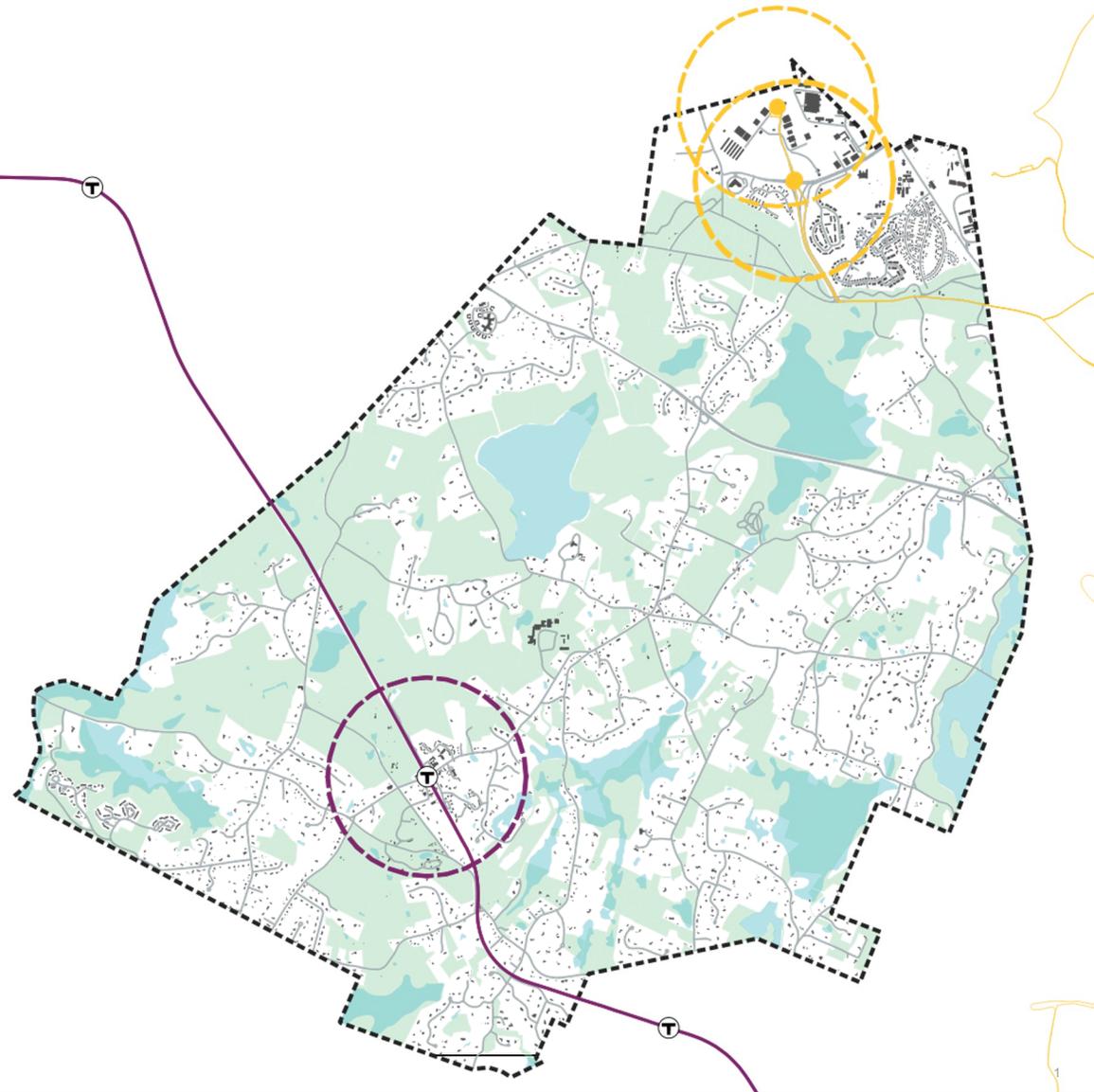


# Housing Choice Act 3A District Zoning

*Community Forums*

*Thursday, February 8, 2024*

*Friday, February 9, 2024*





**Next Rural Land Foundation Community Forum:  
Thursday, February 29th @ 7:00pm via Zoom**

<https://us02web.zoom.us/j/86201633891?pwd=NGU0QkIHU2VDOUIrY1VZK2V1Q1A5dz09>

**Meeting ID: 862 0163 3891; Passcode: 940342**

## Working Group Members

- Michelle Barnes *Lincoln Land Conservation Trust (Water Commission prior to April 2023)*
- Abigail Butt *Director Council on Aging & Human Services*
- Bill Churchill *Zoning Board of Appeals*
- Rachel Drew *Housing Commission*
- Bob Domnitz *Planning Board (until end of March 2023)*
- Steve Gladstone *Water Commission (beginning April 2023)*
- Andrew Glass *Historical Commission*
- Jennifer Glass *Select Board*
- Tim Higgins *Town Administrator*
- Darin LaFalam *Superintendent, Water Department*
- John MacLachlan *School Committee*
- Geoff McGean *Rural Land Foundation*
- Craig Nicholson *Planning Board (beginning May 2023)*
- Terry Perlmutter *Council on Aging & Human Services Board*
- Kathleen Shepard *Conservation Commission*
- Gary Taylor *Planning Board*
- Paula Vaughn-MacKenzie *Director of Planning and Land Use*

# Requirements Overview

## Key Compliance Requirements for Lincoln

- Minimum Zoned Multifamily Unit Capacity: **635 units**
- Minimum Zoning District Area: **42 acres**
  - Subdistricts allowed; minimum of 5 acres
- **Minimum % of Zoning District to be Located in Transit Area: 20%**
  - *Minimum 20% of the multifamily unit capacity and the land area included in the compliant district must be within a half-mile of Lincoln Station*
- **Minimum Zoned Density: 15 units/acre**
  - *The district submitted for compliance must be zoned for a density of at least 15 units/acre. Some individual subdistricts may be less dense than 15 units/acre as long as all subdistricts calculated together are at least 15 units/acre.*
- **One contiguous subdistrict area must contain  $\geq 50\%$  of total district land area**
- If making use of the Mandatory Mixed Use provision,  **$\geq 75\%$  of multifamily unit capacity minimum must come from 3A subdistricts alone.** All other requirements must be met by 3A subdistricts alone.
- **Based on a 3<sup>rd</sup> party economic study, we are allowed to require a minimum of 10% affordable housing**

This is a theoretical zoned capacity - not a requirement to *build* a certain number of units

For more information on Section 3A requirements, including key definitions, see:

- <https://www.mass.gov/doc/compliance-guidelines-for-multi-family-zoning-districts-under-section-3a-of-the-zoning-act/download>
- <https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>
- <https://www.mass.gov/doc/advisory-concerning-enforcement-of-the-mbta-communities-zoning-law/download>

# Town Vision Statement

Lincoln is a town that cherishes its rural, agricultural character, its small-town heritage, its open space, and its historical legacy.

