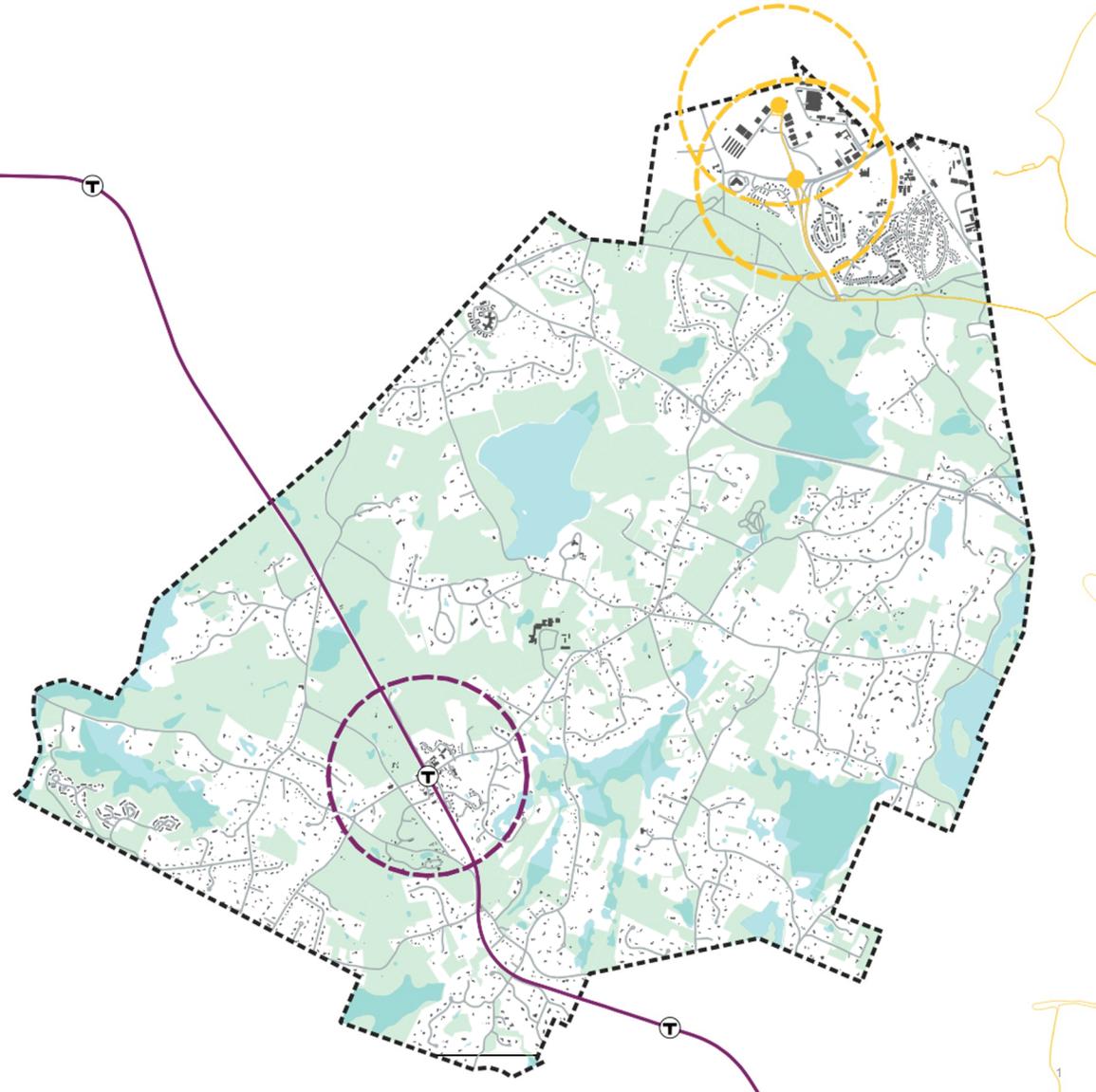


# Housing Choice Act 3A District Zoning

*Town Meeting Preview  
March 14, 2024*



## HCA 3A District – Chosen at December Town Meeting

- Lincoln Woods subdistrict (purple)
- Lincoln Rd/Lewis St subdistrict (orange)
- Codman Rd subdistrict (green)
- Village Center subdistrict (yellow)

### **Zoned Acres = 64.5**

Includes many acres of non-buildable wetlands; ALSO, per HCA rules, the acreage in the Village Center subdistrict is not counted towards our total, only the zoned units.

