00	<no limit>	6.00	32.10	
5,709.83			5,710	0%	20%	1,142	2,969	1,599	4,796	4.00	4.59	N/A	N/A	N/A	4.00	<no limit>	4.00	30.52	
13,455.55			13,456	0%	20%	2,691	6,997	3,768	11,303	11.00	10.81	N/A	N/A	N/A	11.00	<no limit>	11.00	35.61	
11,167.64			11,168	0%	20%	2,234	5,807	3,127	9,381	9.00	8.97	N/A	N/A	N/A	9.00	<no limit>	9.00	35.10	
27,701.95			27,702	0%	20%	5,540	14,405	7,757	23,270	23.00	22.26	N/A	N/A	N/A	23.00	<no limit>	22.00	34.59	
8,213.26			8,213	0%	20%	1,643	4,271	2,300	6,899	6.00	6.60	N/A	N/A	N/A	6.00	<no limit>	6.00	31.82	
6,393.22			6,393	0%	20%	1,279	3,324	1,790	5,370	5.00	5.14	N/A	N/A	N/A	5.00	<no limit>	5.00	34.07	
5,261.94			5,262	0%	20%	1,052	2,736	1,473	4,420	4.00	4.23	N/A	N/A	N/A	4.00	<no limit>	4.00	33.11	
9,290.79			9,291	0%	20%	1,858	4,831	2,601	7,804	7.00	7.47	N/A	N/A	N/A	7.00	<no limit>	7.00	32.82	
7,277.40			7,277	0%	20%	1,455	3,784	2,038	6,113	6.00	5.85	N/A	N/A	N/A	6.00	<no limit>	6.00	35.91	
6,369.46			6,369	0%	20%	1,274	3,312	1,783	5,350	5.00	5.12	N/A	N/A	N/A	5.00	<no limit>	5.00	34.19	
16,955.44			16,955	0%	20%	3,391	8,817	4,748	14,243	14.00	13.62	N/A	N/A	N/A	14.00	<no limit>	14.00	35.97	
15,583.98			15,584	0%	20%	3,117	8,104	4,364	13,091	13.00	12.52	N/A	N/A	N/A	13.00	<no limit>	13.00	36.34	
6,426.41			6,426	0%	20%	1,285	3,342	1,799	5,398	5.00	5.16	N/A	N/A	N/A	5.00	<no limit>	5.00	33.89	
11,448.11			11,448	0%	20%	2,290	5,953	3,205	9,616	9.00	9.20	N/A	N/A	N/A	9.00	<no limit>	9.00	34.24	
29,402.92			29,403	0%	20%	5,881	15,290	8,233	24,698	24.00	23.62	N/A	N/A	N/A	24.00	<no limit>	24.00	35.56	
0.00			0	100%	20%	48,895	0	0	0	0.00	39.28	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	
8,216.91			8,217	0%	20%	1,643	4,273	2,301	6,902	6.00	6.60	N/A	N/A	N/A	6.00	<no limit>	6.00	31.81	
37,885.03			37,885	0%	20%	7,579	19,706	10,611	31,833	31.00	30.45	N/A	N/A	N/A	31.00	<no limit>	30.00	34.48	
12,702.02			12,702	0%	20%	2,540	6,605	3,557	10,670	10.00	10.21	N/A	N/A	N/A	10.00	<no limit>	10.00	34.29	
10,331.32			10,331	0%	20%	2,066	5,372	2,893	8,678	8.00	8.30	N/A	N/A	N/A	8.00	<no limit>	8.00	33.73	
193,697.96			193,698	1%	20%	39,233	102,005	54,926	164,777	164.00	157.62	N/A	N/A	N/A	164.00	<no limit>	158.00	35.09	
24,256.75			24,257	0%	20%	4,851	12,614	6,792	20,376	20.00	19.49	N/A	N/A	N/A	20.00	<no limit>	19.00	34.12	
0.00			0	100%	20%	94,359	0	0	0	0.00	75.81	N/A	N/A	N/A	0.00	<no limit>	0.00	0.00	