The Town is committed to:

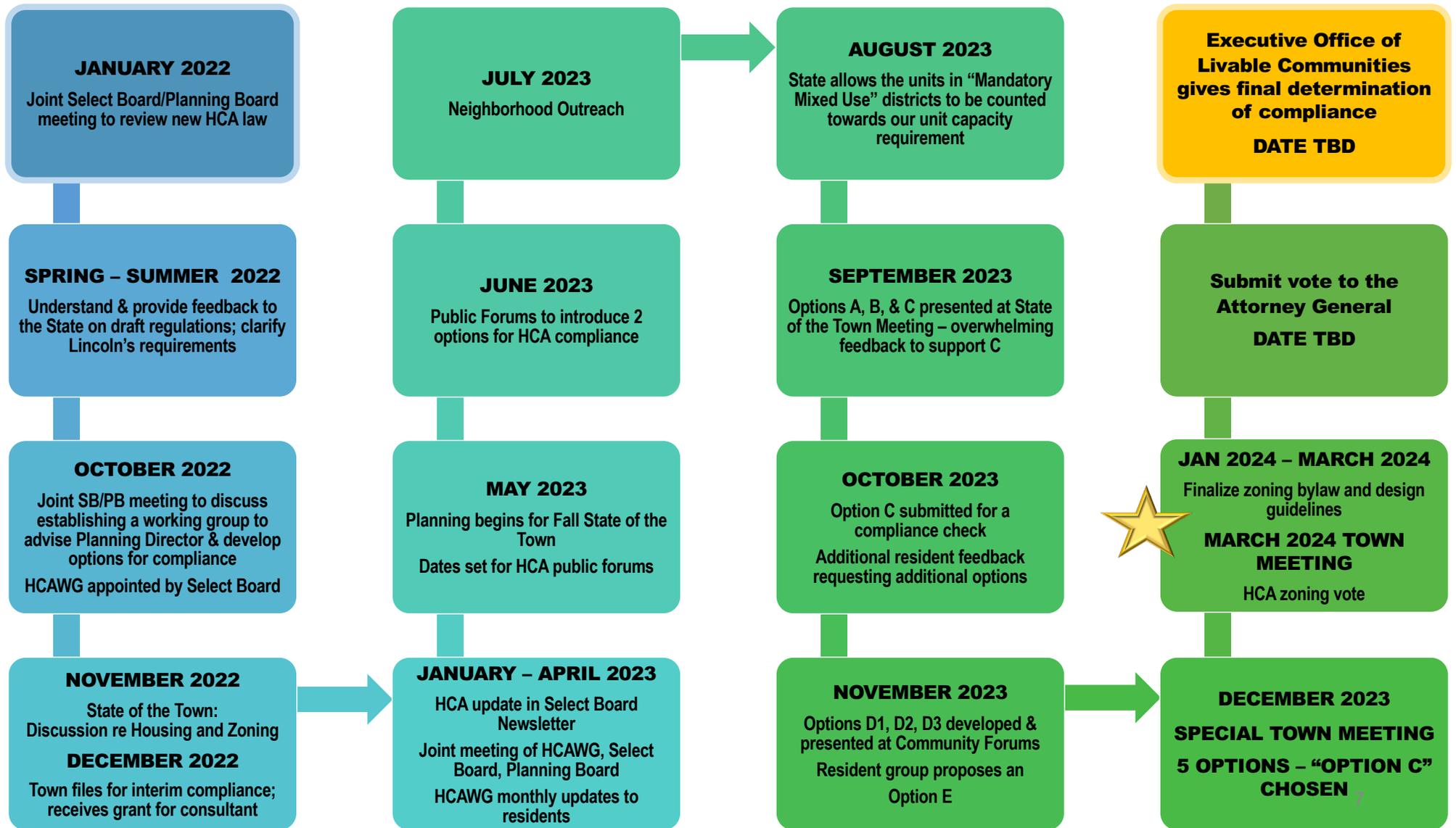
- *Achieving a balance between preserving these values while making reasonable provision for citizens' safety and convenience;*
- *Fostering economic, racial, ethnic, and age diversity among its citizenry through its educational, housing and other public policy;*
- *Excellence in its public education system;*
- *The Town Meeting form of government and the tradition of civic leadership and volunteer public service.*



## Guiding Principles

- Rezone near public transportation and town amenities; consider codifying near-by multi-family development
- Lay groundwork for housing options for:
  - young adults
  - families
  - local workforce
  - those ready to downsize
- Support our small commercial center
- Promote decarbonization and climate change adaptation
- Keep Lincoln eligible for grants to
  - achieve town goals
  - mitigate impact on property taxes
- Proactively tailor zoning to fit Lincoln's unique character





# Lincoln's Housing Choice 3A District (as chosen at December Special Town Meeting)

## Subdistricts

- Lincoln Woods (3A)
- Lincoln Rd / Lewis St (3A)
- Codman Rd (3A)
- Village Center (MMU)
- Density Denominator Deduction Area

**Zoned Units = 648**  
**Delta w/Existing Units = 463**  
**Modeled Density = 15.3 U/A**

# 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.

## How Likely?



UNDER DISCUSSION



OVER TIME  
depends on property owners



TOWN LAND  
needs 2/3 majority at a Town Meeting



UNLIKELY

**Zoned Units in Green + Yellow  $\leq$  368**  
***Revised***

# 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

## Definitions

- **Overlay District:** A zoning district that lies on top of existing zoning. An applicant can use either the rules of the overlay district or the rules of the underlying zoning but may not mix and match.
- **3A District:** An overlay district that complies with the MBTA Communities section of the Housing Choice Act, M.G.L., c. 40A, s.3A.
- **Multi-family Housing:** A building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building. (State definition).
- **Live/Work Unit:** A single unit consisting of both a commercial or office component and a residential component that is used and occupied by the same resident.

## Definitions (continued)



- **Mandatory Mixed Use:** The Village Center District requires 33% commercial and contributes 125 units to the Housing Choice Act zoning.
  - The Village center zoning allows us to have lower density in other subdistricts.
- **Street Activating Uses:** Designed to enhance pedestrian activity.
  - **Commercial:** Retail, restaurants, professional offices, etc.
  - **Spaces accessory to residential uses:** Fitness or community rooms, and lobbies that access directly to a private or public sidewalk, or street.

## Definitions (continued)

- **Permitted Commercial Uses:**

- Retail stores and retail services, including restaurants, bakeries, catering
- Live/work units
- Studios and craft workshops
- Professional and business offices
- Owner-occupied bed and breakfast Inns
- Municipal or public utility use

