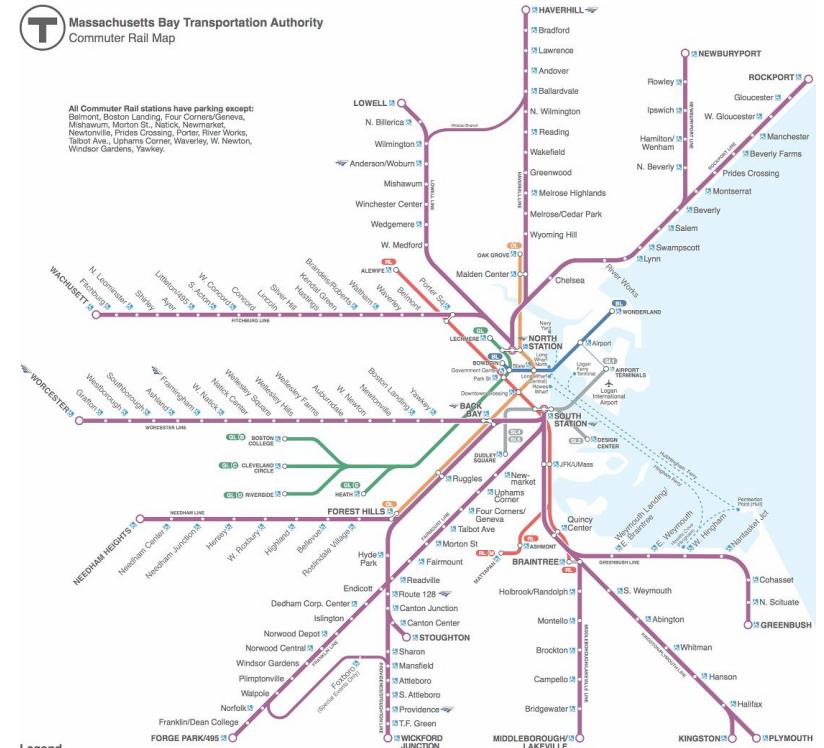


Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

City of Methuen

Housing Working Group

March 27, 2024