47	F_830073_3011039	0 LIME ST, LIME ST, MARBLEHEAD, (LIME STREET REA 402	Office Building - part of manufacturing operation	N	2.345258087	102159.4423	0	2662.778351	2662.730028	0
48	F_829608_3012821	204 BEACON ST, BEACON ST, MARB BLACKLER THOMA 316	Other Storage, Warehouse, and Distribution facilities (see also	N	0.482490514	21017.28679	0	0	0	0
49	F_831221_3011945	9 STONY BROOK RD, STONY BROOK PEACH EDWARD V 101	Single Family Residential	N	0.09541301	4156.190736	0	0	0	0
50	F_831239_3012020	22 CALTHROPE RD, CALTHROPE RD HAUSE LEONARD 101	Single Family Residential	N	0.034993202	1524.303866	0	0	0	0
51	F_831277_3011979	18 CALTHROPE RD, CALTHROPE RDMILLER WILLIAM C 101	Single Family Residential	N	0.111291336	4847.85058	0	0	0	0
52	F_831298_3011940	3 STONY BROOK RD, STONY BROOK HEBERT GARY L 101	Single Family Residential	N	0.035198184	1533.232897	0	0	0	0
53	F_831262_3011916	7 STONY BROOK RD, STONY BROOK GLABICKY JOHN 101	Single Family Residential	N	0.069075361	3008.922743	0	0	0	0
54	F_831340_3011869	2 STONY BROOK RD, STONY BROOK GALLAGHER DANII 101	Single Family Residential	N	0.122616766	5341.18631	0	0	0	0
55	F_831113_3011864	0 CHEEVER AV EXT, CHEEVER AV E TOWN OF MARBLE 930, 132	Vacant, Selectmen or City Council (Municipal), Undevelopable	N	0.107705452	4691.649491	4691.844784	0	4691.844784	0
56	F_830947_3011736	4 BERINGER WY, BERINGER WY, MAMOORE EDWARD 400	Buildings for manufacturing operations	N	1.664810834	72519.15992	0	0	0	0
57	F_831483_3011799	2 + TOGAN WY, TOGAN WY, MARBLE GUARNIERI JOHN 101	Single Family Residential	N	0.098214897	4278.240898	0	0	0	0
58	F_831291_3011797	6 STONY BROOK RD, STONY BROOK WAITEKUS RAYMC 101	Single Family Residential	N	0.12761736	5559.0122	0	0	0	0
59	F_831125_3011755	7 BERINGER WY, BERINGER WY, MA8 REAR STONY BR 101	Single Family Residential	N	0.212162856	9241.813987	0	0	0	0
60	F_831331_3011822	4 STONY BROOK RD, STONY BROOK LAVOIE AMANDA 101	Single Family Residential	N	0.114937609	5006.682243	0	0	0	0
61	F_831410_3011863	1 TOGAN WY, TOGAN WY, MARBLEH GALLAGHER DANII 101	Single Family Residential	N	0.070492314	3070.645176	0	0	0	0
62	F_831183_3011811	8 STONY BROOK RD, STONY BROOK PEACH WILLIAM D 101	Single Family Residential	N	0.265457978	11563.34951	0	0	0	0
63	F_831449_3011768	4 TOGAN WY, TOGAN WY, MARBLEH CAMMETT WILLIAM 102	Residential Condominium	N	0.106995243	4660.712775	0	0	0	0
64	F_831520_3011698	3 HINES CT, HINES CT, MARBLEHEA NAESER BARBARA 101	Single Family Residential	N	0.115856582	5046.712701	0	0	0	0
65	F_831386_3011700	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.10026317	4367.463681	0	0	0	0
66	F_830838_3011684	0 PEACH HIGHLANDS, PEACH HIGHL DENNIS ALLAN W 132	Undevelopable Residential Land	N	0.157546724	6862.735301	0	0	0	0
67	F_831419_3011734	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.093711318	4082.065031	0	0	0	0
68	F_830816_3011751	0 PEACH HIGHLANDS, PEACH HIGHL DENNIS ALLAN W 132	Undevelopable Residential Land	N	0.04933681	2149.111442	0	0	0	0
69	F_831552_3011731	2 CALTHROPE RD, CALTHROPE RD, RINALDI ALESSANI 101	Single Family Residential	N	0.092400846	4024.980862	0	0	0	0
70	F_831416_3011636	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.137437635	5986.783366	0	0	0	0
71	F_831486_3011668	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.091528093	3986.963736	0	0	0	0
72	F_831349_3011668	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.122887346	5352.972797	0	0	0	0
73	F_831866_3011672	0 NORMAN ST, NORMAN ST, MARBLIMARBLEHEAD TR 316	Other Storage, Warehouse, and Distribution facilities (see also	N	0.18596461	8100.61841	0	0	0	0
74	F_831870_3011557	1 NORMAN ST, NORMAN ST, MARBLIMARBLEHEAD TR 313	Lumber Yards	N	0.37711378	16427.07625	0	3404.943226	3404.974611	0
75	F_831818_3011610	7 NORMAN ST, NORMAN ST, MARBLIMARBLEHEAD TR 130	Developable Residential Land	N	0.168990484	7361.225499	0	0	0	0
76	F_831007_3011600	3 BERINGER WY, BERINGER WY, MA3 BERINGER WAY, 340	General Office Buildings	N	0.135622445	5907.713715	0	0	0	0
77	F_831672_3011604	12 NORMAN ST, NORMAN ST, MARBIBUSWELL DANA A 101	Single Family Residential	N	0.083575521	3640.549686	0	0	0	0
78	F_831503_3011497	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.144279292	6284.805964	0	0	0	0