- **Commercial Uses Not Permitted:**

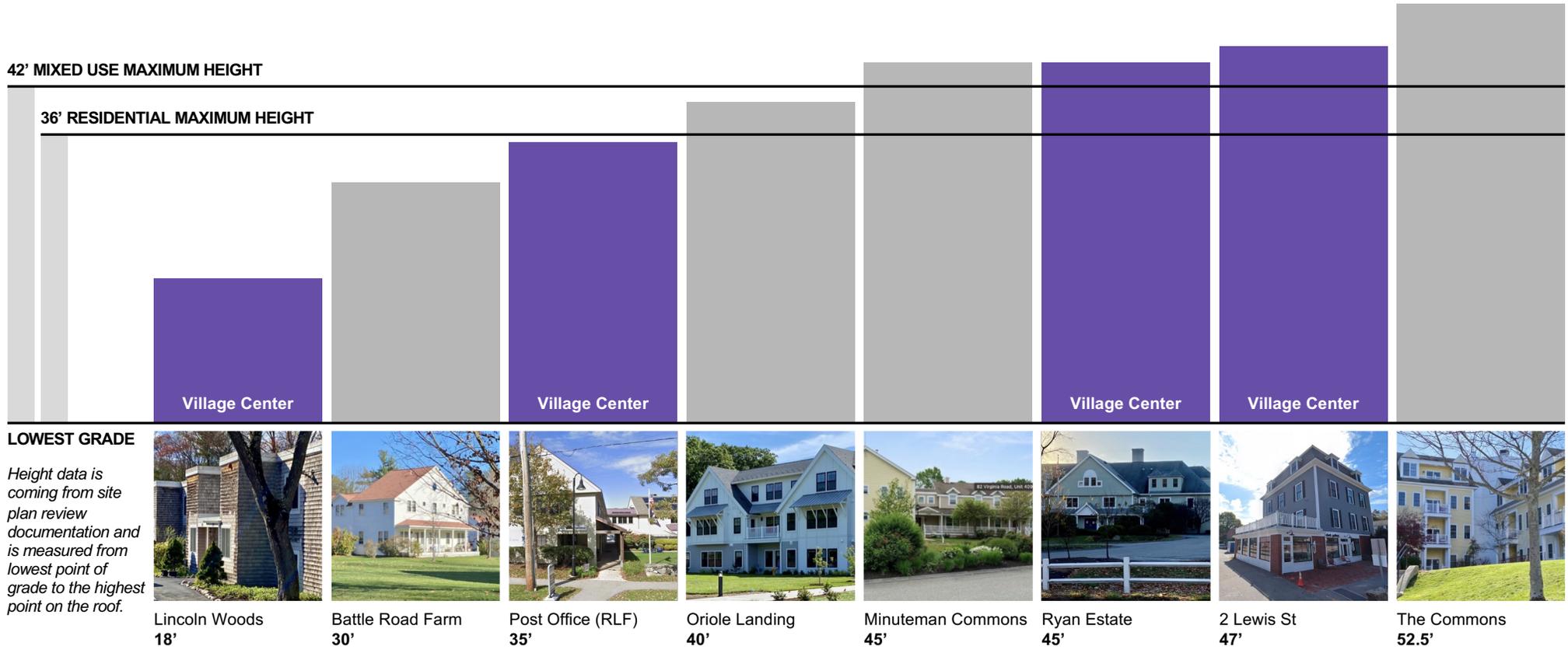
- Service station or repair shop for motor vehicles or appliances
- Sale or rental of heavy equipment
- Manufacturing and assembly
- Offices or facilities for building or landscaping use that includes outdoor storage of supplies, tools, and equipment
- Private postal or deliver service distribution center
- Drive in or drive-through services except by Special Permit from the Planning Board
- Gun vendors including retail sales and/or manufacturing of guns or parts

# 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
Residential Only 2 ½ floors (if built after 2003)	Residential Only 3 floors maximum	Mixed Use Allowed 3 floors maximum	Residential Only 3 floors maximum	Commercial Required Mixed Use Allowed 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’
Residential Parking = minimum 1 per unit	Residential Parking = minimum 1 per unit; parking on side or in back or as approved by the PB under Site Plan Review (SPR).	Residential Parking = minimum 1 per unit; side or back or per SPR. <b>Commercial</b> = per Section 15 or per the site plan determined under SPR.	Residential Parking = minimum 1 per unit; parking on side or in back or as approved by the PB under SPR.	Residential Parking = 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.	<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'

# Density Examples



Lincoln Woods

- 125 units
- 20 acres
- 13 acres are wetlands
- Density = 6.3 u/a
- **Density without wetlands = 17.9 u/a**
- **Height = 18'**



Ryan Estate

- 24 units
- 8 acres
- 6.7 acres wetlands
- Density = 3 u/a
- **Density minus wetlands = 18.5 u/a**
- **single building**
- **Height = 45'**



Farrar Pond

- 80 units
- 18 acres
- **Density = 4.4 u/a**
- **Height = 26'**

# Density Examples



Battle Road Farm

- 120 units
- 24 acres
- 5 acres are in conservation
- Density = 5 u/a
- **Density minus conservation land = 6.3 u/a**
- **Height = approx. 30'**



Minuteman Commons

- 32 units
- 3.65 acres
- 0 acres are in conservation
- **Density = 9 u/a**
- **Height = 45'**



The Commons

- 308 units
- 31.2 acres
- 5.1 acres are in conservation
- Density = 10 u/a
- **Density minus conservation land = 12 u/a**
- **Height = 52.5'**



Oriole Landing

- 60 units
- 6 acres
- 0 acres are in conservation
- **Density = 10 u/a**
- **Height = 40'**

## Zoning Constraints – Single Family Zoning

- 25% lot coverage = square footage of all the buildings on a lot cannot exceed 25% of the lot
  - On an 80,000 SF conforming lot = 20,000 square feet
  - Could be single story, 36' high with 20,000 SF footprint OR smaller footprint, 36' high & up to 2 ½ stories
- No limit on pavement coverage, parking, patios, swimming pools, sport courts, etc. (if no wetlands)
- No limit on number of cars or parking spaces
- If no wetlands, able to clearcut up to a 10' buffer without permission