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Requirements for Methuen

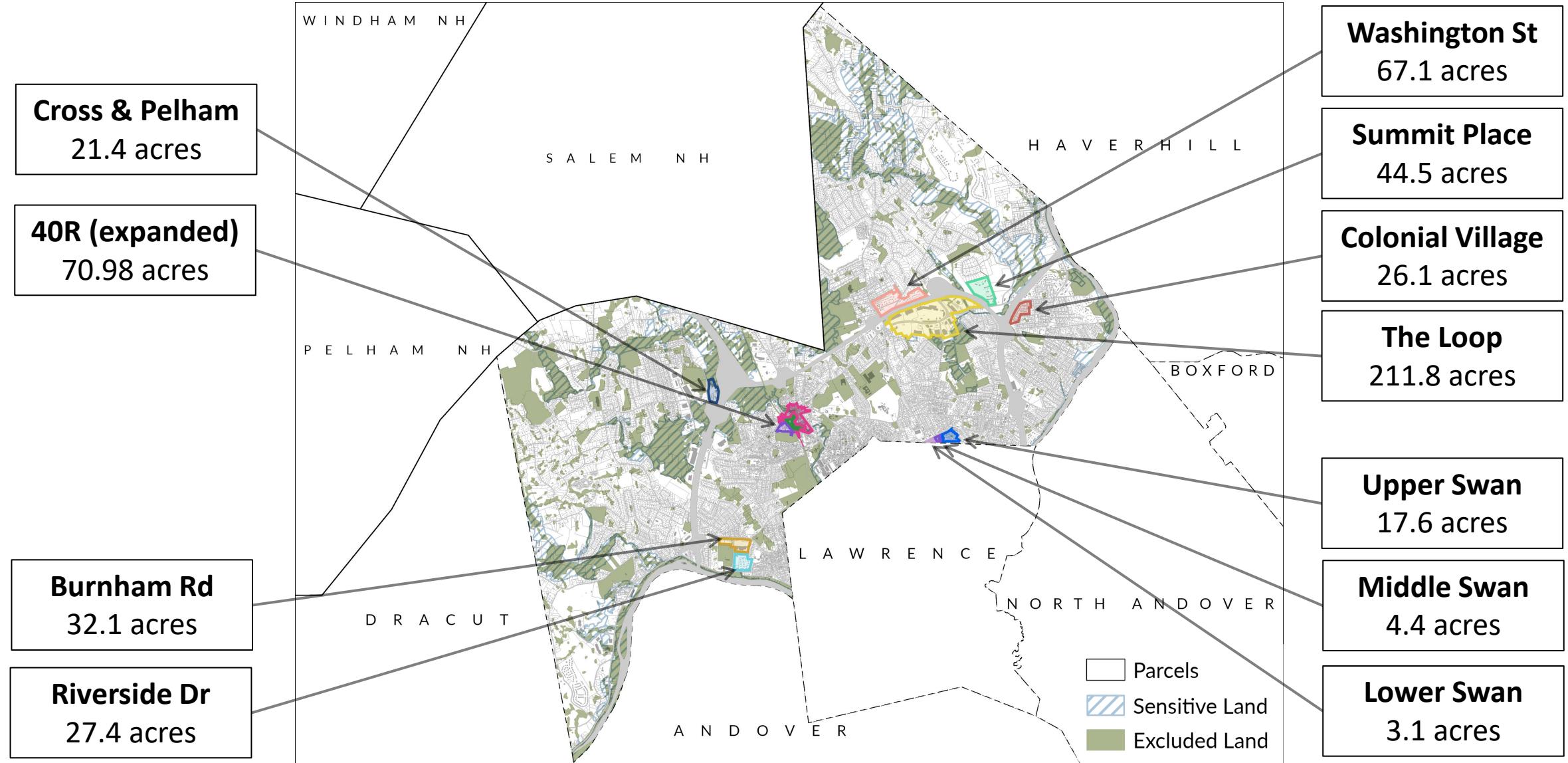
Methuen's Requirements

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