79	F_831678_3011511	10 NORMAN ST, NORMAN ST, MARBIGEORGE WAYNE E 101	Single Family Residential	N	0.384238013	16737.40783	0	0	0	0
80	F_831060_3011539	14 FOSS TR, FOSS TR, MARBLEHEAI HAHN ELIZABETH 101	Single Family Residential	N	0.222906356	9709.800851	0	0	0	0
81	F_831561_3011537	8 HINES CT, HINES CT, MARBLEHEA YACHT TOWN, LLC 101	Single Family Residential	N	0.167587818	7300.12537	0	0	0	0
82	F_831570_3011432	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.084684223	3688.844771	0	0	0	0
83	F_831432_3011565	15 * HINES CT, HINES CT, MARBLEHEA YACHT TOWN, LLC 104	Two-Family Residential	N	0.103962407	4528.602467	0	0	0	0
84	F_831606_3011580	6 HINES CT, HINES CT, MARBLEHEA ALTIERI LAUREN B 101	Single Family Residential	N	0.136109365	5928.92393	0	0	0	0
85	F_831606_3011402	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 104	Two-Family Residential	N	0.1090303	4749.359884	0	0	0	0
86	F_831636_3011644	2 2B HINES CT, HINES CT, MARBLEHIBUSWELL LISA M - 104	Two-Family Residential	N	0.103155678	4493.461336	0	0	0	0
87	F_831194_3011404	8 FOSS TR, FOSS TR, MARBLEHEAD SMITH ANDREW R 101	Single Family Residential	N	0.366043468	15944.85347	0	0	0	0
88	F_831507_3011382	7 HILLSIDE AV, HILLSIDE AV, MARBL GREGORY JAHNA 101	Single Family Residential	N	0.203827146	8878.710501	0	0	0	0
89	F_831406_3011332	8 HILLSIDE AV, HILLSIDE AV, MARBL OSBORNE JOHN B 101	Single Family Residential	N	0.115616266	5036.244542	0	0	0	0
90	F_831337_3011303	10 HILLSIDE AV, HILLSIDE AV, MARB WALL KEVIN J 102	Residential Condominium	N	0.249443547	10865.76091	0	0	0	0
91	F_831275_3011476	5 FOSS TR, FOSS TR, MARBLEHEAD BURNS PAUL H 101	Single Family Residential	N	0.099133947	4318.274752	0	0	9.658071905	0
92	F_831446_3011452	9 + HILLSIDE AV, HILLSIDE AV, MARB 9 HILLSIDE AVE, LI 111	Apartments with Four to Eight Units	N	0.206636007	9001.064453	0	0	0	0
93	F_831327_3011451	3 FOSS TR, FOSS TR, MARBLEHEAD RODRIGUEZ CHRIS 101	Single Family Residential	N	0.051817199	2257.157199	0	0	0.016380787	0
94	F_831223_3011634	22 HILLSIDE AV, HILLSIDE AV, MARB TSIMBAL ALEXAND 102	Residential Condominium	N	0.156476129	6816.100173	0	0	0	0
95	F_831160_3011599	15 FOSS TR, FOSS TR, MARBLEHEAI SCHNEIDER ANDR 101	Single Family Residential	N	0.118344922	5155.104811	0	0	0	0
96	F_831065_3011694	5 BERINGER WY, BERINGER WY, MA5 BERINGER WAY, 132	Undevelopable Residential Land	N	0.165979705	7230.075959	0	0	0	0
97	F_831107_3011639	16 FOSS TR, FOSS TR, MARBLEHEAI PEACH DAVID A TF 101	Single Family Residential	N	0.173416999	7554.044455	0	0	0	0
98	F_831185_3011546	11 FOSS TR, FOSS TR, MARBLEHEAI MERRICK DONNA 102	Residential Condominium	N	0.125300616	5458.094841	0	0	0	0
99	F_831344_3011557	17 HILLSIDE AV, HILLSIDE AV, MARB BARDEN KYLE & N 102	Residential Condominium	N	0.132416814	5768.07643	0	0	0	0
100	F_831389_3011511	15 HILLSIDE AV, HILLSIDE AV, MARB WITHUM ROBERT 104	Two-Family Residential	N	0.146437774	6378.829457	0	0	0	0
101	F_831233_3011515	18 HILLSIDE AV, HILLSIDE AV, MARB SMITH PHYLLIS B 101	Single Family Residential	N	0.116802908	5087.934682	0	0	0	0
102	F_831120_3011469	10 FOSS TR, FOSS TR, MARBLEHEAI FINER ELLEN M 101	Single Family Residential	N	0.170245473	7415.892821	0	0	0	0
103	F_831306_3011377	2 FOSS TR, FOSS TR, MARBLEHEAD RABIN PAUL 101	Single Family Residential	N	0.155312179	6765.398529	0	0	0	0
104	F_831259_3011747	11 TOGAN WY, TOGAN WY, MARBLE JACOBSEN LLOYD 102	Residential Condominium	N	0.133077238	5796.844478	0	0	0	0
105	F_831307_3011716	0 TOGAN WY, TOGAN WY, MARBLEH DUNCAN MARY P 132	Undevelopable Residential Land	N	0.014933436	650.5004818	0	0	0	0
106	F_831313_3011708	0 TOGAN WY, TOGAN WY, MARBLEH YACHT TOWN, LLC 132	Undevelopable Residential Land	N	0.016259144	708.2483077	0	0	0	0
107	F_831437_3011614	15 * HINES CT, HINES CT, MARBLEHE YACHT TOWN, LLC 101	Single Family Residential	N	0.054485072	2373.36972	0	0	0	0
108	F_831301_3011663	0 TOGAN WY, TOGAN WY, MARBLEH YACHT TOWN, LLC 132	Undevelopable Residential Land	N	0.005371711	233.9917198	0	0	0	0
109	F_831251_3011686	15 TOGAN WY, TOGAN WY, MARBLE HILL DOUGLAS G 102	Residential Condominium	N	0.130110068	5667.594553	0	0	0	0
110	F_831301_3011601	21 HILLSIDE AV, HILLSIDE AV, MARB GESUERO ADAM K 101	Single Family Residential	N	0.138798333	6046.055369	0	0	0	0

