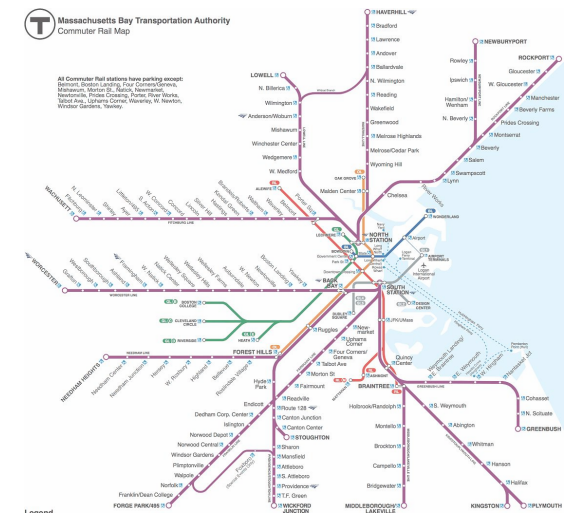


# Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

## Town of Manchester-by-the-Sea

**MBTS Task Force**  
**February 8, 2024**  
**Post-meeting update**



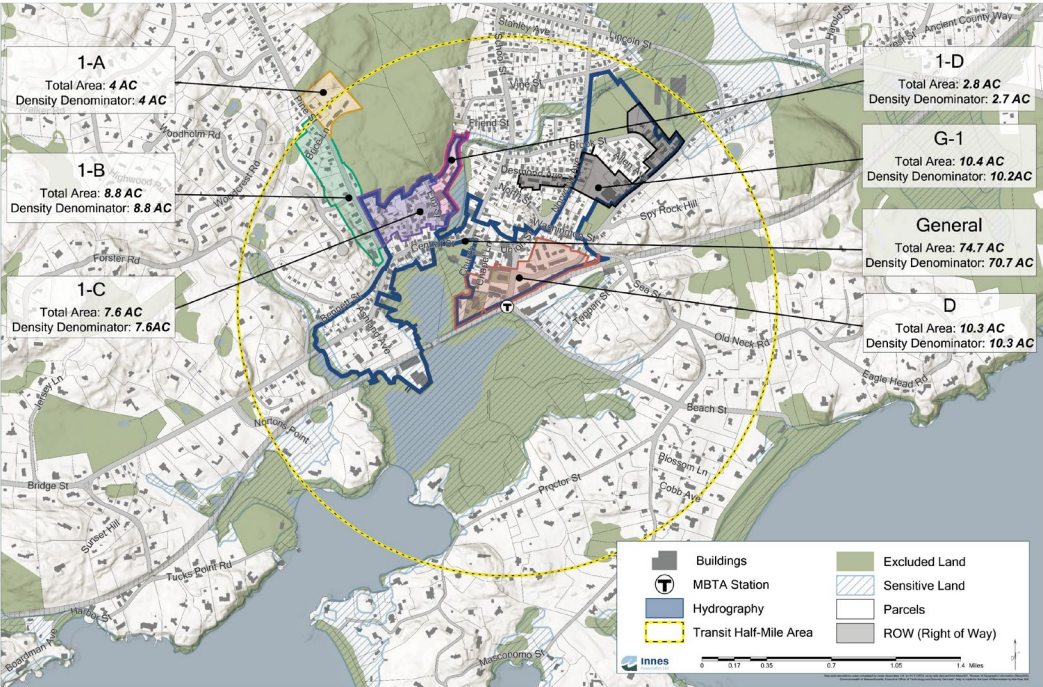
# Results of Modeling to Date

January 25, 2024

# Manchester-by-the-Sea's Compliance Requirements

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

# Options: Within the Station Area



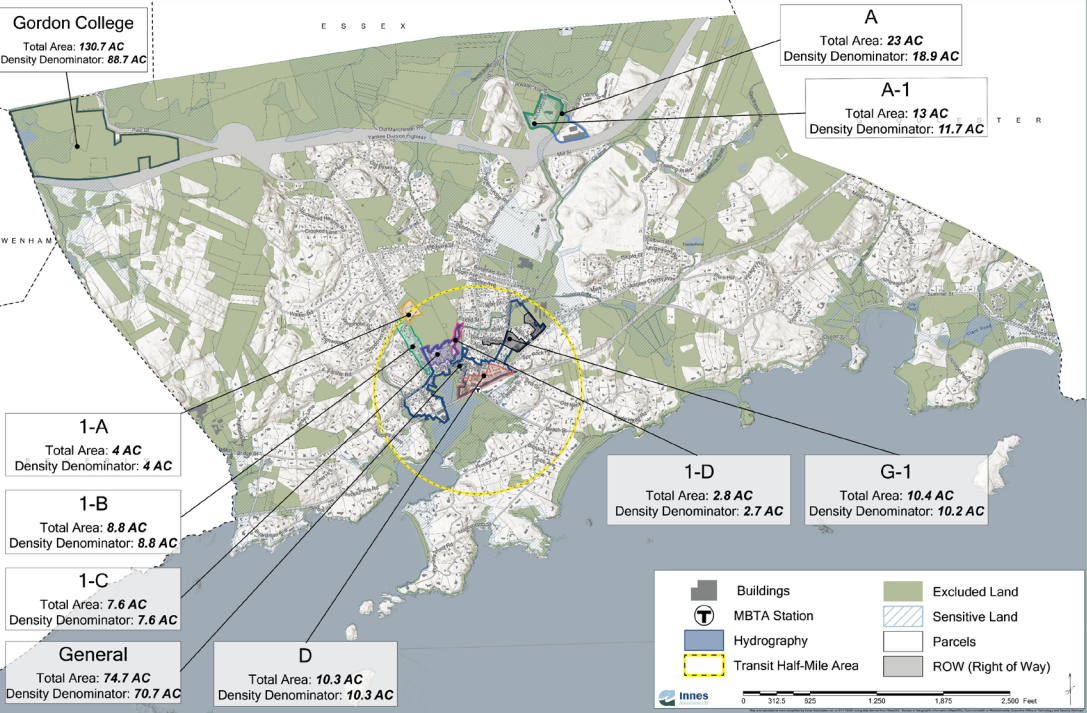
District Name	1-A	1-B	1-C	1-D	D	G-1	Total
<i>Existing Zoning</i>	D2	D2	G	G	G	G	
District Acreage ( <i>see note</i> )	4.0	8.8	7.6	2.8	10.3	10.4	43.9
District Density Denominator ( <i>see note</i> )	4.0	8.8	7.6	2.7	10.3	10.2	43.6
Acres within Station Area	1.7	8.7	7.6	2.8	10.3	10.4	41.5
<b>Final Unit Capacity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



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



# Options: Outside the Station Area



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

# New Models

February 8, 2024

