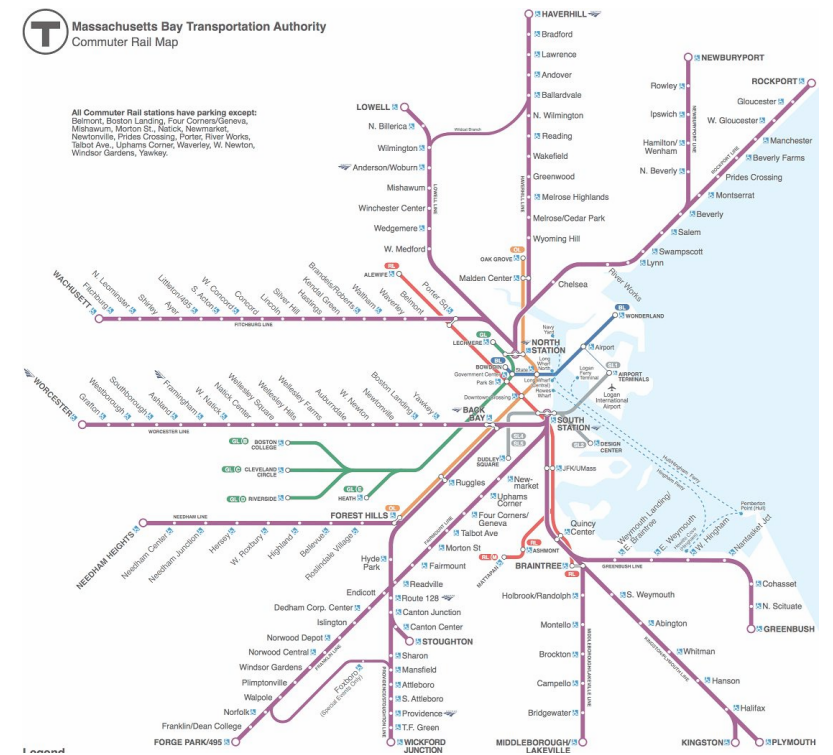


# Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

City of Methuen

# Housing Working Group

March 27, 2024



# Contents

**Requirements for Methuen  
Proposed Districts  
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# Requirements for Methuen