99,496.71	99,497	3%	20%	20,432	53,123	28,605	85,814	85.00	82.08	N/A	N/A	N/A	85.00		<no limit>	82.00	34.96
21,017.29	21,017	0%	20%	4,203	10,929	5,885	17,655	17.00	16.89	N/A	N/A	N/A	17.00		<no limit>	17.00	35.23
0.00	0	0%	20%	831	0	0	0	0.00	3.34	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	305	0	0	0	0.00	1.22	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	970	0	0	0	0.00	3.90	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	307	0	0	0	0.00	1.23	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	602	0	0	0	0.00	2.42	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
5,341.19	5,341	0%	20%	1,068	2,777	1,496	4,487	4.00	4.29	N/A	N/A	N/A	4.00		<no limit>	4.00	32.62
0.00	0	100%	20%	4,692	0	0	0	0.00	3.77	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
72,519.16	72,519	0%	20%	14,504	37,710	20,305	60,916	60.00	58.27	N/A	N/A	N/A	60.00		<no limit>	58.00	34.84
0.00	0	0%	20%	856	0	0	0	0.00	3.44	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
5,559.01	5,559	0%	20%	1,112	2,891	1,557	4,670	4.00	4.47	N/A	N/A	N/A	4.00		<no limit>	4.00	31.34
9,241.81	9,242	0%	20%	1,848	4,806	2,588	7,763	7.00	7.43	N/A	N/A	N/A	7.00		<no limit>	7.00	32.99
5,006.68	5,007	0%	20%	1,001	2,603	1,402	4,206	4.00	4.02	N/A	N/A	N/A	4.00		<no limit>	4.00	34.80
0.00	0	0%	20%	614	0	0	0	0.00	2.47	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
11,563.35	11,563	0%	20%	2,313	6,013	3,238	9,713	9.00	9.29	N/A	N/A	N/A	9.00		<no limit>	9.00	33.90
0.00	0	0%	20%	932	0	0	0	0.00	3.74	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
5,046.71	5,047	0%	20%	1,009	2,624	1,413	4,239	4.00	4.05	N/A	N/A	N/A	4.00		<no limit>	4.00	34.53
0.00	0	0%	20%	873	0	0	0	0.00	3.51	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
6,862.74	6,863	0%	20%	1,373	3,569	1,922	5,765	5.00	5.51	N/A	N/A	N/A	5.00		<no limit>	5.00	31.74
0.00	0	0%	20%	816	0	0	0	0.00	3.28	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	430	0	0	0	0.00	1.73	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	805	0	0	0	0.00	3.23	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
5,986.78	5,987	0%	20%	1,197	3,113	1,676	5,029	5.00	4.81	N/A	N/A	N/A	5.00		<no limit>	5.00	36.38
0.00	0	0%	20%	797	0	0	0	0.00	3.20	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
5,352.97	5,353	0%	20%	1,071	2,784	1,499	4,496	4.00	4.30	N/A	N/A	N/A	4.00		<no limit>	4.00	32.55
8,100.62	8,101	0%	20%	1,620	4,212	2,268	6,805	6.00	6.51	N/A	N/A	N/A	6.00		<no limit>	6.00	32.26
13,022.10	13,022	21%	20%	3,405	8,464	4,558	13,673	13.00	13.20	N/A	N/A	N/A	13.00		<no limit>	13.00	34.47
7,361.23	7,361	0%	20%	1,472	3,828	2,061	6,183	6.00	5.91	N/A	N/A	N/A	6.00		<no limit>	6.00	35.50
5,907.71	5,908	0%	20%	1,182	3,072	1,654	4,962	4.00	4.75	N/A	N/A	N/A	4.00		<no limit>	4.00	29.49
0.00	0	0%	20%	728	0	0	0	0.00	2.93	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
6,284.81	6,285	0%	20%	1,257	3,268	1,760	5,279	5.00	5.05	N/A	N/A	N/A	5.00		<no limit>	5.00	34.66
16,737.41	16,737	0%	20%	3,347	8,703	4,686	14,059	14.00	13.45	N/A	N/A	N/A	14.00		<no limit>	13.00	33.83
9,709.80	9,710	0%	20%	1,942	5,049	2,719	8,156	8.00	7.80	N/A	N/A	N/A	8.00		<no limit>	8.00	35.89
7,300.13	7,300	0%	20%	1,460	3,796	2,044	6,132	6.00	5.87	N/A	N/A	N/A	6.00		<no limit>	6.00	35.80
0.00	0	0%	20%	738	0	0	0	0.00	2.96	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	906	0	0	0	0.00	3.64	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
5,928.92	5,929	0%	20%	1,186	3,083	1,660	4,980	4.00	4.76	N/A	N/A	N/A	4.00		<no limit>	4.00	29.39
0.00	0	0%	20%	950	0	0	0	0.00	3.82	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	899	0	0	0	0.00	3.61	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
15,944.85	15,945	0%	20%	3,189	8,291	4,465	13,394	13.00	12.81	N/A	N/A	N/A	13.00		<no limit>	13.00	35.51
8,878.71	8,879	0%	20%	1,776	4,617	2,486	7,458	7.00	7.13	N/A	N/A	N/A	7.00		<no limit>	7.00	34.34
5,036.24	5,036	0%	20%	1,007	2,619	1,410	4,230	4.00	4.05	N/A	N/A	N/A	4.00		<no limit>	4.00	34.60
10,865.76	10,866	0%	20%	2,173	5,650	3,042	9,127	9.00	8.73	N/A	N/A	N/A	9.00		<no limit>	9.00	36.08
0.00	0	0%	20%	864	0	0	0	0.00	3.47	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
9,001.06	9,001	0%	20%	1,800	4,681	2,520	7,561	7.00	7.23	N/A	N/A	N/A	7.00		<no limit>	7.00	33.88
0.00	0	0%	20%	451	0	0	0	0.00	1.81	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
6,816.10	6,816	0%	20%	1,363	3,544	1,909	5,726	5.00	5.48	N/A	N/A	N/A	5.00		<no limit>	5.00	31.95
5,155.10	5,155	0%	20%	1,031	2,681	1,443	4,330	4.00	4.14	N/A	N/A	N/A	4.00		<no limit>	4.00	33.80
7,230.08	7,230	0%	20%	1,446	3,760	2,024	6,073	6.00	5.81	N/A	N/A	N/A	6.00		<no limit>	6.00	36.15
7,554.04	7,554	0%	20%	1,511	3,928	2,115	6,345	6.00	6.07	N/A	N/A	N/A	6.00		<no limit>	6.00	34.60
5,458.09	5,458	0%	20%	1,092	2,838	1,528	4,585	4.00	4.39	N/A	N/A	N/A	4.00		<no limit>	4.00	31.92
5,768.08	5,768	0%	20%	1,154	2,999	1,615	4,845	4.00	4.63	N/A	N/A	N/A	4.00		<no limit>	4.00	30.21
6,378.83	6,379	0%	20%	1,276	3,317	1,786	5,358	5.00	5.13	N/A	N/A	N/A	5.00		<no limit>	5.00	34.14
5,087.93	5,088	0%	20%	1,018	2,646	1,425	4,274	4.00	4.09	N/A	N/A	N/A	4.00		<no limit>	4.00	34.25
7,415.89	7,416	0%	20%	1,483	3,856	2,076	6,229	6.00	5.96	N/A	N/A	N/A	6.00		<no limit>	6.00	35.24
6,765.40	6,765	0%	20%	1,353	3,518	1,894	5,683	5.00	5.44	N/A	N/A	N/A	5.00		<no limit>	5.00	32.19
5,796.84	5,797	0%	20%	1,159	3,014	1,623	4,869	4.00	4.66	N/A	N/A	N/A	4.00		<no limit>	4.00	30.06
0.00	0	0%	20%	130	0	0	0	0.00	0.52	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	142	0	0	0	0.00	0.57	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	475	0	0	0	0.00	1.91	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
0.00	0	0%	20%	47	0	0	0	0.00	0.19	N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
5,667.59	5,668	0%	20%	1,134	2,947	1,587	4,761	4.00	4.55	N/A	N/A	N/A	4.00		<no limit>	4.00	30.74
6,046.06	6,046	0%	20%	1,209	3,144	1,693	5,079	5.00	4.86	N/A	N/A	N/A	5.00		<no limit>	5.00	36.02