### **Zoned Units = 648**

### **Delta w/Existing Units = 463**

### **Modeled Density = 15.3 U/A**



# Components of Zoning Bylaw



## Definitions

- Overlay district
- Multi-family housing
- Live/work units
- Street Activating uses
- Allowable and prohibited commercial uses



## Rules for each Subdistrict

- Units per acre maximums
- Dimensional controls
- Parking requirements



## General Provisions

- Wetland, watershed, & aquifer protections
- Inclusionary zoning
- Building energy requirements

# HCA 3A District = “Option C”

## Zoning Standards & Model Outputs

Draft District Name	Max. Stories	Setbacks	Min. Parking Spaces per Unit	Max. Units per Acre	Modeled Multifamily Unit Capacity	District Acreage	Subdistrict Density Denominator*	Modeled Gross Subdistrict Density**
Lincoln Woods (3A)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	8	161	20.5 acres	7.3 acres	22.1 Units/Acre = 161 units / 7.3 acres
Lincoln Rd / Lewis St (3A)	3 stories	Front: 15' Sides: 15' Rear: 25'	1	11	193	20.3 acres	12.6 acres	15.3 Units/Acre = 193 units / 12.6 acres
Codman Rd (3A)	3 stories	Front: 30' Sides: 30' Rear: 50'	1	10	169	23.7 acres	14.3 acres	11.8 Units/Acre = 169 units / 14.3 acres
Village Center (MMU)	3 stories	Front: 25' Sides: 25' Rear: 25'	1	25	125	7.1 acres***	7.1 acres***	17.6 Units/Acre = 125 units / 7.1 acres***
<b>TOTAL w/o MMU</b>	-	-	-	-	<b>523 units</b>	<b>64.5 acres***</b>	<b>34.2 acres***</b>	<b>15.3 Units/Acre = 523 units / 34.2 acres</b>
<b>TOTAL w/ MMU</b>	-	-	-	-	<b>648 units</b>	<b>64.5 acres***</b>	<b>34.2 acres***</b>	<b>15.3 Units/Acre = 523 units / 34.2 acres</b>
<b>COMPLIANCE TARGET</b>					<b>635 units</b>	<b>42 acres</b>		<b>15 units/acre</b>

\* “District Density Denominator” is the district size MINUS any areas containing: wetlands, water bodies, Title V setbacks, Surface Water Protection Zone A, and Wellhead Protection Zone 1.

\*\* District Density is calculated as Modeled Unit Capacity / District Density Denominator

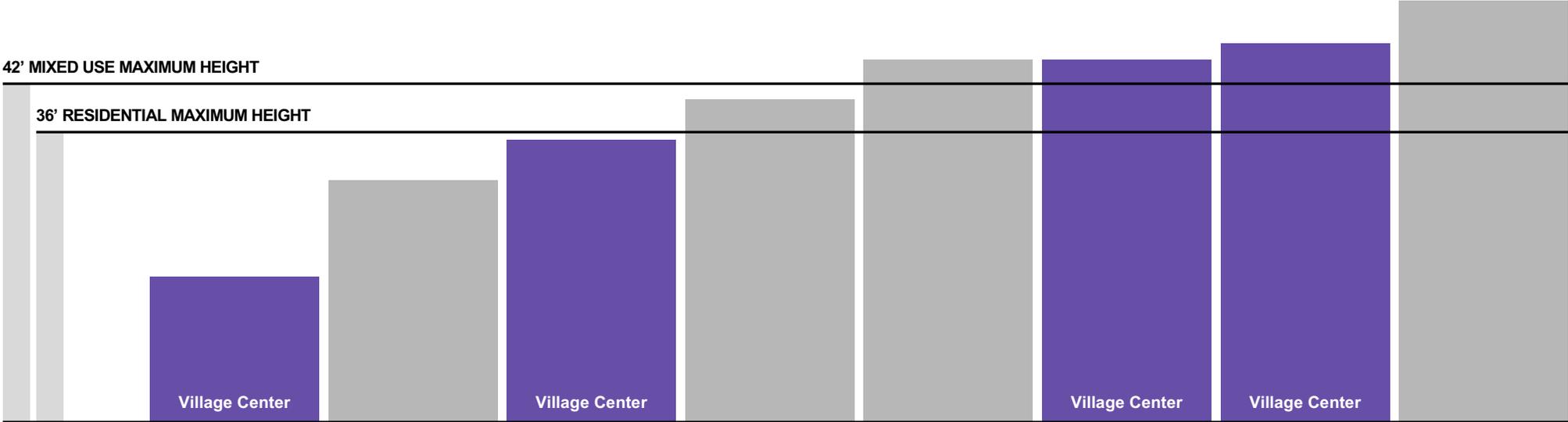
\*\*\* Mandatory Mixed Use (MMU) subdistricts count towards meeting 3A unit capacity requirements but do not count towards 3A land area requirements. The 3A subdistricts alone must meet at least 75% of the Minimum Multifamily Unit Capacity Requirement. The calculations in this sheet reflect that.