# Rough Comparison of Building + Parking Coverage in R1 vs 3A

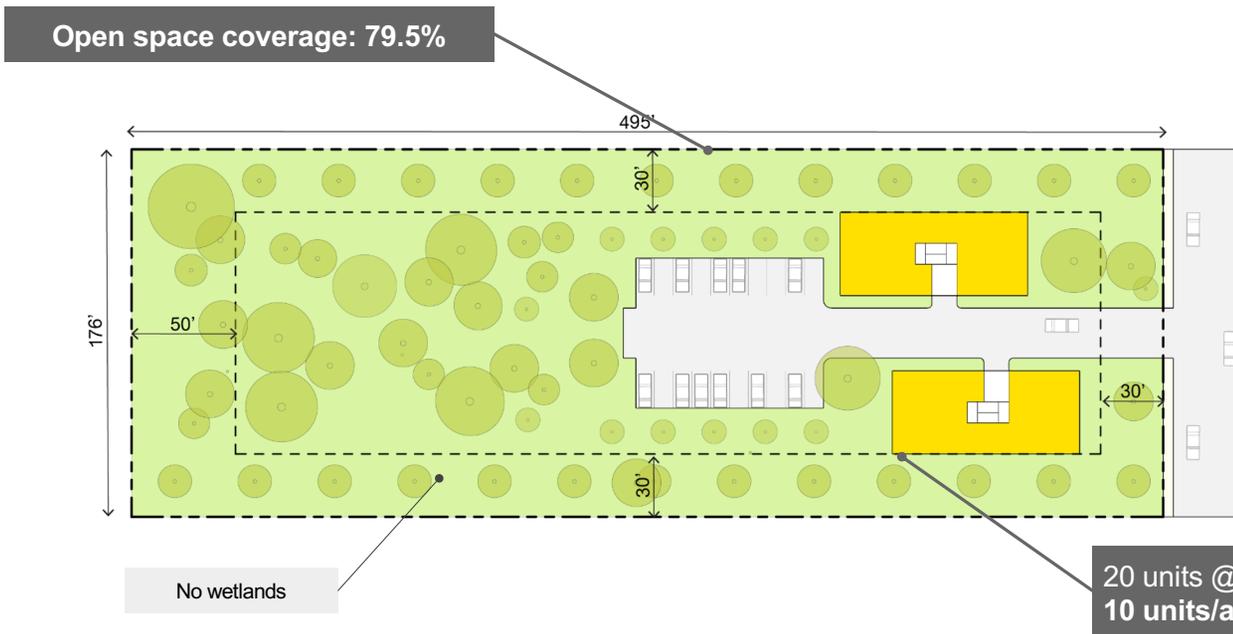
R1 (Single family) Zoning

3A (Multi-family) Zoning



# Zoning Constraints Diagram – Codman Road: 2-acre site without wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

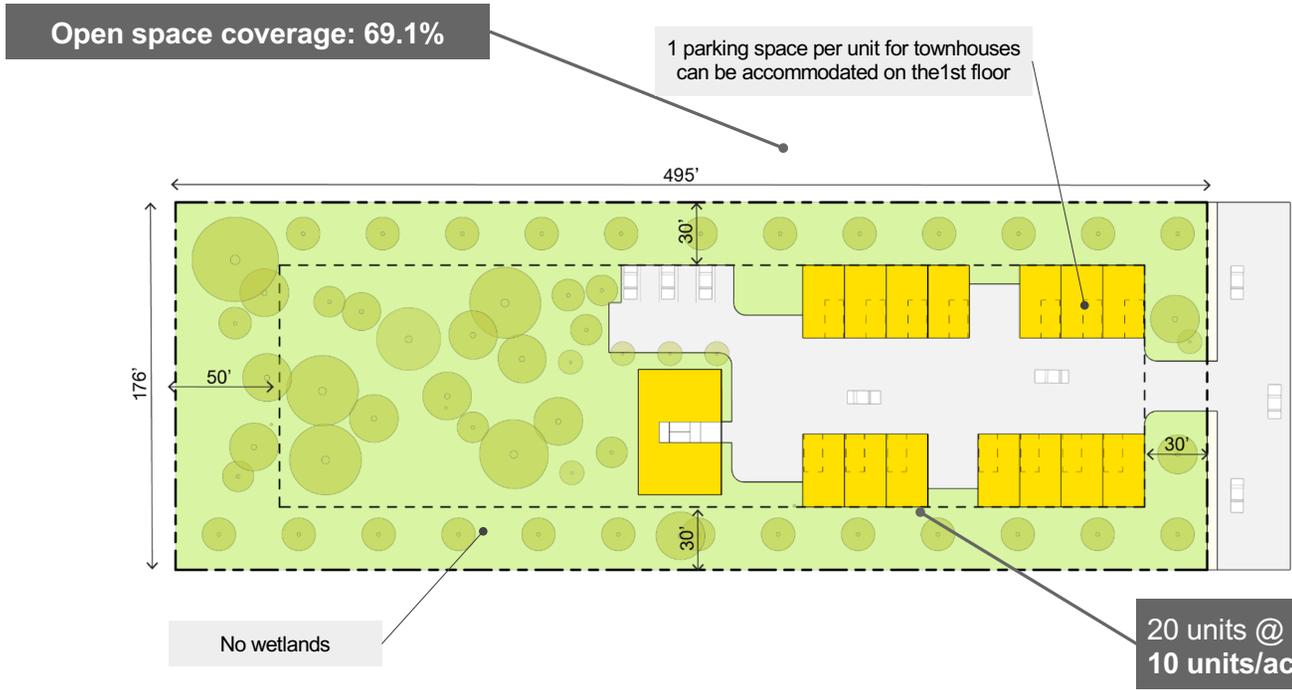


# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
20	10	1 space/unit	20.5%

- Codman Rd (3A)**  
Draft Zoning Standards:
- Min. lot size: n/a
  - Max height: 3 stories
  - Max. bldg. & parking coverage: 50%
  - Setbacks:
    - Front: 30'
    - Sides: 30'
    - Rear: 50'
  - Min. parking spaces per unit: 1
  - Max. units per acre: 10

# Zoning Constraints Diagram – Codman Rd; 2-acre site without wetlands

## Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

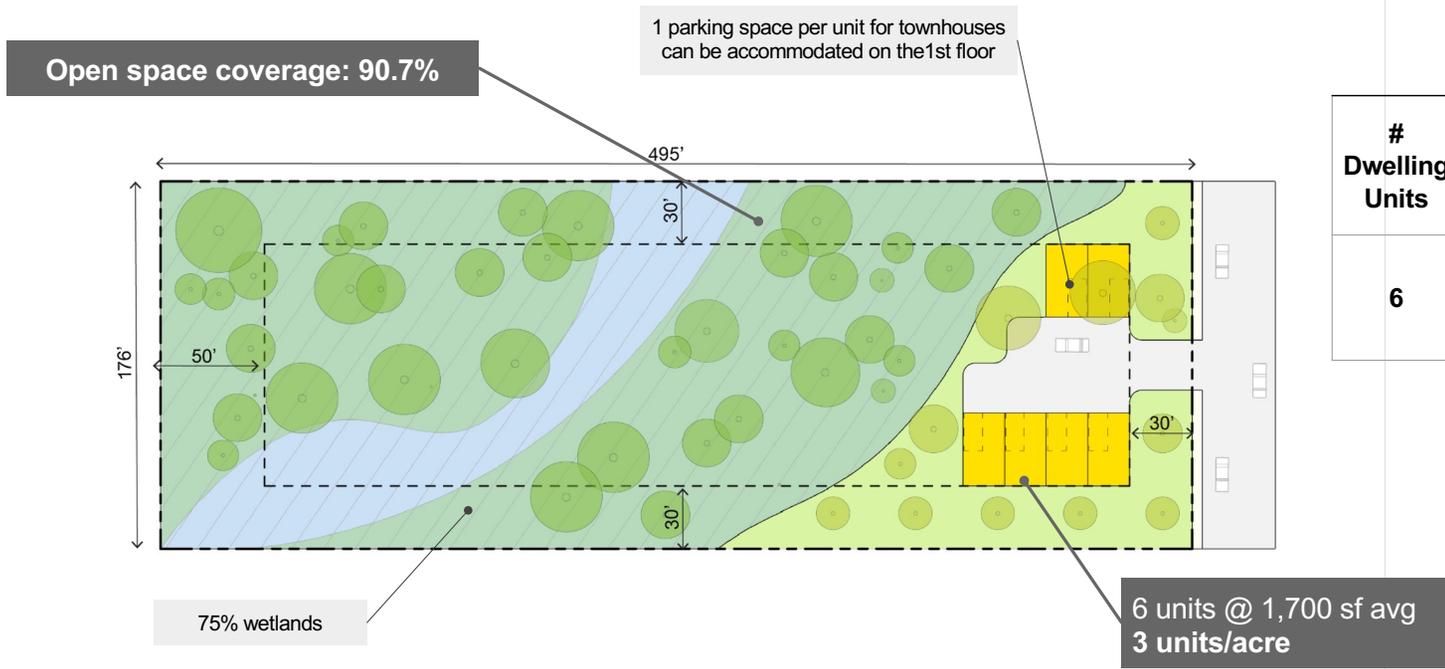


# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
20	10	1 space/unit	30.9%

- Codman Rd (3A)**  
Draft Zoning Standards:
- Min. lot size: n/a
  - Max height: 3 stories
  - Max. bldg. & parking coverage: 50%
  - Setbacks:
    - Front: 30'
    - Sides: 30'
    - Rear: 50'
  - Min. parking spaces per unit: 1
  - Max. units per acre: 10