Unit Capacity per District Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Unrestricted					
Modeled Unit Capacity	958	0	0	0	0	958
Dwelling Units per Acre Limit	1,724					1,724
District Unit Cap Limit						0
Max Lot Coverage Limit						0
Lot Area per Dwelling Unit Limit						0
Max Units per Lot Limit	958	0	0	0	0	958
FAR Limit						0
Final Unit Capacity per District	940	0	0	0	0	940

INFO: If the com

Summary Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Unrestricted					
District Acreage <i>(see note)</i>	49.2	0.0	0.0	0.0	0.0	49.2
District Density Denominator <i>(see note)</i>	47.4	0.0	0.0	0.0	0.0	47.4
Final Unit Capacity per District	940	0	0	0	0	940
DU/AC	19.8	0.0	0.0	0.0	0.0	19.8
Parcel Acreage	49.2	0.0	0.0	0.0	0.0	49.2
Total Built Square Feet	994,247	0	0	0	0	994,247
Total Units in Station Area	0	0	0	0	0	0
Non-Conforming Parcels	26	0	0	0	0	26
Total Excluded Land (sf)	896,314	0	0	0	0	896,314
Total Open Space (sf)	1,136,484	0	0	0	0	1,136,484
Total Parking Area (sf)	615,486	0	0	0	0	615,486
Units Forgone due to Unit Cap in Zoning	0.00	0.00	0.00	0.00	0.00	0

INFO: District A

INFO: District D used as the den

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirements	Modeled Results
Community:	Marblehead	Marblehead
Community Category:	Adjacent community	Adjacent community
2020 Housing Units (Census PL-94):	8,965	8,965
Minimum Multi-family Unit Capacity:	897	940
Minimum Land Area:	27	49.2
Developable station area:	0.00	0.00
% Unit Capacity within Transit Station Areas:	0%	0%
% Land Area Located in Transit Station Areas:	0%	0%

**APPENDIX C:
ZONING BY-LAW**

MBTA Communities
Section 3A MGL c40A

Draft Zoning Town of Marblehead

June 2023



Department of Housing and Community Development
100 Cambridge Street Suite 300
Boston, MA 02114



Table of Contents ([blue underline](#) are links to sections)