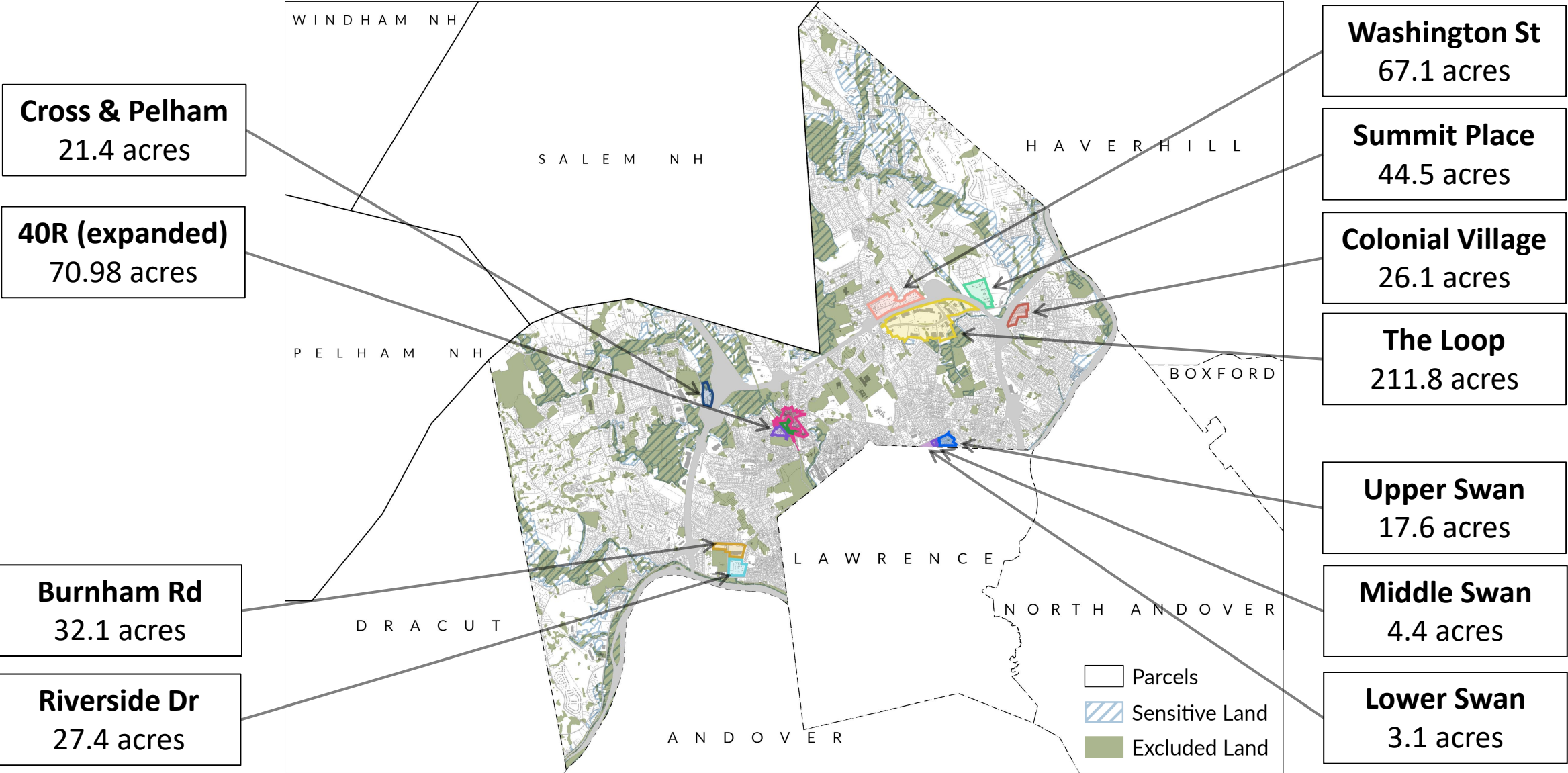
# Methuen's Requirements

Metric	Methuen's Requirement
Minimum Land Area	50 acres
% to be Located in Station Area	0%
Minimum Contiguous District Size	25 acres or 50% of the total district size

Metric	Methuen's Requirement
Minimum Unit Capacity	2,019 units
% to be Located in Station Area	0%
Minimum Density Requirement	15 DU/AC