# Zoning Constraints Diagram – Codman Rd; 2-acre site with wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict



# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
6	3	1 space/unit	9.3%

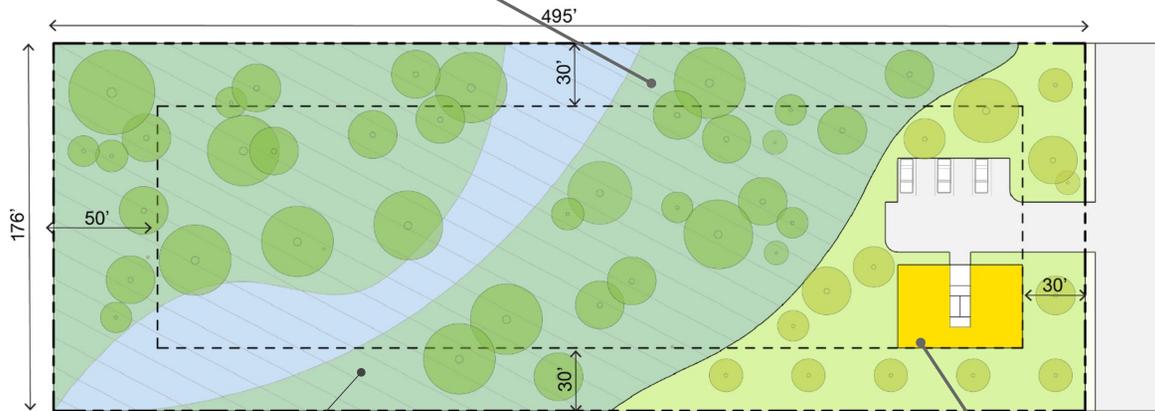
**Codman Rd (3A)**  
Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
  - Front: 30'
  - Sides: 30'
  - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

# Zoning Constraints Diagram – Codman Rd; 2-acre site with wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

Open space coverage: 93.2%



75% wetlands

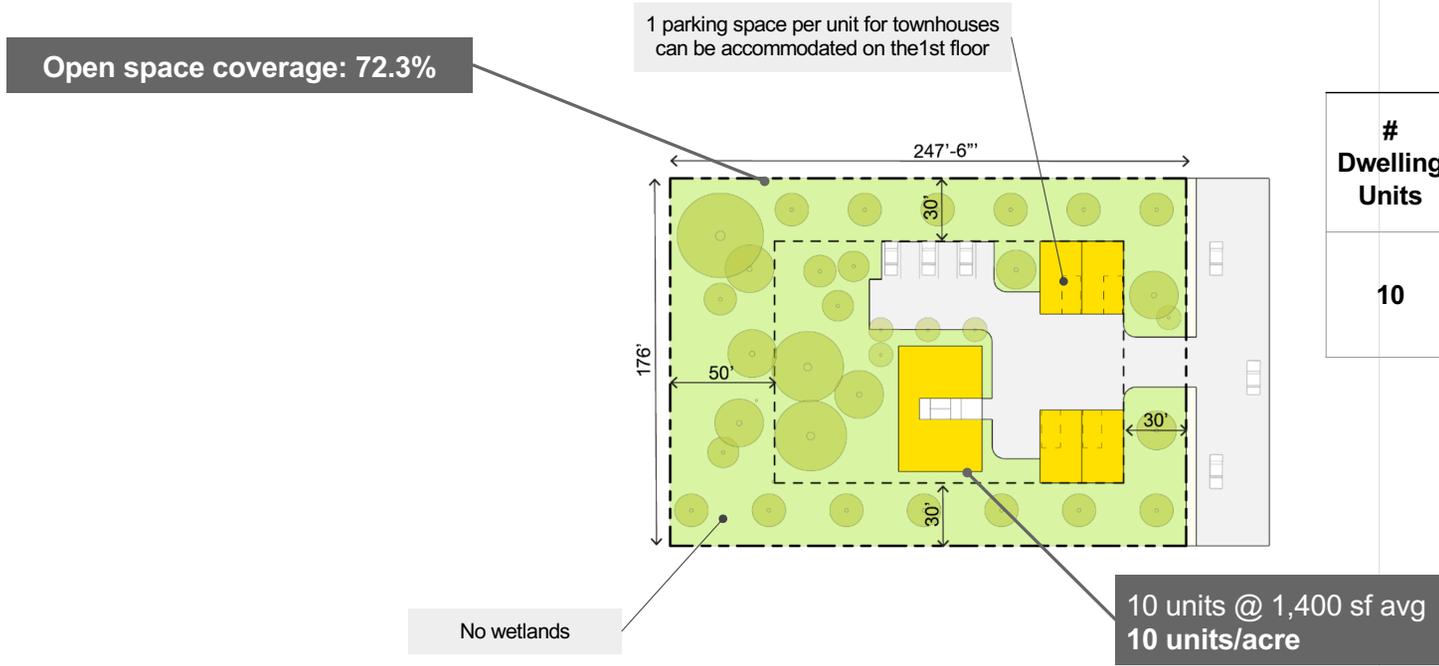
6 units @ 1,200 sf avg  
3 units/acre

# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
6	3	1 space/unit	6.8%

- Codman Rd (3A)**  
Draft Zoning Standards:
- Min. lot size: n/a
  - Max height: 3 stories
  - Max. bldg. & parking coverage: 50%
  - Setbacks:
    - Front: 30'
    - Sides: 30'
    - Rear: 50'
  - Min. parking spaces per unit: 1
  - Max. units per acre: 10

# Zoning Constraints Diagram – Codman Rd; 1-acre site without wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict



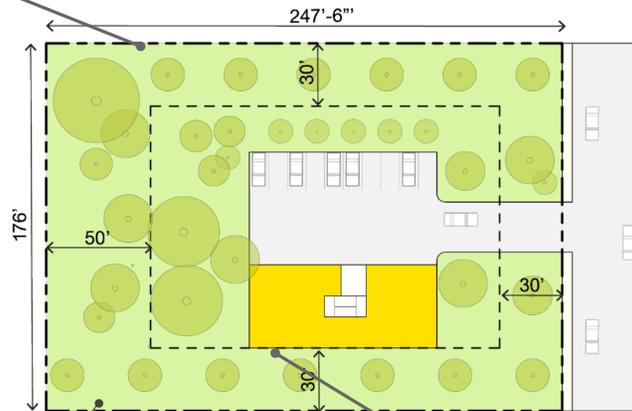
# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
10	10	1 space/unit	27.7%

- Codman Rd (3A)**  
Draft Zoning Standards:
- Min. lot size: n/a
  - Max height: 3 stories
  - Max. bldg. & parking coverage: 50%
  - Setbacks:
    - Front: 30'
    - Sides: 30'
    - Rear: 50'
  - Min. parking spaces per unit: 1
  - Max. units per acre: 10

# Zoning Constraints Diagram – Codman Rd; 1-acre site without wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict

Open space coverage: 77.3%



# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
10	10	1 space/unit	22.7%

**Codman Rd (3A)**  
 Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
  - Front: 30'
  - Sides: 30'
  - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