# Dimensional Controls in Zoning Bylaw

R1 Residential Zoning (Single Family on ≥80,000ft <sup>2</sup> lot)	Lincoln Woods	Lincoln Road/Lewis Street	Codman Road	Village Center
<b>Residential Only</b> 2 ½ floors (if built after 2003)	<b>Residential Only</b> 3 floors maximum	<b>Mixed Use Allowed</b> 3 floors maximum	<b>Residential Only</b> 3 floors maximum	<b>Commercial Required</b> <b>Mixed Use Allowed</b> 3 floors maximum
A “conforming lot” allows 1 unit per 80,000SF (just under 2 acres) lot <i>by right</i>	Maximum Density = 8 units/acre	Maximum Density = 11 units/acre	Maximum Density = 10 units/acre	Maximum Density = 25 units/acre
Residential Height ≤ 36’	Residential Height ≤ 36’	Residential Height ≤ 36’ Mixed Use Height ≤ 42’	Residential Height ≤ 36’	Residential Height ≤ 36’ Mixed Use Height ≤ 42’
Front Setback ≥ 50’	Front Setback ≥ 25’	Front Setback ≥ 15’	Front Setback ≥ 30’	Front Setback ≥ 25’
Side Setbacks ≥ 50’	Side Setbacks ≥ 25’	Side Setbacks ≥ 15’	Side Setbacks ≥ 30’	Side Setbacks ≥ 25’
Rear Setbacks ≥ 50’	Rear Setbacks ≥ 25’	Rear Setback ≥ 25’	Rear Setback ≥ 50’	Rear Setback ≥ 25’
<b>Residential Parking</b> = minimum 1 per unit	<b>Residential Parking</b> = minimum 1 per unit; parking on side or in back or as approved by the PB under Site Plan Review (SPR).	<b>Residential Parking</b> = minimum 1 per unit; side or back or per SPR. <b>Commercial</b> = per Section 15 or per the site plan determined under SPR.	<b>Residential Parking</b> = minimum 1 per unit; parking on side or in back or as approved by the PB under SPR.	<b>Residential Parking</b> = minimum 1 per unit; side or back or per SPR. <b>Commercial</b> = no minimum requirement; determined per SPR.
<b>Building and Parking Coverage:</b> Total square footage of home may not exceed 25% of the lot area. No prohibitions on parking area; footprint of parking + building could be 100% of lot area.	<b>Building and Parking Coverage:</b> The footprint of the building and associated parking areas shall not be greater than 50% of the lot area.	<b>Building and Parking Coverage:</b> The footprint of the building and associated parking areas shall not be greater than 50% of the lot area.	<b>Building and Parking Coverage:</b> The footprint of the building and associated parking areas shall not be greater than 50% of the lot area.	<b>Building and Parking Coverage:</b> Per Site Plan Review.

# Height Comparison

Maximum Height in 3A & MMU Zoning Compared with Existing Lincoln Buildings



**LOWEST GRADE**

*Height data is coming from site plan review documentation and is measured from lowest point of grade to the highest point on the roof.*



Lincoln Woods 18'    Battle Road Farm 30'    Post Office (RLF) 35'    Oriole Landing 40'    Minuteman Commons 45'    Ryan Estate 45'    2 Lewis St 47'    The Commons 52.5'

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## Village Center Subdistrict – Mandatory Mixed-Use Subdistrict

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- Minimum of 12' first floor to anchor buildings
- 3 stories maximum, up to 42' total height
- On each property in the MMU:
  - Minimum 33% of square footage must be commercial – highest % allowed by the law
  - Meet frontage requirements (next slide)