A. Purpose	2
B. Establishment and Applicability	3
C. Definitions	4
D. Permitted Uses	6
E. Dimensional Standards	7
F. Off-Street Parking	8
G. General Development Standards	9
H. Affordability Requirements	12
I. Site Plan Review	14
J. Severability	15

DRAFT

Section 200-43. MBTA Communities Multi-family Overlay District

A. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Locate housing within walking distance of town centers to promote general public health, reduce the number of vehicular miles travelled, support economic development, and meet community-based environmental goals, including reducing greenhouse gases and improving air quality.
3. Preserve open space in a community by locating new housing within or adjacent to existing developed areas and infrastructure.
4. Support public investment in pedestrian- and bike-friendly infrastructure.
5. Increase the municipal tax base through private investment in new residential developments.

DRAFT

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 49 acres in size that is superimposed over the underlying zoning district (s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Section 200-43.
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Section 200-43 are governed by the requirements of the underlying zoning district(s).

DRAFT

C. Definitions.

For purposes of this Section 200-43, the following definitions shall apply.

1. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. **Affordable housing.** Housing that contains Affordable Units as defined by this Section 200-43.
3. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
4. **Area Median Income (AMI).** The median family income for the metropolitan statistical region that includes the Town of Marblehead, as defined by the U.S. Department of Housing and Urban Development (HUD).
5. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
6. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
7. **Compliance Guidelines.** *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act* as further revised or amended from time to time.
8. **DHCD.** The Massachusetts Department of Housing and Community Development, or any successor agency.
9. **Development standards.** Provisions of **Section 200-43 G. General Development Standards** made applicable to projects within the MCMOD.
10. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
11. **MBTA.** Massachusetts Bay Transportation Authority.
12. **Mixed-use development.** Development containing a mix of residential uses and non-residential uses, including, commercial, institutional, industrial, or other uses.
13. **Multi-family housing.** 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.
14. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
15. **Open space.** Contiguous undeveloped land within a parcel boundary.

16. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
17. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
18. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
19. **Section 3A.** Section 3A of the Zoning Act.
20. **Site plan review authority.** Town of Marblehead Planning Board
21. **Special permit granting authority.** The Special Permit Granting Authority shall include the Board of Selectmen, city council, board of appeals, planning board, or zoning administrators as designated by the Zoning for the issuance of special permits.
22. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by DHCD used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.

D. Permitted Uses

1. **Uses Permitted As of Right.** The following uses are permitted as of right within the MCMOD.

- a. Multi-family housing.
- b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Educational uses.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists’ studios, maker space, and small-scale food production no more than 5,000 SF, and retail associated with each use.
Any Floor
Residential (required component).

2. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section D.1.

- a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

E. Dimensional Standards

1. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Standard	
Lot Size	
Minimum (SF)	5,000
Height	
Stories (Maximum)	3
Feet (Maximum)	35
Minimum Open Space	1 SF for every 50 SF of gross floor area
Minimum Frontage (ft)	35
Front Yard Setback	
Minimum (ft)	None
Maximum (ft)	2x Frontage
Side Yard Setback (ft)	6
Rear Yard Setback (ft)	8

2. **Multi-Building Lots.** In the MCMOD, lots may have more than one principal building.
3. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.
4. **Exceptions: Renewable Energy Installations.** The Site Plan Review Authority or Special Permit Granting Authority may waive the height and setbacks in **Section 200-43 E. Dimensional Standards** to accommodate the installation of solar photovoltaic, solar thermal, living, and other eco-roofs, energy storage, and air-source heat pump equipment. Such installations shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site. The installations shall not provide additional habitable space within the development.

F. Off-Street Parking

These parking requirements are applicable to development in the MCMOD.

1. **Number of parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	2 spaces per residential unit
Mixed-Use (Non-residential)/ Commercial	See Article VI

2. **Bicycle storage.** For a multi-family development of 25 units or more, or a mixed- use development of 25,000 square feet or more, covered bicycle parking spaces shall be integrated into the structure of the building(s).
3. **Shared Parking within a Mixed-Use Development.** Parking requirements for a mix of uses on a single site may be adjusted through the Site Plan Review process, if the applicant can demonstrate that shared spaces will meet parking demands by using accepted methodologies.