# Proposed Districts

# Proposed Districts



# Proposed Districts: Burnham Rd & Riverside Dr

**Burnham Rd**  
32.1 acres

**Riverside Dr**  
27.4 acres



- Parcels
- Sensitive Land
- Excluded Land



# Proposed Districts: Days Inn

Cross & Pelham  
21.4 acres





# Proposed Districts: Swan Subdistricts



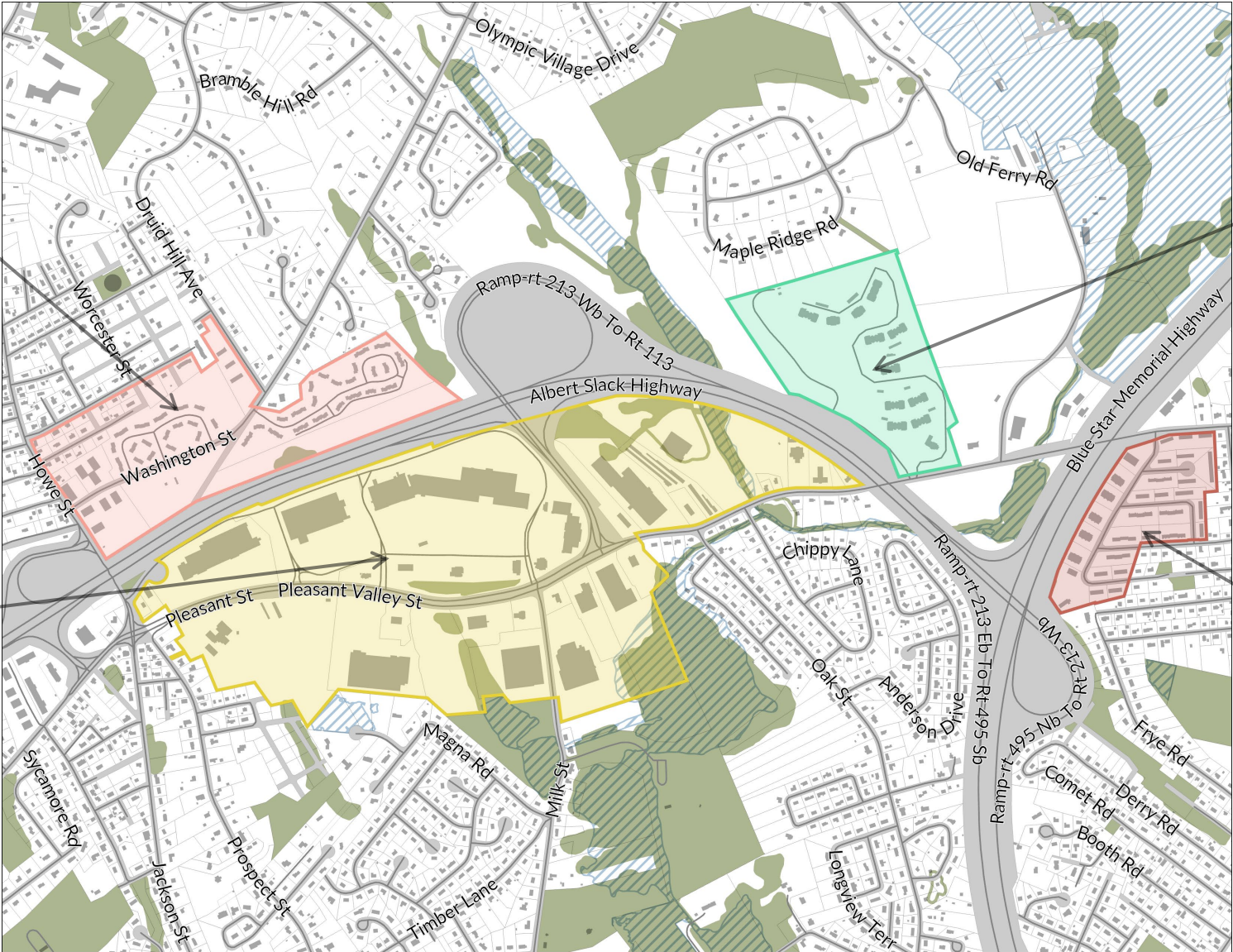
# Proposed Districts: Washington, Loop, Summit & Colonial