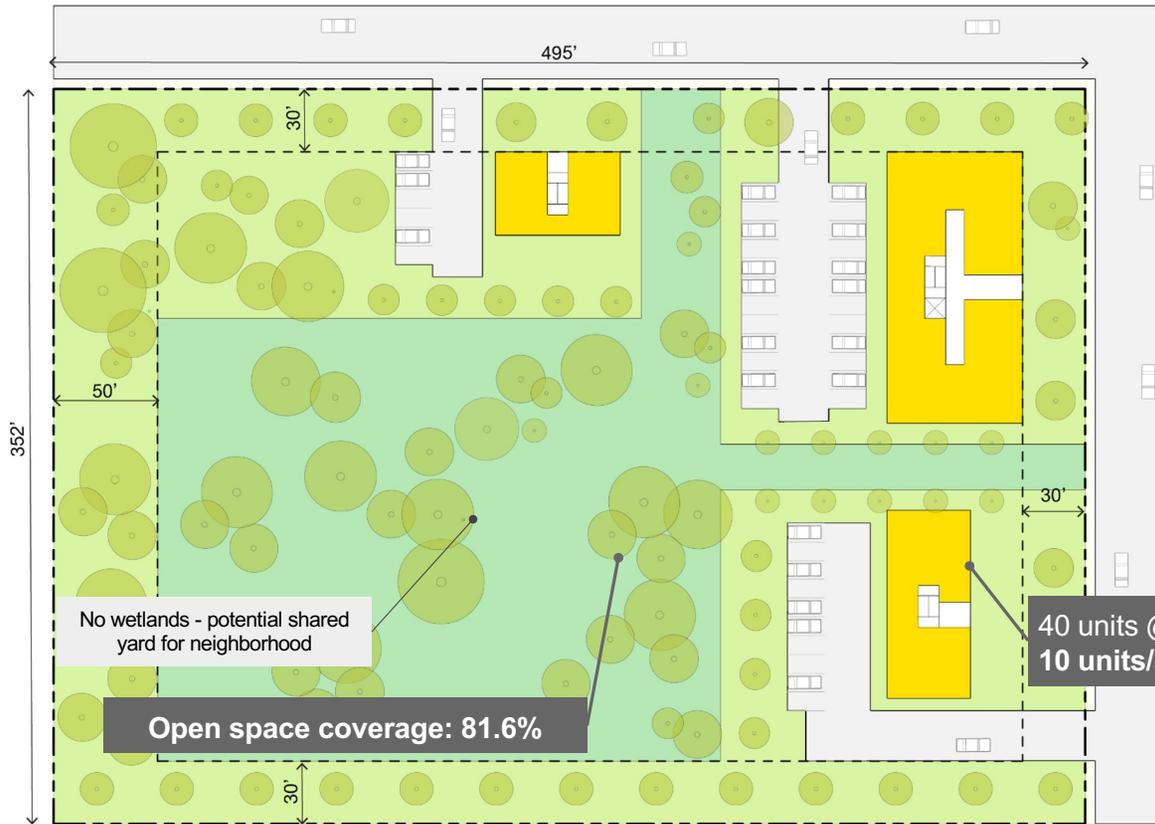
# Zoning Constraints Diagram – Codman Rd; 4-acre site without wetlands

## Buildout Visualization Scenario for Codman Rd (3A) Subdistrict



# Zoning Constraints Diagram – Codman Rd; 4-acre site without wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict



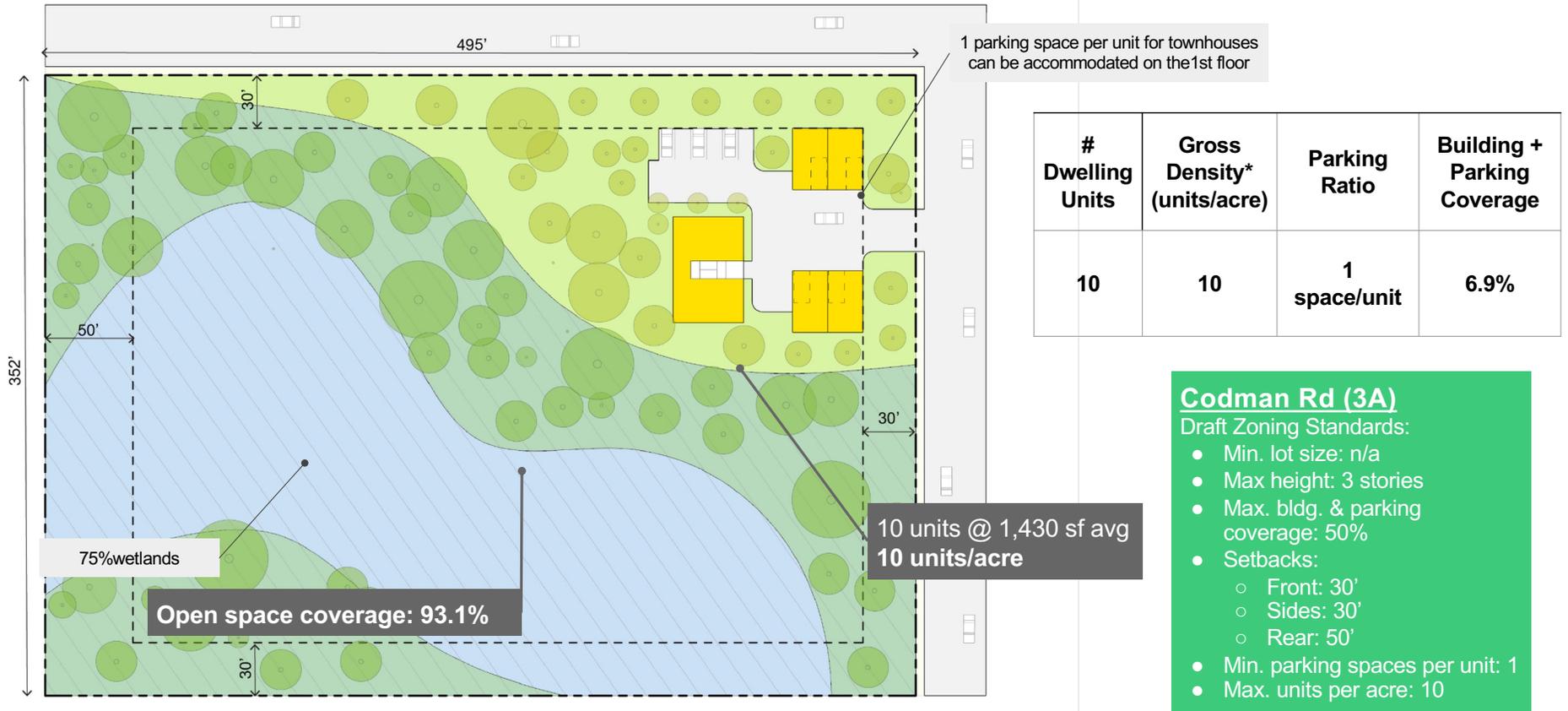
# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
40	10	1 space/unit	18.4%

**Codman Rd (3A)**  
 Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
  - Front: 30'
  - Sides: 30'
  - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

