



TOWN OF
READING
MASSACHUSETTS

MBTA COMMUNITIES & READING

Presentation 9/19/23 – Knowledge Session #1

Goals:

- For attendees to understand the new law
- To understand why our zones in Reading don't comply
- What that means for the changes we will need to make
- What staff sees as the best direction based on our survey results

In Scope

Regional Context
Definitions of the Law
What is multi-family housing
What are the zoning districts in Reading
By-right development
History of zoning changes in Reading
Zoning Capacity
Reading's own housing goals
Price & Permitting Data
Survey Results & Interpretation
Concerns and Areas of Interest

Out of Scope

Arguing against zoning changes without first vetting any proposals

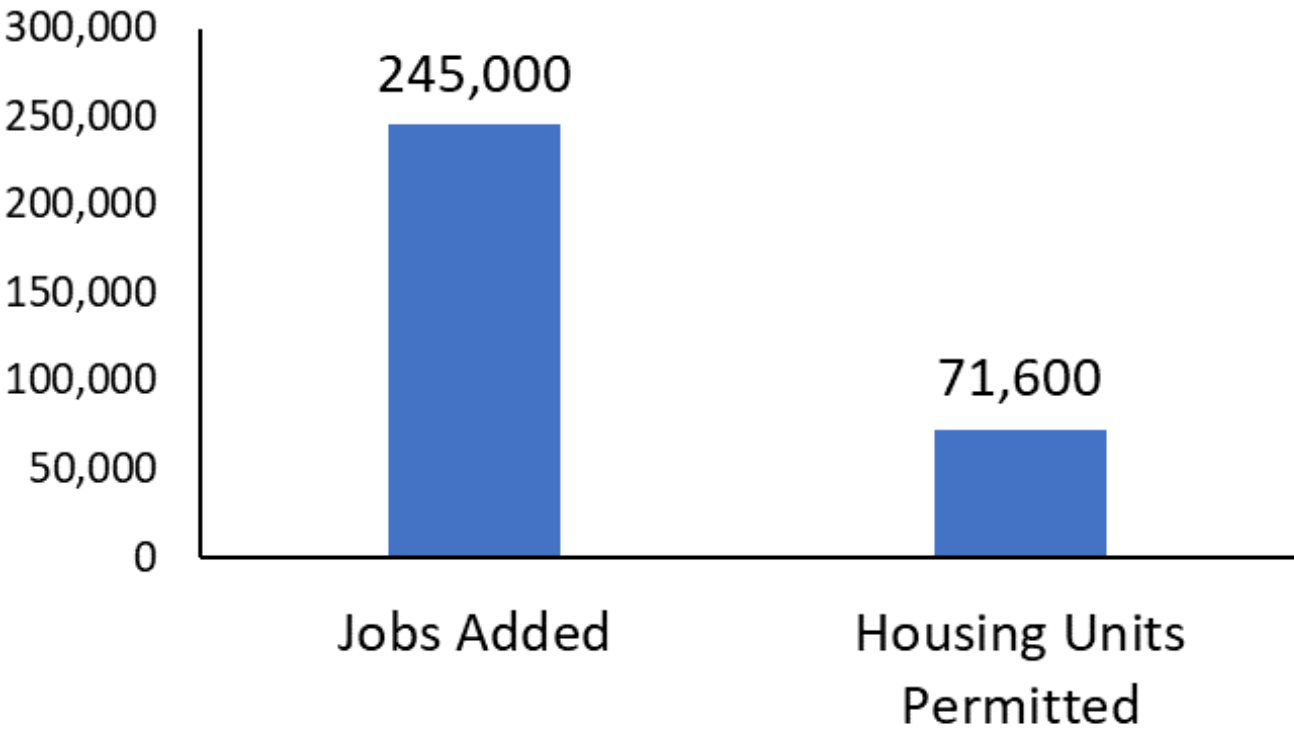
Debating if we should comply with the law



REGIONAL CONTEXT



Boston region 2010-2017



When supply of housing does not keep pace with growing demand it drives down vacancy rates and drives up prices as there is increased competition for units.

-Amy Dain's 2019 State of Zoning for Multi-Family Housing in Greater Boston Report



REGIONAL CONTEXT ○ ○ ○ ○

The region needs a range of housing types to meet demand as young people continue to move to the region for educational and work opportunities, and Baby Boomers downsize, often hoping to stay in their communities.

Multi-family housing can provide environmental benefits such as reduced heating and cooling loads, requires less land per unit, can reduce auto-dependency if located near transit, and is the chief mechanism for expanding our Affordable housing stock.



WHAT IS THE LAW?

The MBTA Communities law (3A), was passed in 2021 at the state level.

It requires the 177 municipalities in the Boston metro to confirm that they have a district of reasonable size where multifamily housing (3+ units) is zoned for by-right at a specified density, determined by each municipalities' characteristics.

WHAT IS THE MBTA COMMUNITIES LAW?

