

LANCASTER 40R – List of Potential Dimensional/Design Standards/Guidelines

Density Required: 8 units/acre for SFD
12 units/acre for 2-3 family
20 units/acre for multifamily

Setbacks: Front:
Side:
Rear:

Distance between Structures: On same lot:
On abutting lots:

Maximum lot coverage:

Maximum impervious surface:

Minimum open space (public & private):

Maximum building height:

Parking: # of spaces/dwelling unit
of spaces/retail use
Location of parking
Type of Parking: surface, garage under, structured parking (garage)?

COMMENTS: To support the smart growth goals of Chapter 40R and encourage alternatives to automobile travel, the Department requires that the SGZ at least establish parking maximums along with any minimum parking ratios that the municipality may choose to require under the SGZ. Where minimum requirements are deemed necessary, DHCD encourages allowing the reduction of minimum parking requirements beyond what is commonly required. Particularly for locations near transit stations, setting maximum as well as minimum parking requirements can further support the smart growth goals of Chapter 40R. For further discussion of this issue, see the Design Standards guidance document.

COMMENTS: Where minimum requirements are deemed necessary, DHCD encourages allowing the reduction of minimum parking requirements if parking is shared by different uses, within Mixed-use Development Projects or otherwise.

COMMENTS: The Department encourages communities to consider provisions allowing the reduction of minimum parking requirements.

Signs: Do you want to reference Article VIII Signs and Illumination or have separate requirements for 40R?

Level of Affordability for a project of at least 13 units: AMI for Lancaster = \$126,500

Low Income - 80% AMI = 20% affordability req'd for ownership units, 25% affordability req'd for rental units.

Very Low Income - 50% AMI = can try adding
Moderate Income - 100% AMI = could be beneficial to add

The Smart Growth Zoning and/or the Community Housing Plan shall contain mechanisms to ensure that the total number of Affordable units constructed in the District equals not less than twenty percent (20%) of the total number of all units constructed within Projects in the District. Such mechanisms might include some or all of the following:

- *Applying the 20% affordability standard to some or all Projects with fewer than 13 units;*
- *Increasing the affordability standard beyond 20% for certain categories of Projects; and*
- *Identifying specific Projects within the District that are projected to have significantly greater than 20% of their units Affordable (for example, Projects undertaken by a local housing authority or community development corporation).*

The Municipality shall be required to prove to the Department in its submission that its use of such mechanisms will not “unduly restrict” opportunities for development within the proposed District under the Smart Growth Zoning; that means that the mechanisms may not add unreasonable costs or unreasonably impair the economic feasibility of proposed Projects. Note that for the purposes of satisfying the twenty percent (20%) overall Affordability requirement, any project located within the geographic boundaries of the District, and which receives a comprehensive permit under M.G.L. c.40B after the date upon which the application was submitted to the Department, shall be treated as if it were a Project developed under the Smart Growth Zoning.

Allowed Uses:

Residential: Single-family, 2 or 3 family, multifamily – Do you want to include all these types.

Retail:

Commercial:

Other:

Do you want to designate housing exclusively for the elderly, persons with disabilities, or for assisted living? (not <25% of units affordable req'd)

What % of Mixed-Use development total gross floor area will be allowed to be residential? *The 40R Regulations state that the Smart Growth Zoning must specify the minimum portion of a mixed-use development project that must be devoted to residential use.*

Who will be the Monitoring Agent? Suggest Affordable Housing Trust. Do you want a provision in the bylaw that the Monitoring Agent will be paid by the Project applicant? This is common in Monitoring Agreements between the developer and the Agent.

Do you want PB or ZBA as Plan Approval Authority?

Will all projects go through site plan review with the Plan Approval Authority, or will some be as of right with just a Building Permit?

Specify the method by which affordable rents or affordable purchase prices shall be computed.