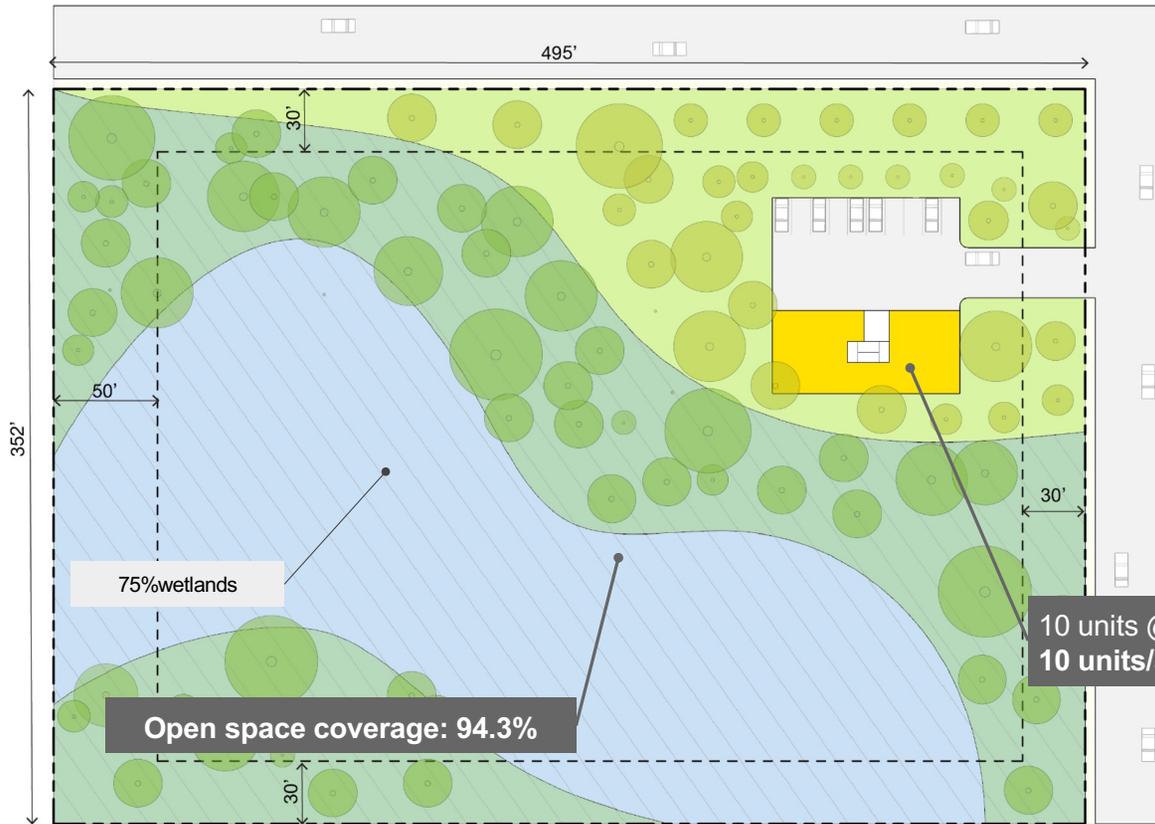
# Zoning Constraints Diagram – Codman Rd; 4-acre site with wetlands

## Buildout Visualization Scenario for Codman Rd (3A) Subdistrict



# Zoning Constraints Diagram – Codman Rd; 4-acre site with wetlands

Buildout Visualization Scenario for Codman Rd (3A) Subdistrict



# Dwelling Units	Gross Density* (units/acre)	Parking Ratio	Building + Parking Coverage
10	10	1 space/unit	5.7%

**Codman Rd (3A)**  
 Draft Zoning Standards:

- Min. lot size: n/a
- Max height: 3 stories
- Max. bldg. & parking coverage: 50%
- Setbacks:
  - Front: 30'
  - Sides: 30'
  - Rear: 50'
- Min. parking spaces per unit: 1
- Max. units per acre: 10

## What will it look like?

### 3A District has smaller lots which lead to smaller developments



- New buildings tucked behind preserved existing housing
- 20 Units Per Acre – *More than is allowed in our zoning*
- Total Units: 24
- Acres: 1.2
- Grant Place, Natick

<https://storymaps.arcgis.com/stories/5d32b4fb61ed41338d0b250800f7e5f6>

- 29 Units Per Acre – *More than is allowed in our zoning*
- Total Units: 44
- Acres: 1.5
- Mayflower Manner, Middleborough



## Lego Model (available in the planning office at town hall)



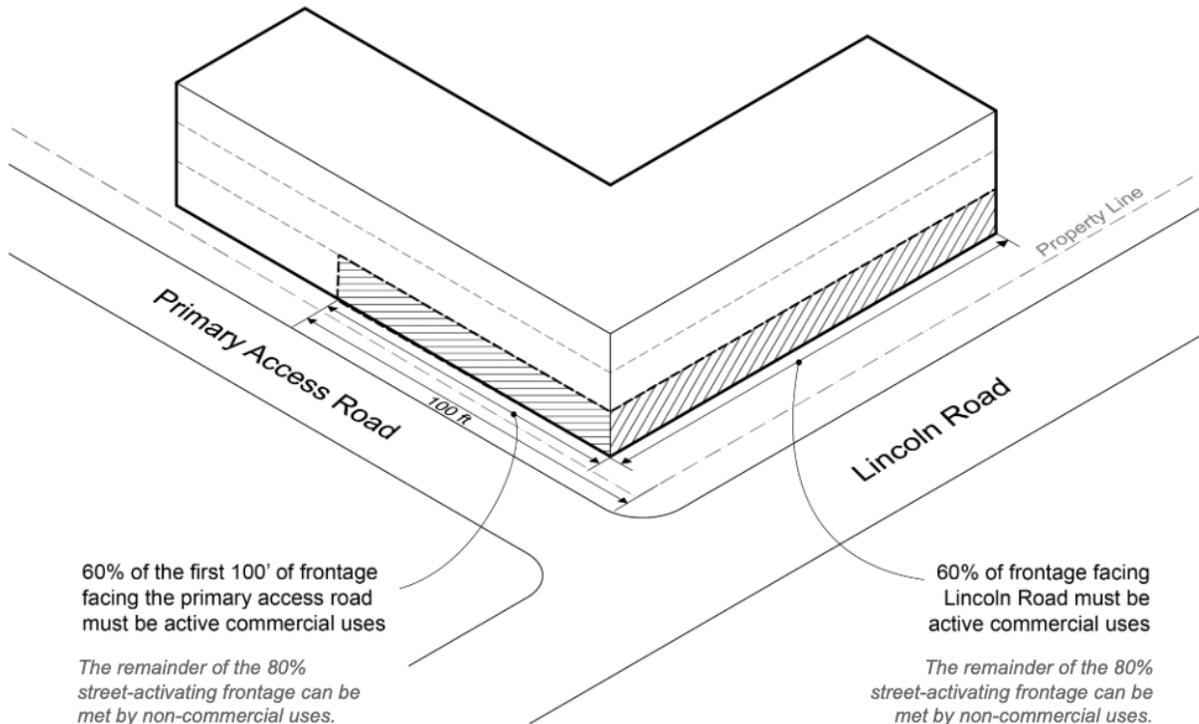
- Shows current buildings in the parcels that are being rezoned
- Model and Lego set available in the Planning Office.
- Call the Planning Office (781 259 2610) if you would like to play with it!

## Village Center Subdistrict – Mandatory Mixed-Use Subdistrict

- Includes 2 private properties:  
Rural Land Foundation and Doherty's
- On each property in the MMU:
  - Minimum 33% of square footage must be commercial
  - Meet frontage requirements
  - If a parcel has 45,000 SF of commercial, the 33% is waived