**Washington St**  
67.1 acres

**The Loop**  
211.8 acres

**Summit Place**  
44.5 acres

**Colonial Village**  
26.1 acres



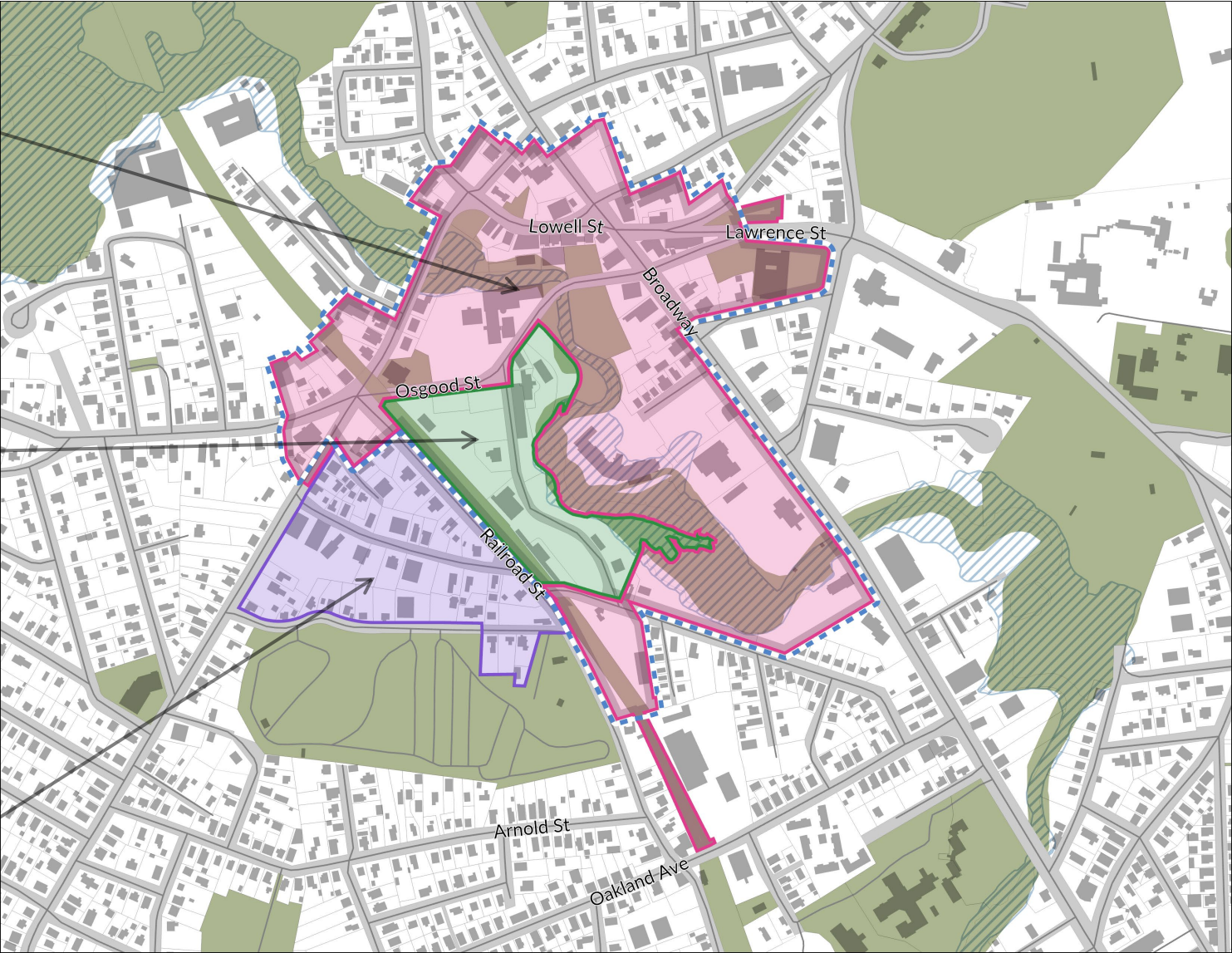


# Proposed Districts: 40R

**Subdistrict A**  
48.6 acres

**Subdistrict B**  
9.5 acres

**Subdistrict C**  
12.9 acres



The **Expanded 40R**  
includes all three  
subdistricts (ABC)  
70.98 acres

The **Original 40R**  
58.09 acres

- Original 40R
- Parcels
- Sensitive Land
- Excluded Land

# Tests for Compliance with Existing Zoning

# Existing Zoning Dimensions for Proposed Districts

	Washington St	Colonial Village Riverside Drive Upper Swan	Middle Swan	Cross & Pelham The Loop Burnham Rd Lower Swan	Summit Place	40R Subdistricts Expanded 40R
Zoning District	MA - Multi-Family	MB - Multi-Family	BN - Neighborhood Business	BH - Highway Business	IL - Limited Industrial	MCSGOD
Minimum Lot Size	130,680 SF	43,560 SF	10,000 SF	10,000 SF	40,000 SF	0 SF
Maximum Lot Coverage	40%	40%	25%	35%	35%	70%
Open Space	60%	60%	75%	65%	65%	30%
Building Height (stories)	3	3	3	3	4	4
Parking Requirement	2.2	2.2	2.2	2.2	2.2	1.2
Maximum Density	2 DU/AC	4 DU/AC	None	None	None	30 DU/AC
Multi-Family Permitted	Yes (Special Permit)	Yes (Special Permit)	No	No	No	Yes (As of Right)