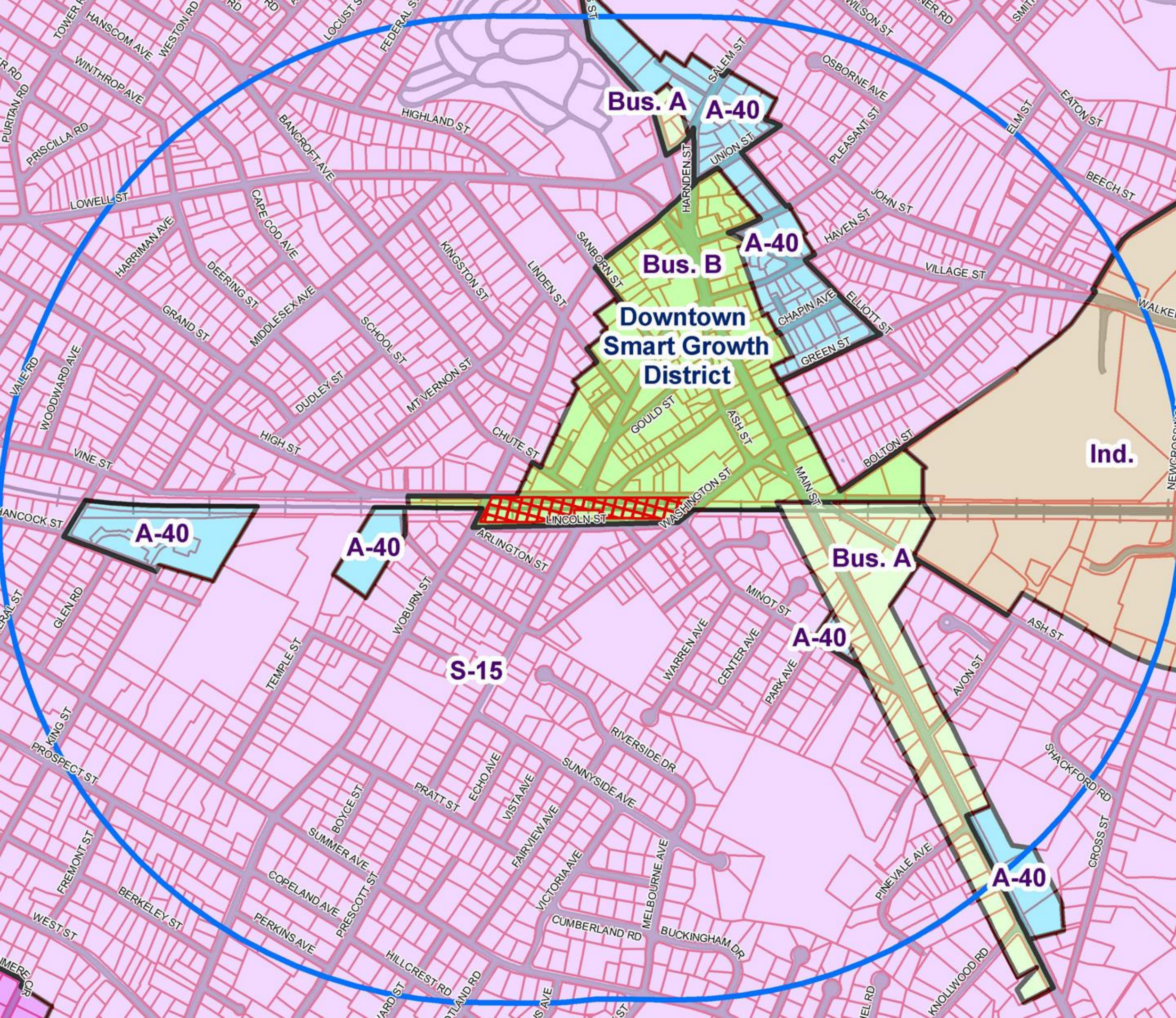


Reading is classified as a **commuter rail community** which means at least half of our zoning district must be within a 1/2-mile of the Reading train depot downtown.

By **December 2024**, Reading must confirm to the State that we have a district with **by-right** zoned **capacity** for 1,493 units of **multi-family housing** at a density of 15 units per acre across a district of a minimum of 43 total acres.*

We do not currently have a zoning district that meets the requirements.

*For the specific details on how these numbers were calculated by the State please see our project webpage.



There are approximately 660 acres within the 1/2 mile area, 343 acres of which are defined as “developable”.

Multi-family housing is any housing with at least 3 units on one lot



○○○○

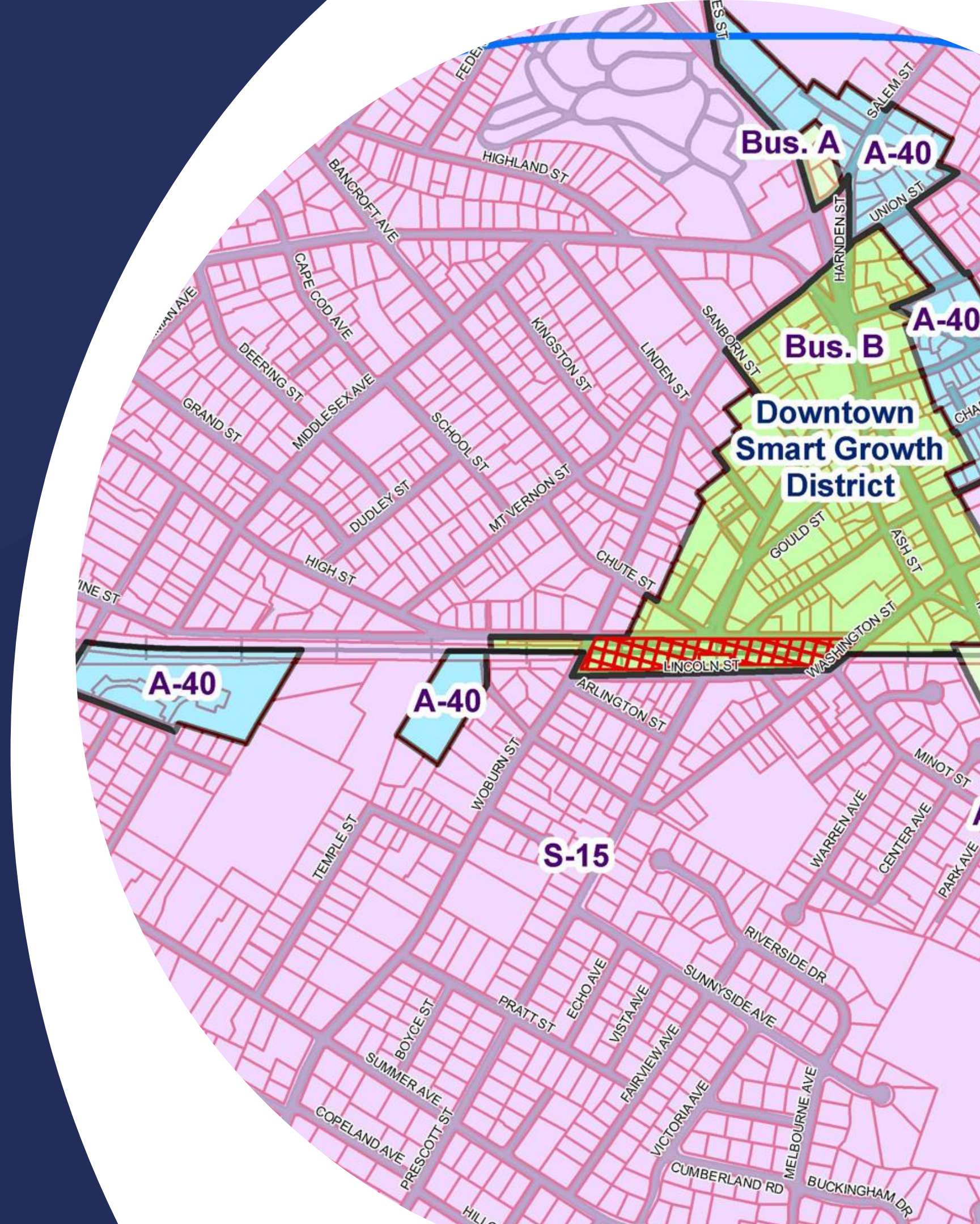
WHAT IS ZONING?