Proposed Districts: Days Inn

Cross & Pelham
21.4 acres



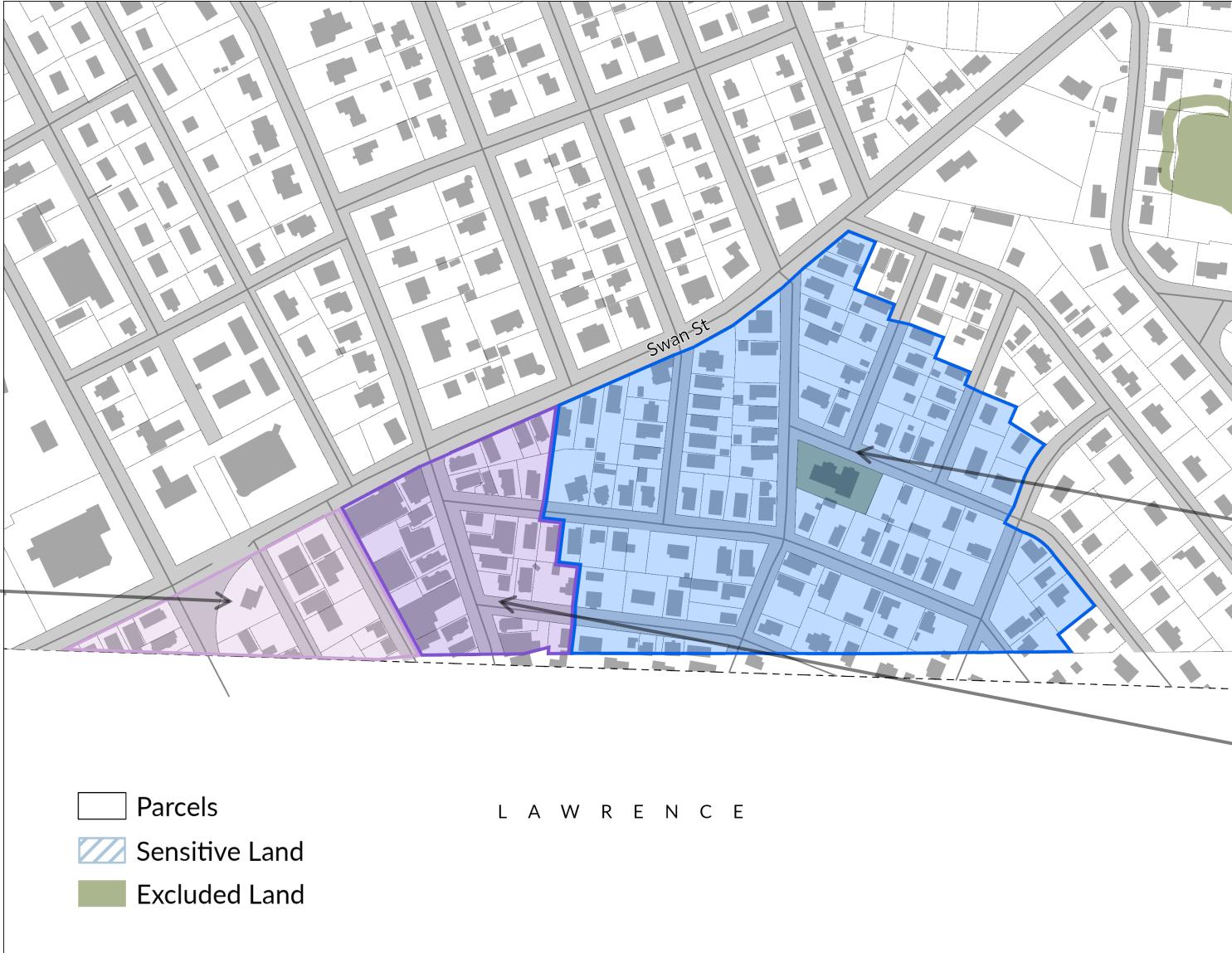
- Parcels
- Sensitive Land
- Excluded Land