# 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

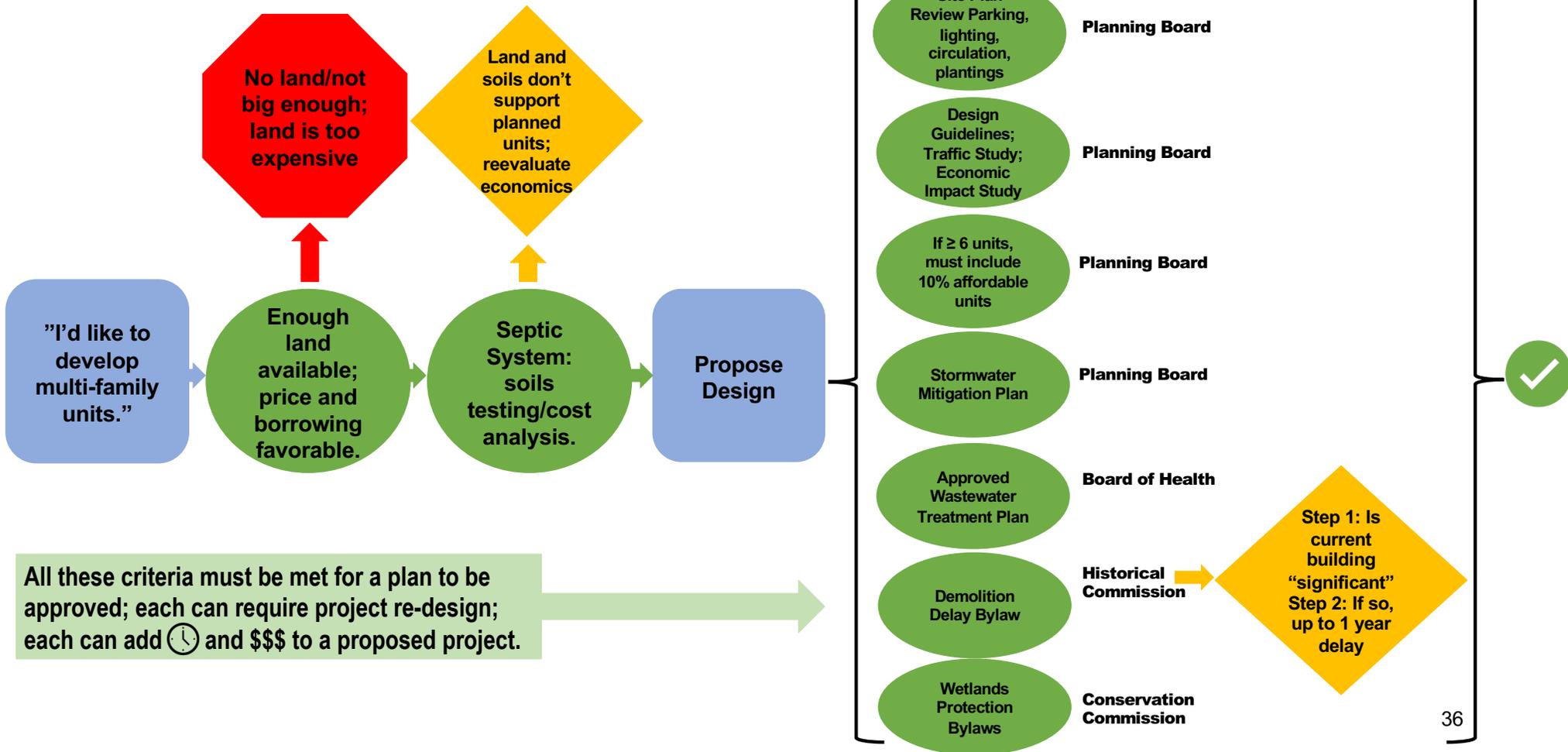
## On Primary Access Road:

- **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

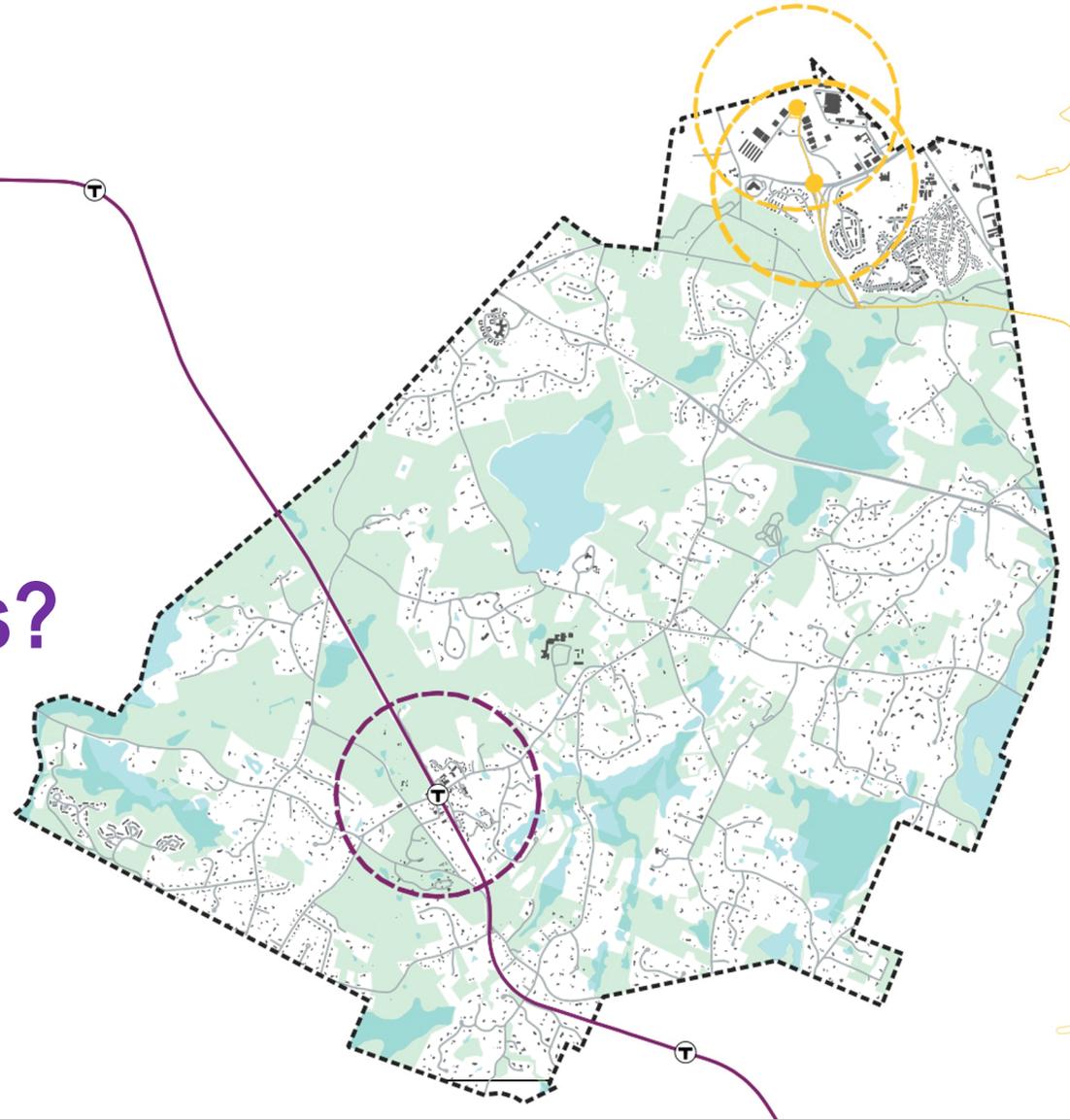
## General Provisions

- **Projects must comply with Wetlands and Watershed Protection, section 12.2 of Lincoln zoning bylaw**
- **Must comply with Aquifer Protection, section 12.4 of Lincoln zoning bylaw**
- **Inclusionary Zoning**
  - Can require a minimum of 10% affordable units
  - Any development with 6 to 9 units required to have 1 affordable unit
  - “Affordable” is defined as being affordable to households earning up to 80% of Area Median Income
- **Building Energy Requirements**
  - At Town Meeting 2023, Lincoln adopted the State’s Specialized Stretch Energy Code
  - Also voted to be part of 10-town fossil fuel free pilot; now approved by the State

# Are there "Guardrails?"



**Thank you! Questions?**



## Breakout Session – 10 minutes

➤ I like...

➤ I wish...

➤ I wonder...

- 4 groups
- Talk to your group – share ideas
- Lightning round report out – 5 minutes
  - 1 “I like” from each group
  - 1 “I wish” from each group
  - 1 “I wonder” from each group
- Reconvene for whole group Q&A