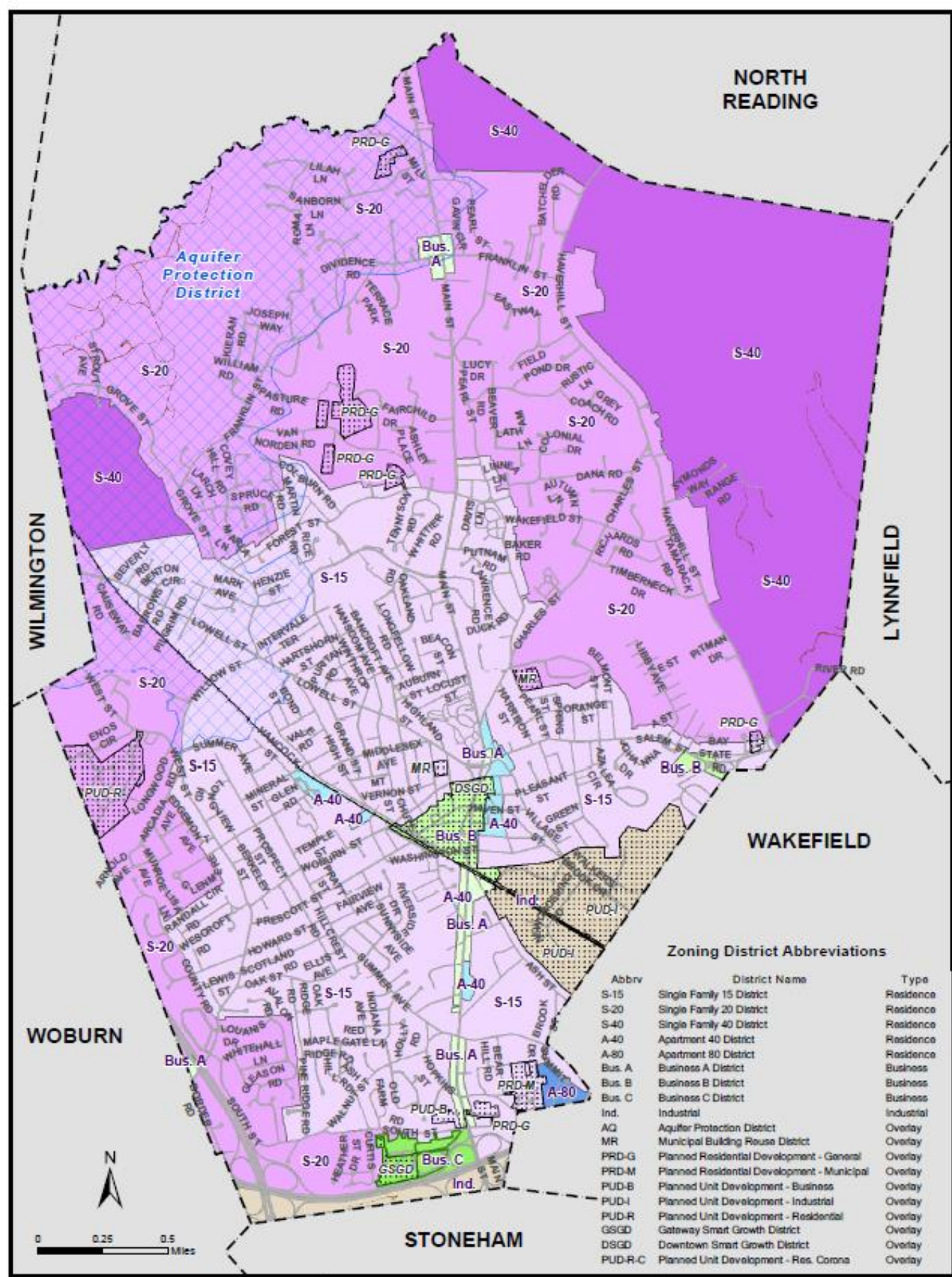
Zoning is the rulebook for future development.

The Zoning Bylaw is a living document.

Topics covered in the bylaw:

- Zoning Districts
- Administration by CPDC & ZBA
- Use & Intensity Regulations
- Nonconforming Uses & Structures
- Sign Regulations
- Parking
- Overlay Districts





94% of the land
in Reading is zoned
for single-family homes only

Legend

| | |
|-----------------------------|--------|
| --- Town Boundary | A-40 |
| ++ Railroad | A-80 |
| Roads | Bus. A |
| Unpaved | Bus. B |
| Paved | Bus. C |
| Overlay Districts | S-15 |
| Aquifer Protection District | S-20 |
| Subdistrict | S-40 |
| | Ind. |

ZONING MAP
TOWN OF READING
MASSACHUSETTS

Zoning District Abbreviations

| Abbrev | District Name | Type |
|---------|---|------------|
| S-15 | Single Family 15 District | Residence |
| S-20 | Single Family 20 District | Residence |
| S-40 | Single Family 40 District | Residence |
| A-40 | Apartment 40 District | Residence |
| A-80 | Apartment 80 District | Residence |
| Bus. A | Business A District | Business |
| Bus. B | Business B District | Business |
| Bus. C | Business C District | Business |
| Ind. | Industrial | Industrial |
| AQ | Aquifer Protection District | Overlay |
| MR | Municipal Building Rouse District | Overlay |
| PRD-G | Planned Residential Development - General | Overlay |
| PRD-M | Planned Residential Development - Municipal | Overlay |
| PUD-B | Planned Unit Development - Business | Overlay |
| PUD-I | Planned Unit Development - Industrial | Overlay |
| PUD-R | Planned Unit Development - Residential | Overlay |
| GSGD | Gateway Smart Growth District | Overlay |
| DSGD | Downtown Smart Growth District | Overlay |
| PUD-R-C | Planned Unit Development - Res. Corona | Overlay |



Zoning current as of April 27, 2017.
This map is to be used in conjunction with the Reading Zoning Bylaws and with the Reading Zoning Map approved on 4/8/13. The Town of Reading does not make any warranty, express or implied, for errors, omissions or inaccuracies in the information provided and does not assume any legal liability or responsibility for actions taken or not taken in reliance upon any information or data contained herein.