# Renaming Districts

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	
Old Name	<b>1-A</b>	<b>1-B</b>	<b>1-C</b>	<b>1-D</b>	<b>D</b>	<b>G-1</b>	<b>Total</b>
<i>Existing Zoning</i>	<i>D2</i>	<i>D2</i>	<i>G</i>	<i>G</i>	<i>G</i>	<i>G</i>	
District Acreage ( <i>see note</i> )	<b>4.0</b>	<b>8.8</b>	<b>7.6</b>	<b>2.8</b>	<b>10.3</b>	<b>10.4</b>	<b>43.9</b>
District Density Denominator ( <i>see note</i> )	<b>4.0</b>	<b>8.8</b>	<b>7.6</b>	<b>2.7</b>	<b>10.3</b>	<b>10.2</b>	<b>43.6</b>
Acres within Station Area	<b>1.7</b>	<b>8.7</b>	<b>7.6</b>	<b>2.8</b>	<b>10.3</b>	<b>10.4</b>	<b>41.5</b>

District Name	MAC + Med. Ctr.	Med. Ctr.	Gordon College
Old Name	<b>A</b>	<b>A-1</b>	
<i>Existing Zoning</i>	<i>LCD – Limited Commercial District</i>	<i>LCD – Limited Commercial District</i>	
District Acreage ( <i>see note</i> )	<b>23.0</b>	<b>13.0</b>	<b>130.7 20</b>
District Density Denominator ( <i>see note</i> )	<b>18.9</b>	<b>11.7</b>	<b>88.7 20</b>
Acres within Station Area	<b>0</b>	<b>0</b>	<b>0</b>