# Model under Existing Zoning: Scenario A-1

Compliance Targets: 50 acres | 50% or 25 contiguous acres | 2,019 units | 15 du/acre

Proposed District Name	Riverside Drive	Washington St	Colonial Village	Expanded 40R	
Existing Zoning	MB - Multi-Family	MA - Multi-Family	MB - Multi-Family	MCSGOD	TOTAL
District Acreage	27.4	67.1	26.1	71.0	191.6 ✓
District Density Denominator	27.4	66.2	26.0	61.0	180.6
Final Unit Capacity per District	110	104	32	1,323	1,569 ✗
DU/AC	4.0	1.6	1.2	21.7	8.7 ✗

This scenario is **not** compliant.

# Model with Existing Zoning: Existing Zoning Limitations

Compliance Targets: 50 acres   50% or 25 contiguous acres   2,019 units   15 du/acre											40R Districts			
Proposed District Name	Burnham Rd	Riverside Drive	Cross & Pelham	Washington St	The Loop	Summit Place	Colonial Village	Lower Swan	Middle Swan	Upper Swan	Subdistrict A	Subdistrict B	Subdistrict C	Expanded 40R
Existing Zoning	BH - Highway Business	MB - Multi-Family	BH - Highway Business	MA - Multi-Family	BH - Highway Business	IL - Limited Industrial	MB - Multi-Family	BH - Highway Business	BN - Neighborhood Business	MB - Multi-Family	MCSGOD	MCSGOD	MCSGOD	MCSGOD
District Acreage	32.1	27.4	21.4	67.1	211.8	44.5	26.1	3.1	4.4	17.6	48.6	9.5	12.9	71.0
District Density Denominator	32.1	27.4	16.8	66.2	194.6	44.5	26.0	3.1	4.4	17.6	39.7	8.4	12.9	61.0
Final Unit Capacity per District	0	110	0	104	0	0	32	0	0	0	818	203	302	1323
DU/AC	0.0	4.0	0.0	1.6	0.0	0.0	1.2	0.0	0.0	0.0	20.6	24.2	23.4	21.7
Zoning Dimensions														
Minimum Lot Size	10,000 SF	43,560 SF	10,000 SF	130,680 SF	10,000 SF	40,000 SF	43,560 SF	10,000 SF	10,000 SF	43,560 SF	0 SF	0 SF	0 SF	0 SF
Maximum Density	None	4 DU/AC	None	2 DU/AC	None	None	4 DU/AC	None	None	4 DU/AC	30 DU/AC	30 DU/AC	30 DU/AC	30 DU/AC
Multi-Family Allowed	No	Yes	No	Yes	No	No	Yes	No	No	Yes	Yes	Yes	Yes	Yes
The Unit Capacity and Density in Riverside Dr, Washington St, Colonial Village and Upper Swan modeled poorly because the Minimum Lot Size in the zoning is larger than some of the parcels within these districts. The Density is also capped resulting in a poor DU/AC output from the model.														
The BH, BN and IL districts (Burnham Rd, Cross & Pelham, The Loop, Summit Place, Lower and Middle Swan) are at zero for Unit Capacity and Density because Multi-Family is not permitted in those districts under the current zoning.														