3.0

ESTABLISHMENT OF DISTRICTS

3.1 Districts

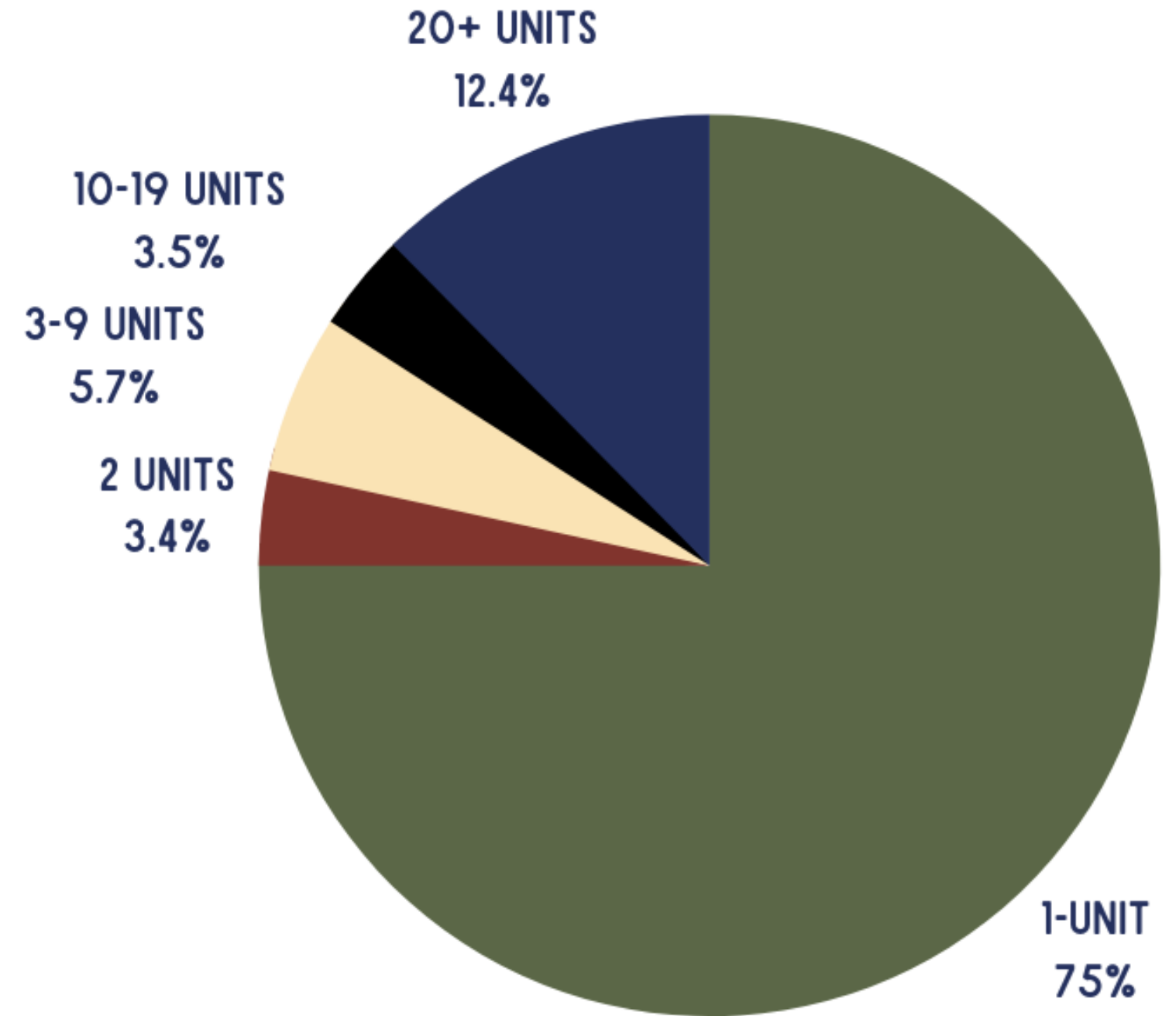
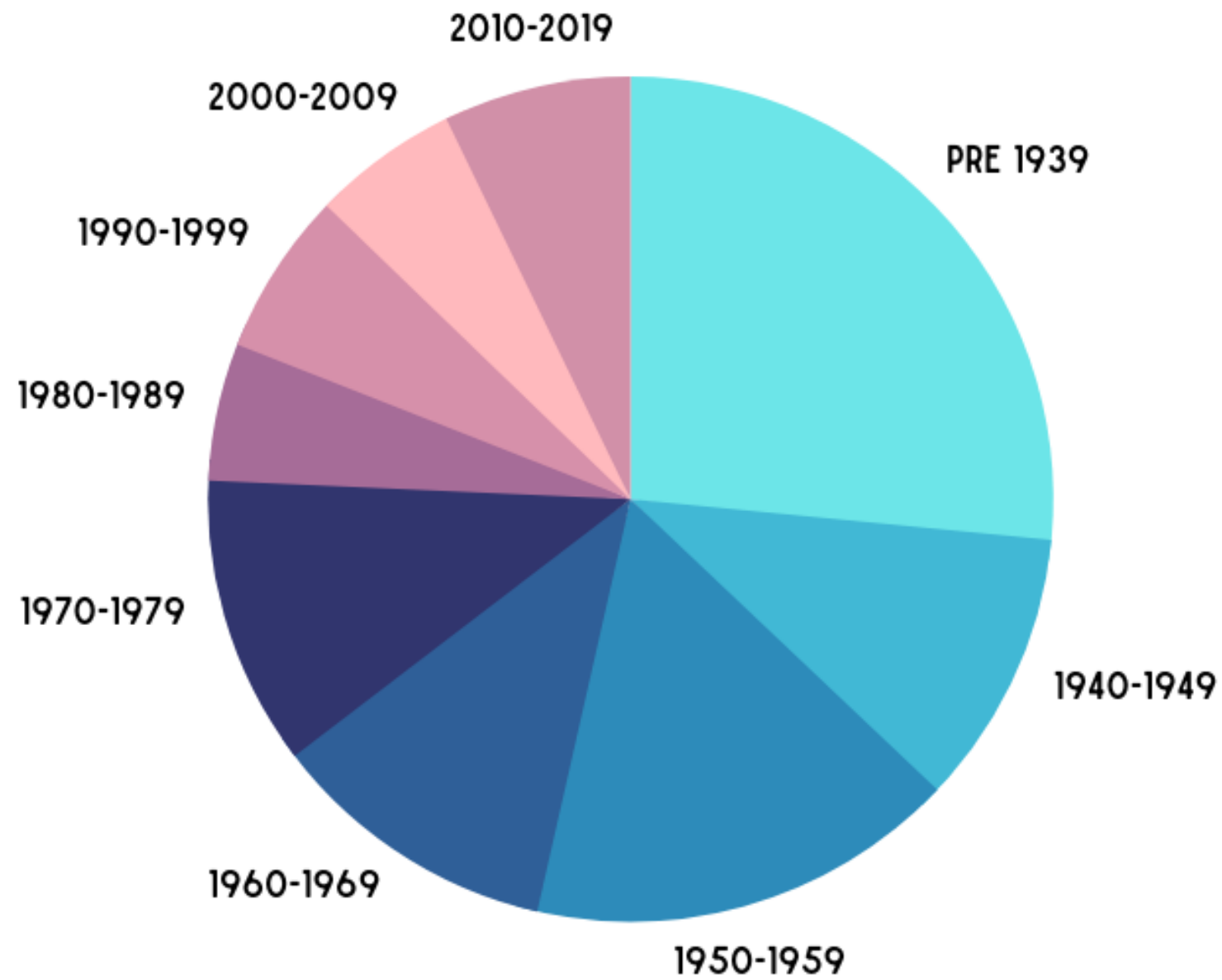
The Town is hereby divided into the following zoning districts as shown on the Reading Zoning Map:

| Type | Full Name | Short Name |
|------------------|---|-------------------|
| Residence | Single Family 15 District | S-15 |
| Residence | Single Family 20 District | S-20 |
| Residence | Single Family 40 District | S-40 |
| Residence | Apartment 40 District | A-40 |
| Residence | Apartment 80 District | A-80 |
| Business | Business A District..... | Bus A |
| Business | Business B District..... | Bus B |
| Business | Business C District..... | Bus C |
| Industrial | Industrial | Ind |
| Overlay | Flood Plain District..... | F |
| Overlay | Municipal Building Reuse District | MR |
| Overlay | National Flood Insurance..... | NF |
| | Flood Management District | |
| Overlay | Aquifer Protection District..... | AQ |
| Overlay | Planned Unit Development | PUD |
| Overlay | Planned Residential Development..... | PRD |
| Overlay | Gateway Smart Growth District..... | GSGD |
| Overlay | Downtown Smart Growth District | DSGD |

Reading currently has 5 residential districts and 4 business districts

53% OF THE TOTAL HOUSING STOCK WAS BUILT PRIOR TO 1960

2020 HOUSING STOCK BY STRUCTURE TYPE



How a new building gets built



Allowed use, lot size, frontage, setbacks, height, parking, landscaping, drainage, signage, traffic, environmental impacts

Site Plan Review By-Right Development

ZONES

A-40 APARTMENT 40 DISTRICT (RESIDENCE)
 S-15 SINGLE FAMILY 15 DISTRICT (RESIDENCE)*

USE

MULTIFAMILY DWELLING (APARTMENT BUILDING)

| <u>REQUIREMENT</u> | <u>REQUIRED</u> | <u>PROPOSED</u> |
|--------------------|-----------------|---------------------------------|
| LOT AREA | 40,000 SQ.FT. | 189,526 SQ.FT.± |
| FRONTAGE | 80' | 329' |
| FRONT YARD | 30' | 32± |
| SIDE YARD | 30' | 65± AT N YARD 31'± AT S YARD |
| REAR YARD | 30' | 289± |
| MAX. HEIGHT | 40 FEET | 40'*** |
| MAX STORIES | 4 | 4** |
| MAX LOT COVERAGE | 25% | 7.7% |

PARKING

REQUIRED:
 1.5 SPACES x 24 UNITS** = 36 PARKING SPACES

Owner submits Site Plan Review Application



Staff reviews & schedules with the CPDC



CPDC holds a public hearing and after the revision process, they approve the application. Project is built.

Why would development NOT be by-right?

1. We've chosen to require a special permit or waiver

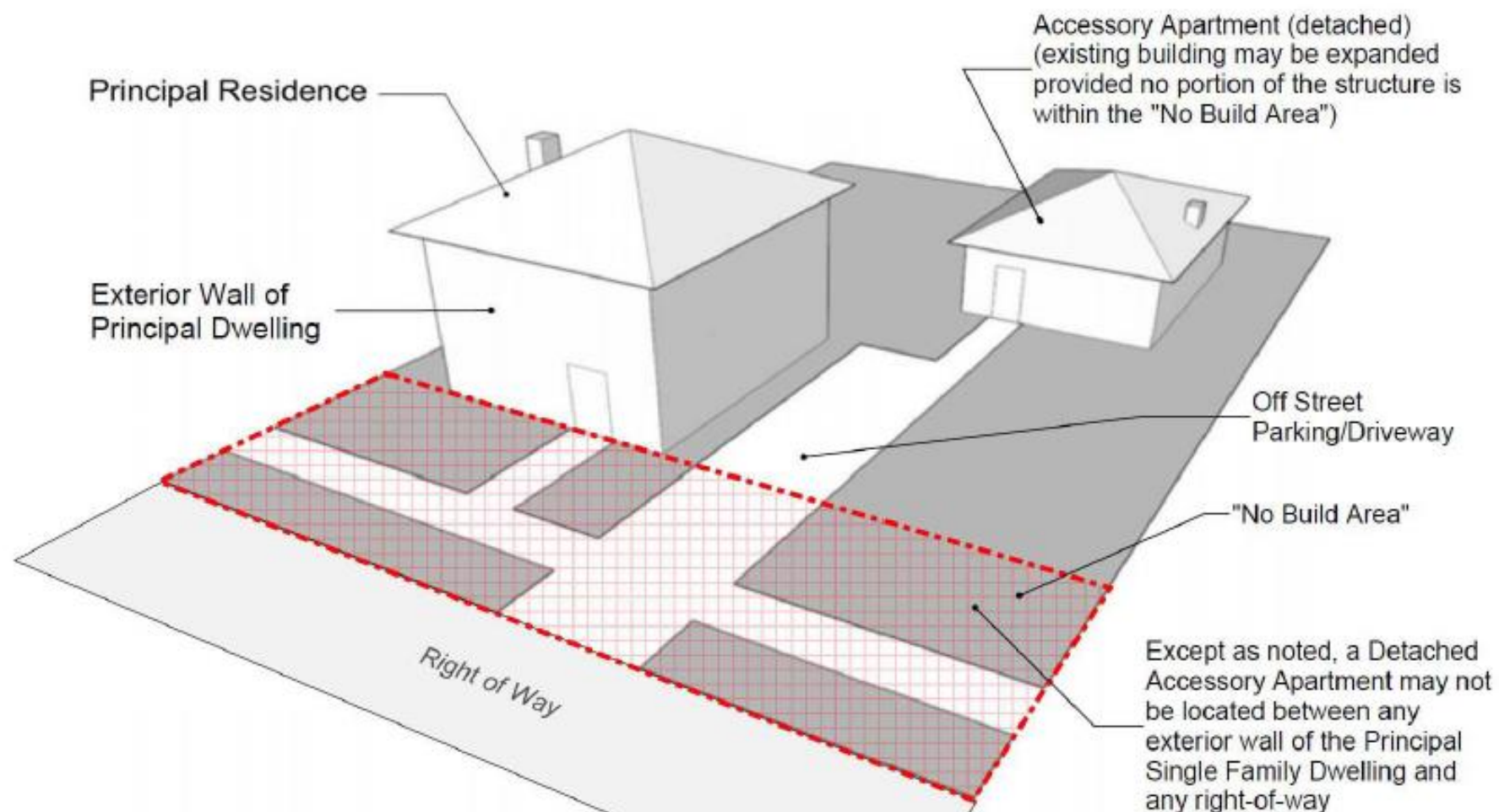
5.4.7 Accessory Apartments

5.4.7.1 Purpose

Accessory Apartments, subject to the terms and limitations set forth herein, offer a means of increasing housing options without causing adverse effects on community character and municipal services. This section is intended to promote the purposes of the Zoning Bylaw, as set forth in Section 1.0, by providing for the establishment of Accessory Apartments in appropriate places and conditions.