G. General Development Standards

1. Development standards in the MCMOD are applicable to all multi-family development with more than 25 units or mixed-use development of more than 25,000 SF within the MCMOD. These standards are components of the Site Plan Review process in **Section 200-43 I. Site Plan Review**.
2. **Site Design.**
 - a. **Connections.** Sidewalks shall provide a direct connections among building entrances, the public sidewalk (if applicable), bicycle storage, and parking.
 - b. **Vehicular access.** Where feasible, curb cuts shall be minimized, and shared driveways encouraged.
 - c. **Open Space.** See section 200-43 E.
 - d. **Screening for Parking.** Surface parking adjacent to a public sidewalk shall be screened by a landscaped buffer of sufficient width to allow the healthy establishment of trees, shrubs, and perennials, but no less than [6 (six)] feet. The buffer may include a fence or wall of no more than three feet in height unless there is a significant grade change between the parking and the sidewalk.
 - e. **Parking Materials.** The parking surface may be concrete, asphalt, decomposed granite, bricks, or pavers, including pervious materials but not including grass or soil not contained within a paver or other structure.
 - f. **Plantings.** Plantings shall include species that are native or adapted to the region. Plants on the Massachusetts Prohibited Plant List, as may be amended, shall be prohibited.
 - g. **Lighting.** Light levels shall meet or exceed the minimum design guidelines defined by the Illuminating Engineering Society of North America (IESNA) and shall provide illumination necessary for safety and convenience while preventing glare and overspill onto adjoining properties and reducing the amount of skyglow.
 - h. **Mechanicals.** Mechanical equipment at ground level shall be screened by a combination of fencing and plantings. Rooftop mechanical equipment shall be screened if visible from a public right-of-way.
 - i. **Dumpsters.** Dumpsters shall be screened by a combination of fencing and plantings. Where possible, dumpsters or other trash and recycling collection points shall be located within the building.
 - j. **Stormwater management.** Strategies that demonstrate compliance of the construction activities and the proposed project with the most current versions of the Massachusetts Department of Environmental Protection Stormwater Management Standards, the Massachusetts Stormwater Handbook,

Massachusetts Erosion Sediment and Control Guidelines, Marblehead Bylaw Chapter 195, and, if applicable, additional requirements under the Marblehead MS4 Permit for projects that disturb more than one acre and discharge to the Town's municipal stormwater system, and an Operations and Management Plan for both the construction activities and ongoing post-construction maintenance and reporting requirements.

3. Buildings: General.

- a. **Position relative to principal street.** The primary building shall have its principal façade and entrance facing the principal street. See also Section G.7. Buildings: Corner Lots.
- b. **Entries.** Where feasible, entries shall be clearly defined and linked to a paved pedestrian network that includes the public sidewalk.

4. Buildings: Multiple buildings on a lot.

- a. For a mixed-use development, uses may be mixed within the buildings or in separate buildings.
- b. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.
- c. A paved pedestrian network shall connect parking to the entries to all buildings and the buildings to each other.
- d. The orientation of multiple buildings on a lot should reinforce the relationships among the buildings. All building façade(s) shall be treated with the same care and attention in terms of entries, fenestration, and materials.
- e. The building(s) adjacent to the public street shall have a pedestrian entry facing the public street.

5. Buildings: Mixed-use development.

- a. In a mixed-use building, access to and egress from the residential component shall be clearly differentiated from access to other uses. Such differentiation may occur by using separate entrances or egresses from the building or within a lobby space shared among different uses.
- b. Paved pedestrian access from the residential component shall be provided to residential parking and amenities and to the public sidewalk, as applicable.
- c. Materials for non-residential uses shall be stored inside or under cover and shall not be accessible to residents of the development.
- d. Parking and circulation on the site shall be organized so as to reduce the amount of impervious surface. Where possible, parking and loading areas shall be connected to minimize curb cuts onto public rights-of-way.

6. **Buildings: Shared Outdoor Space.** Multi-family housing and mixed-use development shall have common outdoor space that all residents can access. Such space may be located in any combination of ground floor, courtyard, rooftop, or terrace. All outdoor space shall count towards the project's minimum Open Space requirement, if applicable.
7. **Buildings: Corner Lots.** A building on a corner lot shall indicate a primary entrance either along one of the street-facing façades or on the primary corner as an entrance serving both streets.
 - a. Such entries shall be connected by a paved surface to the public sidewalk, if applicable.
 - b. All façades visible from a public right-of-way shall be treated with similar care and attention in terms of entries, fenestration, and materials.
 - c. Fire exits serving more than one story shall not be located on either of the street-facing façades.
8. **Buildings: Infill Lots.** If the adjacent buildings are set back at a distance that exceeds the minimum front yard requirements, infill buildings shall meet the requirements of **Section 200-43 E. Dimensional Standards**. Otherwise, infill buildings may match the setback line of either adjacent building, or an average of the setback of the two buildings to provide consistency along the street.
9. **Buildings: Principal Façade and Parking.** Parking shall be subordinate in design and location to the principal building façade.
 - a. **Surface parking.** Surface parking shall be located to the rear or side of the principal building. Parking shall not be located in the setback between the building and any lot line adjacent to the public right-of-way.
 - b. **Integrated garages.** The principal pedestrian entry into the building shall be more prominent in design and placement than the vehicular entry into the garage.
 - c. **Parking structures.** Building(s) dedicated to structured parking on the same lot as one or more multi-family buildings or mixed-use development shall be subordinate in design and placement to the multi-family or mixed-use building(s) on the lot.
10. **Waivers.** Upon the request of the Applicant and subject to compliance with the Compliance Guidelines, the Site Plan Review Authority may waive the requirements of this **Section 200-43 G. General Development Standards**, in the interests of design flexibility and overall project quality, and upon a finding of consistency of such variation with the overall purpose and objectives of the MCMOD.

H. **Affordability Requirements.**

1. **Purpose.**

- a. Promote the public health, safety, and welfare by encouraging a diversity of housing opportunities for people of different income levels;
- b. Provide for a full range of housing choices for households of all incomes, ages, and sizes;
- c. Increase the production of affordable housing units to meet existing and anticipated housing needs; and
- d. Work to overcome economic segregation allowing Marblehead to be a community of opportunity in which low and moderate-income households have the opportunity to advance economically.