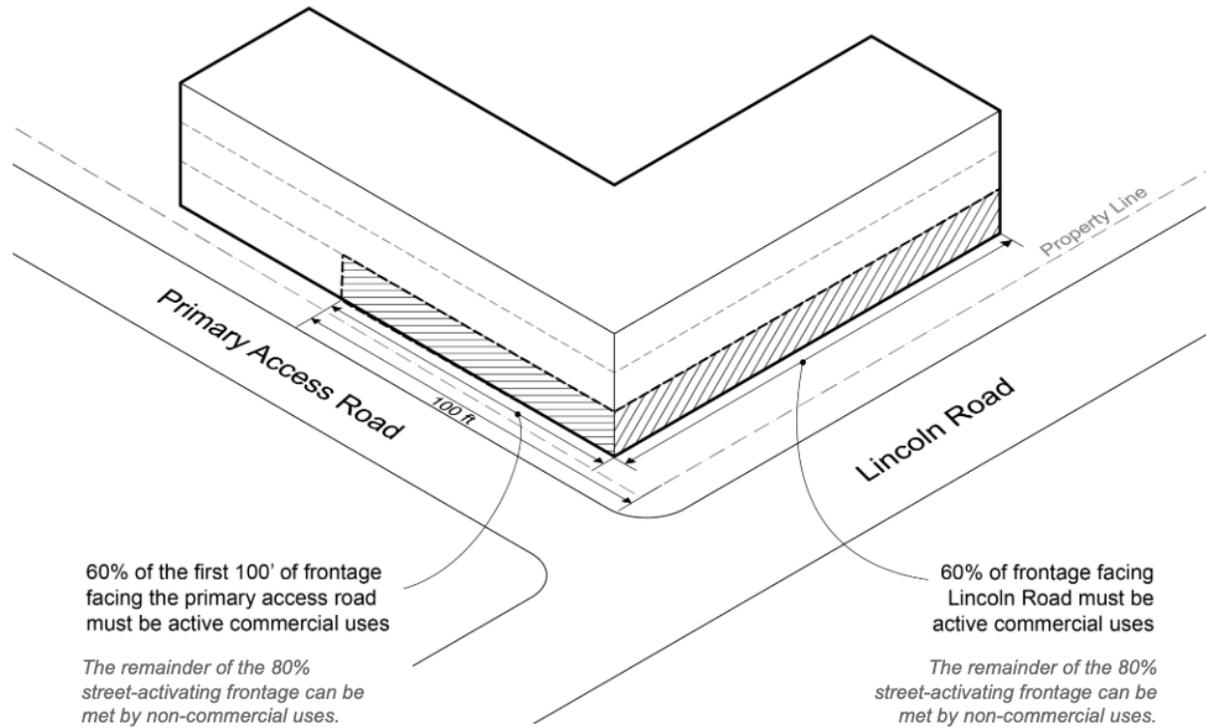


## Required Commercial Language

- ***A minimum of 80% of the building's ground floor frontage facing the public road and the first 100' of the primary access must be commercial or Street Activating Uses. Specifically, a minimum of 60% of such frontage must consist of retail, restaurant, service, or other commercial uses. 20% of such frontage may be Street Activating Uses that are accessory to a residential use such as a fitness room, community room, reading room etc.***
- ***In addition, a minimum of 33% of the gross floor area of all buildings on the lot must be dedicated to commercial use.***
- ***The Planning Board may reduce the required percentage of commercial uses by Special Permit upon a finding that economic and market conditions do not support the required amount of commercial space.*** To support such a finding, the applicant must provide documentation of significant periods of vacancy or non-payment of rent, demonstrate reasonable efforts of marketing such space, and present a report by a qualified independent real estate marketing consultant. ***The Town may also conduct its own third-party assessment paid for by the applicant pursuant to MGL, c. 44 s. 53G.***



# Village Center – Frontage Active Use Diagram



In addition to the **33% MINIMUM Commercial square footage requirement**, **80% of street frontage must be Street Activating as follows:**

## On Lincoln Road:

- **60% MINIMUM** of all building(s) 1st floor frontage facing Lincoln Road **MUST** be Commercial uses
- An additional **20% MAY BE** active uses supporting residential (e.g. fitness room, community room) - No residential units

## On Primary Access Road:

- **60% MINIMUM** of the first 100' of the primary access road (measured from the property line) **MUST** be Commercial uses.
- An additional **20% MAY BE** active uses supporting residential (e.g. fitness room, community room) - No residential units

## Required Affordable Unit Language

- ***In any development on a lot consisting of one building or multiple buildings, where such development contains six (6) or more Dwelling Units, at least 15% of the Dwelling Units shall be Affordable Housing Units.*** Such Affordable Housing Units shall be affordable to households earning up to 80% of Area Median Income and shall meet the requirements of a subsidized housing unit for purposes of inclusion in the Town's Subsidized Housing Inventory. Such units shall remain affordable in perpetuity.
- ***If EOHLC determines in writing that the Town has not shown this 15% requirement to be feasible, at least 10% of such dwelling units shall be Affordable Housing Units*** which shall comply with the requirements of this section.