5.4.7.2 Restrictions

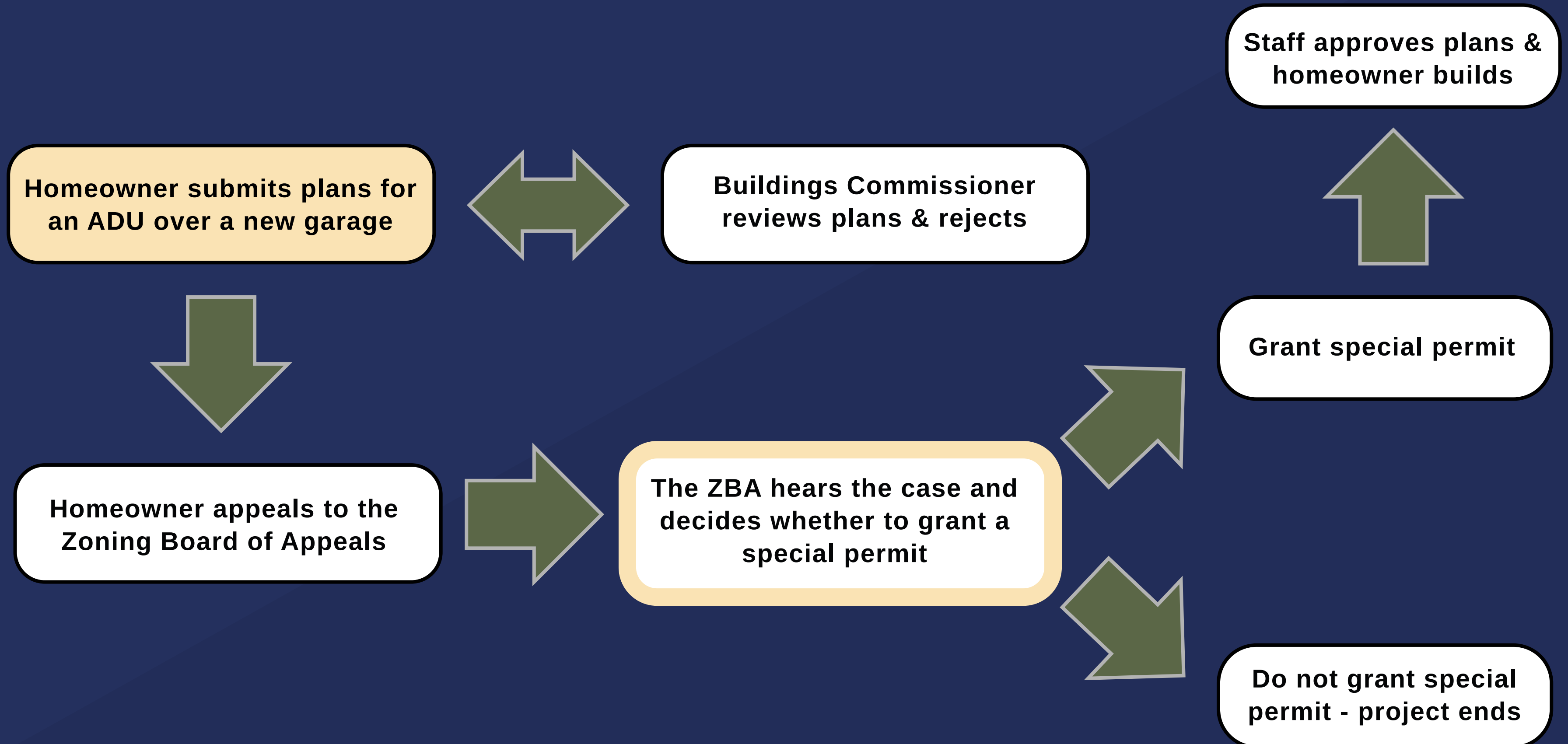
Accessory Apartments may be allowed as shown in the Tables set forth in Sections 5.3.1 and 5.3.2 and subject to the applicable performance standards set forth below.



| TYPE OF ACCESSORY APARTMENT | Requirement |
|--|-------------------------|
| Within Principal dwelling - No addition to gross floor area | By Right |
| Within Existing Accessory Building - No addition to gross floor area | Special Permit required |
| New structure or addition to gross floor area of existing structure | Special Permit required |