2. **Applicability.** This requirement is applicable to all residential and mixed-use developments with 10 or more dwelling units, whether new construction, substantial rehabilitation, expansion, reconstruction, or residential conversion (Applicable Projects). No project may be divided or phased to avoid the requirements of this section.

3. **Affordability requirements.**

- a. **Subsidized Housing Inventory.** All units affordable to households earning 80% or less of AMI created in the MCMOD under this section must be eligible for listing on DHCD's Subsidized Housing Inventory.

4. **Provision of Affordable Housing.** In Applicable Projects, not fewer than ten percent (10%) of housing units constructed shall be Affordable Housing Units. For purposes of calculating the number of units of Affordable Housing required within a development project, a fractional unit shall be rounded down to the next whole number. The Affordable Units shall be available to households earning income up to eighty percent (80%) of the AMI.

5. **Fee in Lieu.**

- a. As an alternative to the requirements of paragraph (3) of this section, and at the sole discretion and majority vote of Board of Selectmen upon a recommendation of the Building Inspector and Fair Housing Committee the developer or property owner shall contribute a fee to the Municipality's Affordable Housing Trust Fund in lieu of providing all or a portion of the required Affordable Housing Units within the proposed development.

- b. The fee in lieu of providing one or more Affordable Housing Units shall be a minimum of \$400,000.00 per required Affordable Housing Units not provided within the development. This fee may be adjusted upward by a majority vote of the Fair Housing Committee.
 - c. Any payment to the Affordable Housing Trust Fund as an in lieu contribution for Affordable Housing Units shall be made as follows: at least 50 percent of the total owed prior to the issuance of a building permit; and the remaining total owed prior to the issuance of an occupancy permit.
- 6. Development Standards.** Affordable Units shall be:
- a. Integrated with the rest of the development and shall be compatible in design, appearance, construction, and quality of exterior and interior materials with the other units and/or lots;
 - b. Dispersed throughout the development;
 - c. Located such that the units have equal access to shared amenities, including light and air, and utilities (including any bicycle storage and/or Electric Vehicle charging stations) within the development;
 - d. Located such that the units have equal avoidance of any potential nuisances as market-rate units within the development;
 - e. Distributed proportionately among unit sizes; and
 - f. Distributed proportionately across each phase of a phased development.
 - g. Occupancy permits may be issued for market-rate units prior to the end of construction of the entire development provided that occupancy permits for Affordable Units are issued simultaneously on a pro rata basis.
- 7. Administration.**
- a. The Building Inspector shall be responsible for administering and enforcing the requirements in this section.

I. Site Plan Review

1. **Applicability.** Site Plan Review is required for a project that proposes 25 dwelling units or more. An application for Site Plan Review shall be reviewed by the Permitting Authority for consistency with the purpose and intent of Sections 200-43 D through 200-43 H.
2. **Submission Requirements.** As part of any application for Site Plan Review for a project within the MCMOD submitted under Sections 200-43 E through 200-43 I (or, for projects not requiring Site Plan Review, prior to submission of any application for a building permit), the Applicant must submit the following documents to the Municipality:
 - a. Application and fee for Site Plan Review.
 - b. Site plans that show the position of the building on the site, points of vehicular access to and from the site and vehicular circulation on the site, stormwater management, utilities, and landscape treatments, including any screening of adjacent properties, and other information commonly required by Municipality for Site Plan Review.
 - c. Elevations of the building(s) showing the architectural design of the building.
 - d. All site plans shall be prepared by a certified architect, landscape architect, and/or a civil engineer registered in the Commonwealth of Massachusetts. All landscape plans shall be prepared by a certified landscape architect registered in the Commonwealth of Massachusetts. All building elevations shall be prepared by a certified architect registered in the Commonwealth of Massachusetts. All plans shall be signed and stamped, and drawings prepared at a scale of one inch equals forty feet (1"=40') or larger, or at a scale as approved in advance by the Permitting Authority.
 - e. Narrative of compliance with the applicable design standards of this Section 200-43.
3. **Timeline.** Site Plan Review should be commenced no later than 30 days of the submission of a complete application and should be completed expeditiously. The site plan review authority may, when appropriate, seek the input of other municipal boards or officials. In general, site plan review should be completed no more than 6 months after the submission of the application.
4. **Site Plan Approval.** Site Plan approval for uses listed in Section 200-43 D. Permitted Uses shall be granted upon determination by the Site Plan Review Authority that the following conditions have been satisfied. The Site Plan Review Authority may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
 - a. the Applicant has submitted the required fees and information as set forth in Municipality's requirements for a Building Permit and Site Plan Review; and

- b. the project as described in the application meets the development standards set forth in Section 200-43 G. General Development Standards.
- 5. **Project Phasing.** An Applicant may propose, in a Site Plan Review submission, that a project be developed in phases subject to the approval of the Site Plan Review Authority, provided that the submission shows the full buildout of the project and all associated impacts as of the completion of the final phase. However, no project may be phased solely to avoid the provisions of **Section 200-43 H. Affordability Requirements.**

J. Severability.

If any provision of this Section 200-43 is found to be invalid by a court of competent jurisdiction, the remainder of Section 200-43 shall not be affected but shall remain in full force. The invalidity of any provision of this Section 200-43 shall not affect the validity of the remainder of Marblehead's Zoning Bylaw.

DRAFT