# Tests for Compliance: Allowing Multi-Family By Right

# Existing Zoning Dimensions: Allowing Multi-Family By Right

	Colonial Village Riverside Drive		Cross & Pelham The Loop Burnham Rd		40R Subdistricts	
	Washington St	Upper Swan	Middle Swan	Lower Swan	Summit Place	Expanded 40R
Zoning District	MA - Multi-Family	MB - Multi-Family	BN - Neighborhood Business	BH - Highway Business	IL - Limited Industrial	MCSGOD
Minimum Lot Size	130, 680 SF	43,560 SF	10,000 SF	10,000 SF	40,000 SF	0 SF
Maximum Lot Coverage	40%	40%	25%	35%	35%	70%
Open Space	60%	60%	75%	65%	65%	30%
Building Height (stories)	3	3	3	3	4	4
Parking Requirement	2.2	2.2	2.2	2.2	2.2	1.2
Maximum Density	2 DU/AC	4 DU/AC	None	None	None	30 DU/AC
Multi-Family Permitted	<del>Yes (Special Permit)</del> Yes (As of Right)	<del>Yes (Special Permit)</del> Yes (As of Right)	<del>No</del> Yes (As of Right)	<del>No</del> Yes (As of Right)	<del>No</del> Yes (As of Right)	Yes (As of Right)

# Allowing Multi-Family By Right: Scenario B-1

Compliance Targets: 50 acres | 50% or 25 contiguous acres | 2,019 units | 15 du/acre

Proposed District Name	Summit Place	Expanded 40R	
Existing Zoning	IL - Limited Industrial	MCSGOD	TOTAL
District Acreage	44.5	71.0	115.5 ✓
District Density Denominator	44.5	61.0	105.5
Final Unit Capacity per District	950	1,323	2,273 ✓
DU/AC	21.3	21.7	21.5 ✓

This scenario is **compliant**.

# Allowing Multi-Family By Right: Scenario B-2

Compliance Targets: 50 acres | 50% or 25 contiguous acres | 2,019 units | 15 du/acre

40R Subdistricts

Proposed District Name	Burnham Rd	Cross & Pelham	Summit Place	Subdistrict B	Subdistrict C	
Existing Zoning	BH - Highway Business	BH - Highway Business	IL - Limited Industrial	MCSGOD	MCSGOD	TOTAL
District Acreage	32.1	21.4	44.5	9.5	12.9	120.4 ✓
District Density Denominator	32.1	16.8	44.5	8.4	12.9	114.6
Final Unit Capacity per District	495	186	950	203	302	2,136 ✓
DU/AC	15.4	11.1	21.3	24.2	23.4	18.6 ✓

This scenario is **compliant**.

# Allowing Multi-Family By Right: Scenario B-3

Compliance Targets: 50 acres | 50% or 25 contiguous acres | 2,019 units | 15 du/acre

Proposed District Name	Burnham Rd	Cross & Pelham	Riverside Drive	Expanded 40R	
Existing Zoning	BH - Highway Business	BH - Highway Business	MB - Multi-Family	MCSGOD	TOTAL
District Acreage	32.1	21.4	27.4	71.0	151.9 ✓
District Density Denominator	32.1	16.8	27.4	61.0	137.3
Final Unit Capacity per District	495	186	110	1,323	2,114 ✓
DU/AC	15.4	11.1	4.0	21.7	15.4 ✓

This scenario is **compliant**.

# Modifications of Existing Dimensional Regulations

# Modified Dimensions to Consider

Continue to allow Multi-Family in Burnham Rd, Cross & Pelham, The Loop, Summit Place, Lower Swan & Middle Swan.  
and  
Adjust the Minimum Lot Size and Maximum Density in Washington St, Middle Swan and Upper Swan.