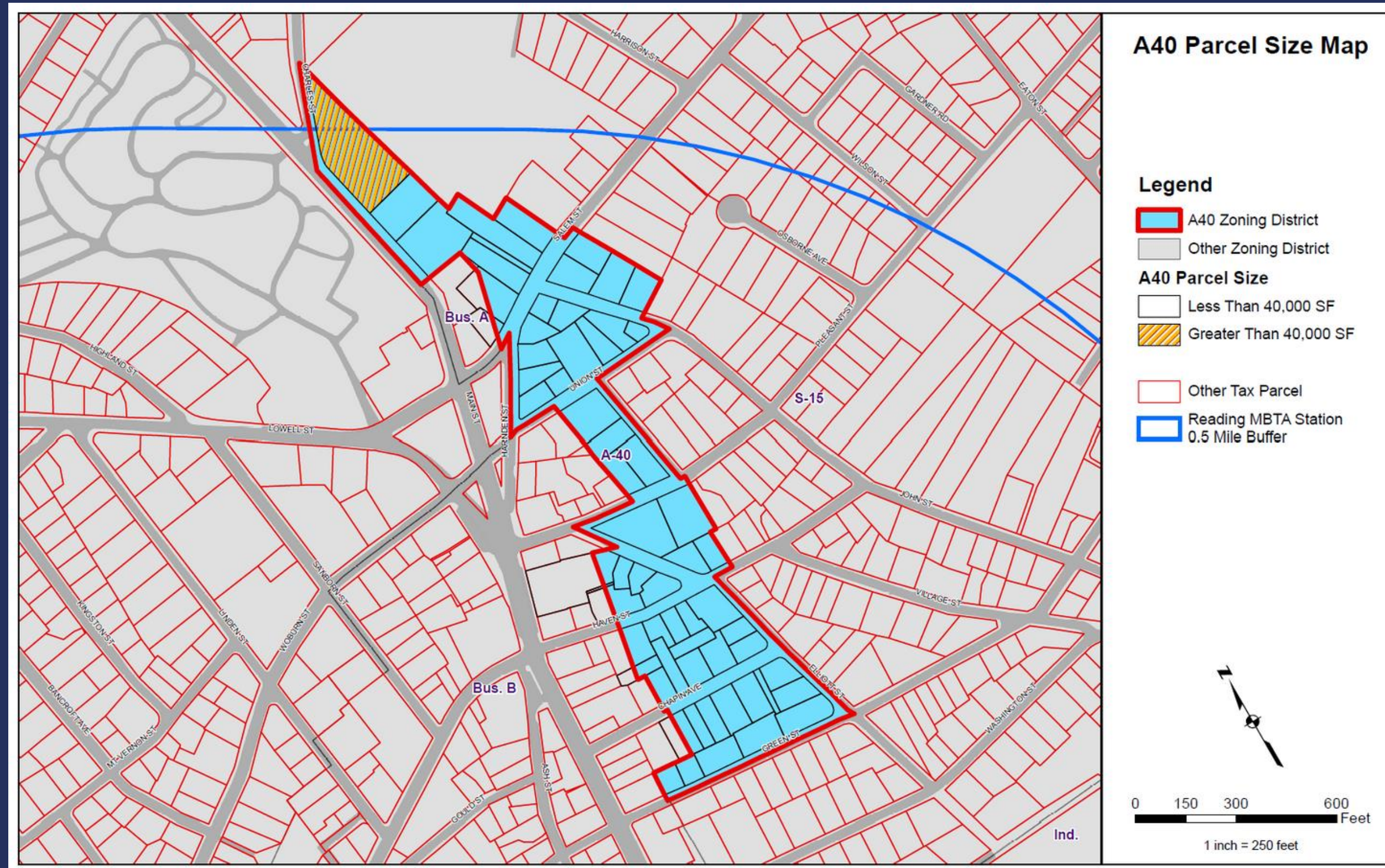


Steps to get a Special Permit for an ADU that is a new structure

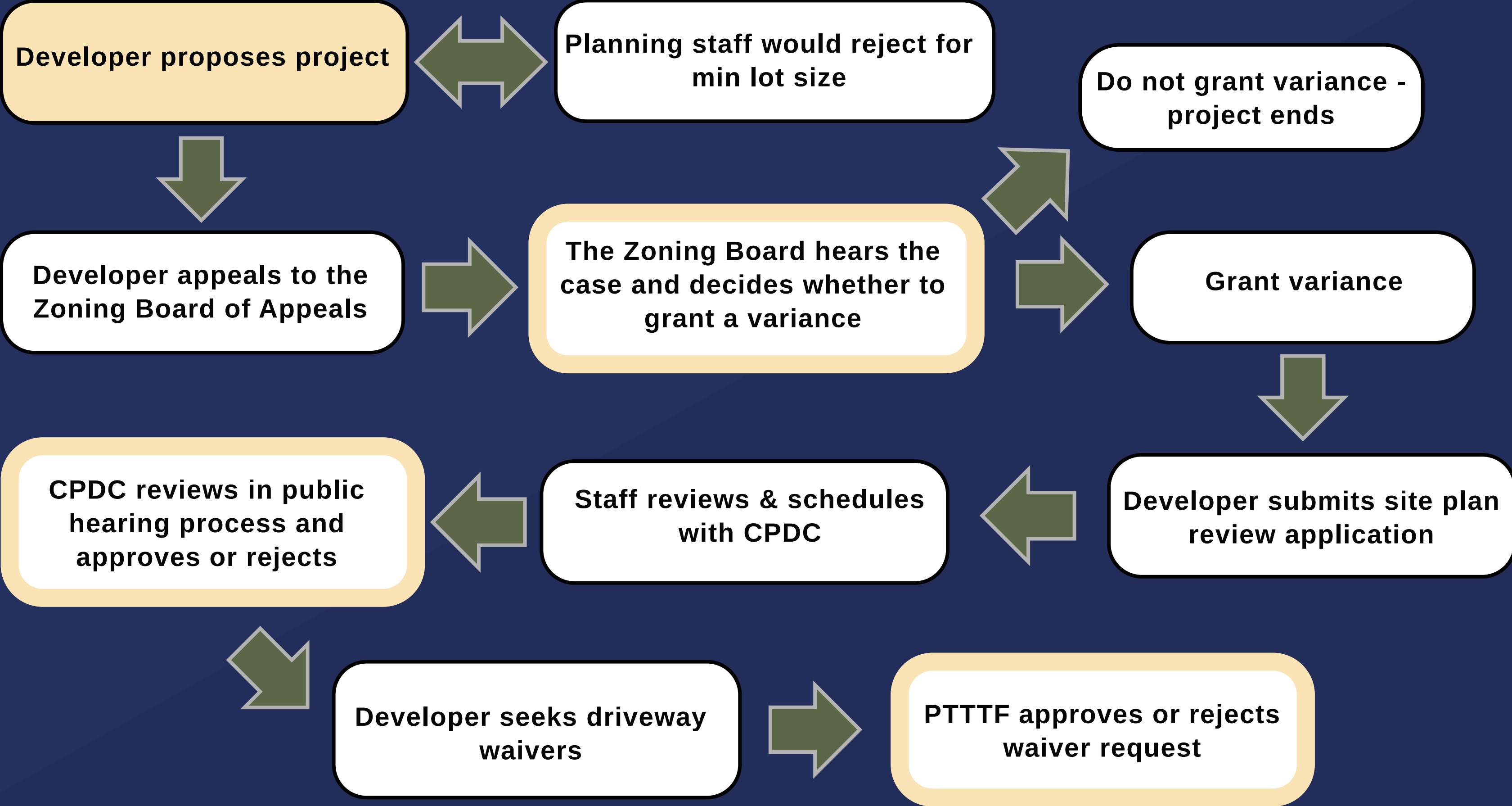


Why would development NOT be by-right?