Proposed Districts: Swan Subdistricts

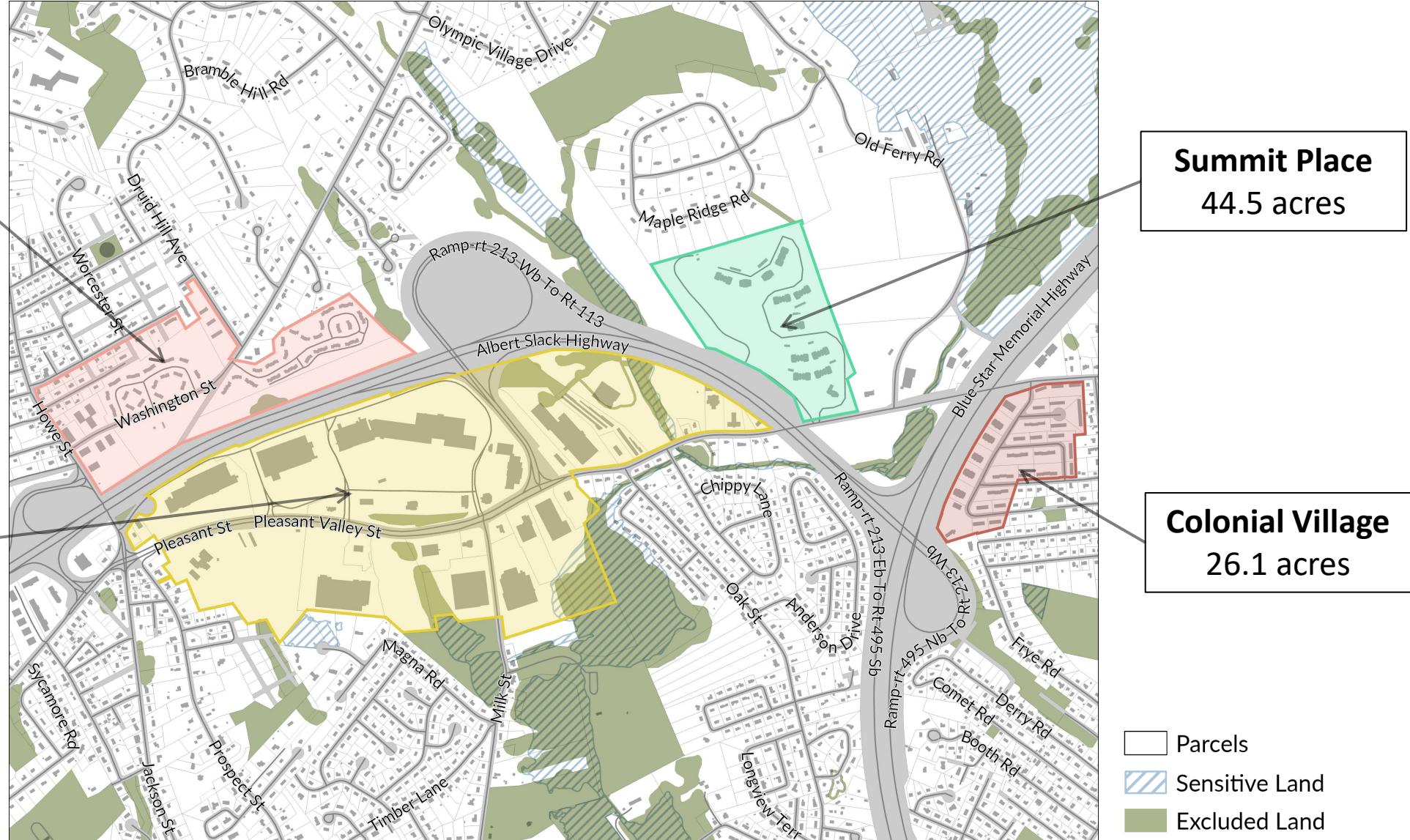
Lower Swan
3.1 acres

Upper Swan
17.6 acres

Middle Swan
4.4 acres



Proposed Districts: Washington, Loop, Summit & Colonial



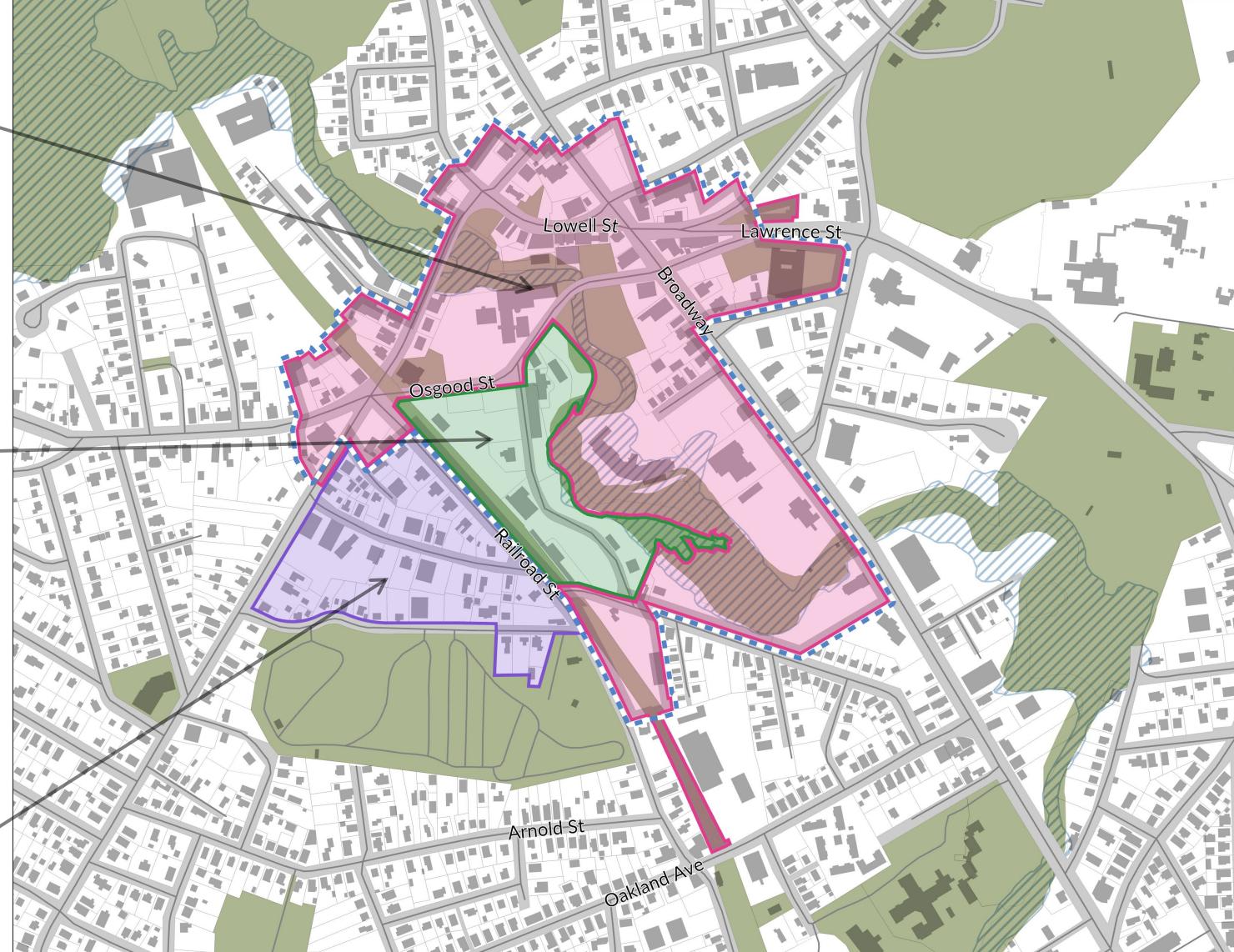
- Parcels
- Sensitive Land
- Excluded Land

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

		Colonial Village		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	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		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	Yes (Special Permit) Yes (As of Right)	Yes (Special Permit) Yes (As of Right)	No Yes (As of Right)		No Yes (As of Right)		No 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	<i>IL - Limited Industrial</i>	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	<i>BH - Highway Business</i>	<i>BH - Highway Business</i>	<i>IL - Limited Industrial</i>	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	130,680 SF 10,000 SF	10,000 SF	40,000 SF	43,560 SF	10,000 SF	10,000 SF 5,000 SF	43,560 SF 5,000 SF
Maximum Density	None	4 DU/AC	None	2 DU/AC 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	No Yes	Yes	No Yes	Yes	No Yes	No Yes	Yes	No Yes	No 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	0 495	110	0 186	104 228	0 2,351	0 950	32	0 9	0 29	0	818	203	302	1323	
DU/AC	0.0 15.4	4.0	0.0 11.1	1.6 3.4	0.0 12.1	0.0 21.3	1.2	0.0 2.9	0.0 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	130,680 SF 10,000 SF	10,000 SF	40,000 SF	43,560 SF	10,000 SF	10,000 SF 5,000 SF	43,560 SF 5,000 SF	0 SF	0 SF	0 SF	0 SF	
Maximum Density	None	4 DU/AC	None	2 DU/AC 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	No Yes	Yes	No Yes	Yes	No Yes	No Yes	Yes	No Yes	No Yes	Yes	Yes	Yes	Yes	Yes	