Proposed District Name	Burnham Rd	Riverside Drive	Cross & Pelham	Washington St	The Loop	Summit Place	Colonial Village	Lower Swan	Middle Swan	Upper Swan
Existing Zoning	BH - Highway Business	MB - Multi-Family	BH - Highway Business	MA - Multi-Family	BH - Highway Business	IL - Limited Industrial	MB - Multi-Family	BH - Highway Business	BN - Neighborhood Business	MB - Multi-Family
District Acreage	32.1	27.4	21.4	67.1	211.8	44.5	26.1	3.1	4.4	17.6
District Density Denominator	32.1	27.4	16.8	66.2	194.6	44.5	26.0	3.1	4.4	17.6
Final Unit Capacity per District	495	110	186	228	2,351	950	32	9	29	0
DU/AC	15.4	4.0	11.1	3.4	12.1	21.3	1.2	2.9	6.6	0.0
Minimum Lot Size	10,000 SF	43,560 SF	10,000 SF	<del>130,680 SF</del> 10,000 SF	10,000 SF	40,000 SF	43,560 SF	10,000 SF	<del>10,000 SF</del> 5,000 SF	<del>43,560 SF</del> 5,000 SF
Maximum Density	None	4 DU/AC	None	<del>2 DU/AC</del> 4 DU/AC	None	None	4 DU/AC	None	None	4 DU/AC
Maximum Lot Coverage	35%	40%	35%	40%	35%	35%	40%	35%	25%	40%
Open Space	65%	60%	65%	60%	65%	65%	60%	65%	75%	60%
Allow Multi-Family	<del>No</del> Yes	Yes	<del>No</del> Yes	Yes	<del>No</del> Yes	<del>No</del> Yes	Yes	<del>No</del> Yes	<del>No</del> Yes	Yes



# Modified Zoning to Consider: Model Results

These model results reflect the **zoning modifications** mentioned in the previous slide.

Compliance Targets: 50 acres | 50% or 25 contiguous acres | 2,019 units | 15 du/acre

											40R Districts			
Proposed District Name	Burnham Rd	Riverside Drive	Cross & Pelham	Washington St	The Loop	Summit Place	Colonial Village	Lower Swan	Middle Swan	Upper Swan	Subdistrict A	Subdistrict B	Subdistrict C	Expanded 40R
Existing Zoning	BH - Highway Business	MB - Multi-Family	BH - Highway Business	MA - Multi-Family	BH - Highway Business	IL - Limited Industrial	MB - Multi-Family	BH - Highway Business	BN - Neighborhood Business	MB - Multi-Family	MCSGOD	MCSGOD	MCSGOD	MCSGOD
District Acreage	32.1	27.4	21.4	67.1	211.8	44.5	26.1	3.1	4.4	17.6	48.6	9.5	12.9	71.0
District Density Denominator	32.1	27.4	16.8	66.2	194.6	44.5	26.0	3.1	4.4	17.6	39.7	8.4	12.9	61.0
Final Unit Capacity per District	<del>0</del> 495	110	<del>0</del> 186	<del>104</del> 228	<del>0</del> 2,351	<del>0</del> 950	32	<del>0</del> 9	<del>0</del> 29	0	818	203	302	1323
DU/AC	<del>0.0</del> 15.4	4.0	<del>0.0</del> 11.1	<del>1.6</del> 3.4	<del>0.0</del> 12.1	<del>0.0</del> 21.3	1.2	<del>0.0</del> 2.9	<del>0.0</del> 6.6	0.0	20.6	24.2	23.4	21.7
Zoning Dimensions														
Minimum Lot Size	10,000 SF	43,560 SF	10,000 SF	<del>130,680 SF</del> 10,000 SF	10,000 SF	40,000 SF	43,560 SF	10,000 SF	<del>10,000 SF</del> 5,000 SF	<del>43,560 SF</del> 5,000 SF	0 SF	0 SF	0 SF	0 SF
Maximum Density	None	4 DU/AC	None	<del>2 DU/AC</del> 4 DU/AC	None	None	4 DU/AC	None	None	4 DU/AC	30 DU/AC	30 DU/AC	30 DU/AC	30 DU/AC
Maximum Lot Coverage	35%	40%	35%	40%	65%	35%	40%	35%	25%	40%	70%	70%	70%	70%
Open Space	65%	60%	65%	60%	35%	65%	60%	65%	75%	60%	30%	30%	30%	30%
Multi-family Allowed	<del>No</del> Yes	Yes	<del>No</del> Yes	Yes	<del>No</del> Yes	<del>No</del> Yes	Yes	<del>No</del> Yes	<del>No</del> Yes	Yes	Yes	Yes	Yes	Yes