# Option 1 (January 25 meeting)

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		<b>1-B</b>	<b>1-C</b>			<b>G-1</b>	<b>Total</b>	<b>A</b>		<b>Total</b>
Existing Zoning		<i>D2</i>	<i>G</i>			<i>G</i>		<i>LCD – Limited Commercial District</i>		
District Acreage <i>(see note)</i>		<b>8.8</b>	<b>7.6</b>			<b>10.4</b>	<b>26.8</b>	<b>23</b>		<b>49.8</b> ✓
District Density Denominator <i>(see note)</i>		<b>8.8</b>	<b>7.6</b>			<b>10.2</b>	<b>26.6</b>	<b>18.9</b>		<b>45.5</b>
Acres within Station Area		<b>8.7</b>	<b>7.6</b>			<b>10.4</b>	<b>26.7</b> ✓	<b>0</b>		<b>26.7</b>
<b>Final Unit Capacity per District</b>		<b>0</b>	<b>112</b>			<b>84</b>	<b>329</b>	<b>443</b>		<b>772</b> ✓
<b>DU/AC</b>		<b>0.0</b>	<b>14.8</b>			<b>83</b>	<b>12.37</b> ✓	<b>23.5</b>		<b>16.97</b> ✓

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



# Option 2 (January 25 meeting)

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		<b>1-B</b>	<b>1-C</b>	<b>1-D</b>			<b>Total</b>		<b>A-1</b>	<b>Total</b>
<i>Existing Zoning</i>		<i>D2</i>	<i>G</i>	<i>G</i>					<i>LCD – Limited Commercial District</i>	
District Acreage <i>(see note)</i>		<b>8.8</b>	<b>7.6</b>	<b>2.8</b>			<b>19.2</b>		<b>13</b>	<b>32.2 X</b>
District Density Denominator <i>(see note)</i>		<b>8.8</b>	<b>7.6</b>	<b>2.7</b>			<b>19.1</b>		<b>11.7</b>	<b>30.8</b>
Acres within Station Area		<b>8.7</b>	<b>7.6</b>	<b>2.8</b>			<b>19.1 ✓</b>		<b>0</b>	<b>19.1</b>
<b>Final Unit Capacity per District</b>		<b>133</b>	<b>112</b>	<b>12</b>			<b>257 ✓</b>		<b>283</b>	<b>540 X</b>
<b>DU/AC</b>		<b>15.1</b>	<b>14.8</b>	<b>4.5</b>			<b>13.46</b>		<b>24.2</b>	<b>17.53 ✓</b>

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

# Option 3 (New)

Add 1-D and A back to get acreage.

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		1-B	1-C	1-D		G-1	Total	A	A-1	Total
Existing Zoning		D2	G	G		G		LCD – Limited Commercial District		
District Acreage (see note)		8.8	7.6	2.8		10.4	29.6	23		52.6 ✓
District Density Denominator (see note)		8.8	7.6	2.7		10.2	29.3	18.9		48.2
Acres within Station Area		8.7	7.6	2.8		10.4	29.5 ✓	0		29.5
Final Unit Capacity per District		133	112	12		84	341 ✓	443		784 ✓
DU/AC		15.1	14.8	4.5		83	11.64	23.5		16.27 ✓

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

# Option 4 (New)

**A: Restriction of 20 dwelling units per acre. (15 du/acre is non-compliant.)**

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Medical	Med. Ctr.	
Old Name		1-B	1-C	1-D		G-1	Total	A	A-1	Total
<i>Existing Zoning</i>		D2	G	G		G		LCD – Limited Commercial District		
District Acreage (see note)		<b>8.8</b>	<b>7.6</b>	<b>2.8</b>		<b>10.4</b>	<b>29.6</b>	<b>23</b>		<b>52.6</b> ✓
District Density Denominator (see note)		<b>8.8</b>	<b>7.6</b>	<b>2.7</b>		<b>10.2</b>	<b>29.3</b>	<b>18.9</b>		<b>48.2</b>
Acres within Station Area		<b>8.7</b>	<b>7.6</b>	<b>2.8</b>		<b>10.4</b>	<b>29.5</b> ✓	<b>0</b>		<b>29.5</b>
<b>Final Unit Capacity per District</b>		<b>133</b>	<b>112</b>	<b>12</b>		<b>84</b>	<b>341</b> ✓	<b>408</b>		<b>749</b> ✓
<b>DU/AC</b>		<b>15.1</b>	<b>14.8</b>	<b>4.5</b>		<b>83</b>	<b>11.64</b>	<b>16.4</b>		<b>15.54</b> ✓

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

# Option 5 (New)

**Powder House: Current units 24; current density 13.15. Cap number of units per lot to 12 rather than 4.**  
**MAC + Med. Ctr.: Reduce cap on dwelling units per acre to 18.**