## Design Guidelines Goals

- Promote the area around the MBTA station as a vibrant commercial area
- Encourage increased opportunity to live in the village center
- Enhance connectivity to the commuter rail station and roadside path/trail network
- Ensure new buildings are in keeping with the scale and context of the area





**Lewis Street / Lincoln Road Subdistrict**  
**Possible Multi-Family Housing Types**



**Codman Road Subdistrict**

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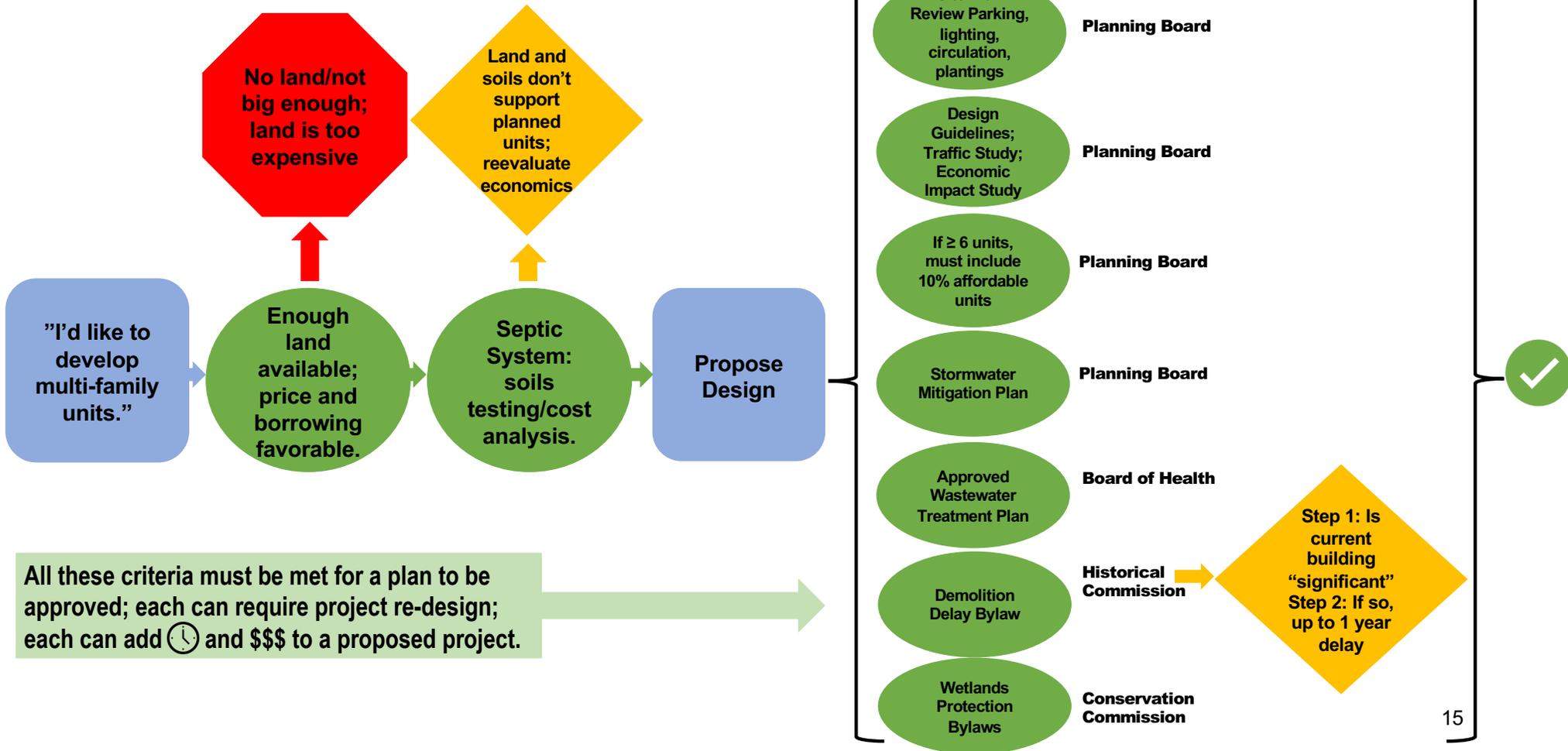
**Possible Multi-Family Housing Types**



# Mixed-Use Buildings

## Possible Building Types

# Are there "Guardrails?"



## How Likely?

	<b>GREEN</b>	<b>UNDER DISCUSSION</b>
	<b>YELLOW</b>	<b>OVER TIME</b> depends on property owners
	<b>BLUE</b>	<b>TOWN LAND</b> needs 2/3 majority at a Town Meeting
		<b>UNLIKELY</b>

**Zoned Units in Green + Yellow  $\leq$  386**

**Zoned Units in Red Stripe  $\leq$  262**



Thank you! Questions?