District Name	Newport Park	Lower Pine Street	Morse / Saw Mill	Powder House/ Elm St	Downtown	Brook/ Desmond	Station Area Test	MAC + Med. Ctr.	Med. Ctr.	
Old Name		1-B	1-C	1-D		G-1	Total		A-1	Total
<i>Existing Zoning</i>		D2	G	G		G		LCD – Limited Commercial District		
District Acreage (see note)		<b>8.8</b>	<b>7.6</b>	<b>2.8</b>		<b>10.4</b>	<b>29.6</b>	<b>23</b>		<b>52.6</b> ✓
District Density Denominator (see note)		<b>8.8</b>	<b>7.6</b>	<b>2.7</b>		<b>10.2</b>	<b>29.3</b>	<b>18.9</b>		<b>48.2</b>
Acres within Station Area		<b>8.7</b>	<b>7.6</b>	<b>2.8</b>		<b>10.4</b>	<b>29.5</b> ✓	<b>0</b>		<b>29.5</b>
<b>Final Unit Capacity per District</b>		<b>133</b>	<b>112</b>	<b>36</b>		<b>84</b>	<b>365</b> ✓	<b>369</b>		<b>734</b> ✓
<b>DU/AC</b>		<b>15.1</b>	<b>14.8</b>	<b>13.4</b>		<b>83</b>	<b>12.46</b>	<b>19.6</b>		<b>15.23</b> ✓

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

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

District Name	<b>General – 3 unit</b>
Existing Zoning	<i>G – General District</i>
District Acreage (see note)	<b>74.7</b>
District Density Denominator (see note)	<b>70.7</b>
Acres within Station Area	<b>74.7</b> ✓
Final Unit Capacity per District	<b>366</b> ✓
DU/AC	<b>5.2</b>



# Option 6: Conversions + Mac + Med. Ctr. from Option 3

District Name	General – 3 unit	MAC + Med. Ctr.	Total
<i>Existing Zoning</i>	<i>G – General District</i>	<i>LCD – Limited Commercial District</i>	
District Acreage <i>(see note)</i>	<b>74.7</b>	<b>23</b>	<b>97.7</b> ✓
District Density Denominator <i>(see note)</i>	<b>70.7</b>	<b>18.9</b>	<b>89.6</b>
Acres within Station Area	<b>74.7</b> ✓	<b>0</b>	<b>74.7</b>
<b>Final Unit Capacity per District</b>	<b>366</b> ✓	<b>443</b>	<b>809</b> ✓
<b>DU/AC</b>	<b>5.2</b>	<b>23.5</b>	<b>9.03</b> X

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



# Option 7 (New)

## Mac + Med. Ctr.: 4 stories, 30% open space, no du/acre restriction

District Name	General – 3 unit	MAC + Med. Ctr.	Total
<i>Existing Zoning</i>	<i>G – General District</i>	<i>LCD – Limited Commercial District</i>	
District Acreage ( <i>see note</i> )	<b>74.7</b>	<b>23</b>	<b>97.7</b> ✓
District Density Denominator ( <i>see note</i> )	<b>70.7</b>	<b>18.9</b>	<b>89.6</b>
Acres within Station Area	<b>74.7</b>	<b>0</b>	<b>74.7</b>
<b>Final Unit Capacity per District</b>	<b>366</b> ✓	<b>985</b>	<b>1,351</b> ✓
<b>DU/AC</b>	<b>5.2</b> ✓	<b>52.2</b>	<b>15.08</b> ✓

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

# Compliant Options and Criteria

1. Compliance with the MBTA Communities Act
2. Protect and preserve town character and commercial uses in the downtown
  - a. Preserve variety of design characteristics
  - b. Preserve historic structures
  - c. Protect commercial uses
  - d. Protect existing multifamily uses
  - e. Keep building height limit to 4 stories or less within the ½ mile radius
3. Offer alternatives that will be approved by Town Meeting
4. Encourage housing development to meet town needs- including affordability; Consider the SHI,
5. Protect the shoreline and waterfront as resources for all citizens.
6. Minimize impacts on open space, water resource areas, and coastal areas threatened by flooding and sea level rise
7. Minimize potential impact on town neighborhoods and residents
  - a. Target development to appropriate sites and minimize the size of projects in existing residential neighborhoods
  - b. Minimize the total of new additional units
  - c. Consider appropriate beyond the ½ mile radius for appropriate locations
  - d. Consider infrastructure limits (water, sewer, electricity, traffic, schools, etc.)
8. Consider residential use above first floor commercial uses
9. Develop regulations that are least disruptive to existing zoning bylaws