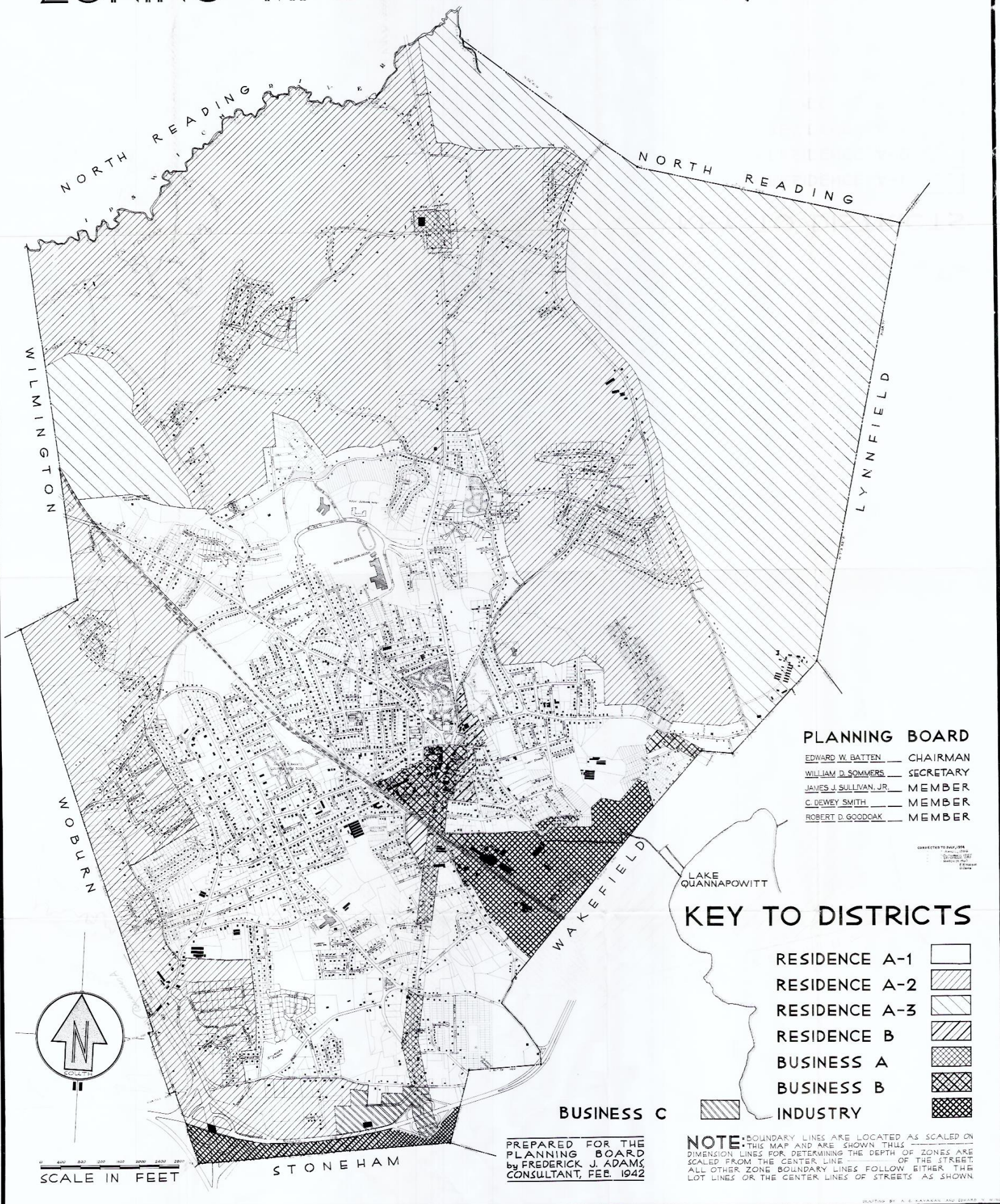
2. The lot or use doesn't meet the current standards of the zone



Steps to build a 4-unit townhome on a 12,000 sq ft lot in A-40 district



ZONING MAP OF READING, MASS.



1942 Zoning Bylaw originally passed

1954 Mid-size single-family district (A-2) minimum lot size changed from 15,000 sq ft to 20,000

1967 Creation of new larger apartment zone (B-1)

1969 Residence B district minimum lot size changed from 10,000 sq ft to 40,000

1978 Rename zones to modern names and begin using modern map

1995 Smallest single-family district minimum lot size changed from 10,000 sq ft to 15,000

Planning Board Publishes Zoning By-Law Changes

1969

A group of residents living in the South Main & Minot St area, upset by apartments being proposed near them, advocated to have the zoning bylaw changed and the minimum lot size increased in a special town meeting.

The Reading Planning Board began this week a cycle of legal advertising of a public hearing which may lead to more restrictive zoning laws for apartment construction.

Planning Board Chairman William Parker announced a proposed by-law changes would be held August 11, at the Community Center.

Selectmen have already agreed to call a special Town Meeting early in September to consider the zoning by-law changes.

The legal advertising cycle requires two consecutive insertions of advertising outlining the changes in the zoning by-laws, and notice of the public hearing on the subject.

Following the public hearing, August 11, the Planning Board must then draft an article for Town Meeting to consider in September. In the interim, however, any building permit issued after the town has published its proposed changes may be subject to those proposed changes if the changes in the zoning by-laws are subsequently passed by Town Meeting.

Chairman Parker outlined the context of the proposed changes by stating it is an attempt by his board to "standardize" requirements for apartment construction in the different building zones in town.

"We have found our by-laws contain different requirements in different zones, and therefore inconsistencies appear. Our analysis of Town Meeting action in recent years has been the people of Reading are against indiscriminate building size and lot size. These changes are in line with what we feel the people want Reading to be," he stated.

Three weeks ago, a group of neighbors in the Minot St.-Edwin St. area precipitated the move by appearing as a group before the Selectmen, the Planning Board and the Appeals Board to voice their objection to proposed apartment construction in their neighborhood.

This same group has now initiated a petition through the

Planning Board to change the zoning in their neighborhood to Residence A to prohibit such construction.

The proposed changes also would require a maximum lot coverage of 12½ per cent by a structure, and a minimum lot size of 40,000 square feet.

Elsewhere, the by-law changes deal with a general "tightening up" of definitions, and deletes many old sections of the law and amalgamates them now under Section 4A. Chairman Parker described Section 4A as now being the "meat" of proposed changes.

An attempt last May to accomplish the same advertising and hearing cycle just prior to a special Town Meeting, failed when the legal time limit expired for two consecutive publications of the proposed changes.

State Law Challenged
The Planning Board also appeared before Selectmen, Monday evening, to call attention to a bill now before the Legislature to which they voiced strong objection.

The bill would allow "special housing developments" for what is described as "low and

moderate income groups" and leave approval or disapproval of such plans up to local boards of appeal.

The Reading Planning Board, backed by the State Federation of Planning Boards, pointed out the bills (there are five versions of it) would by-pass local planning boards, local boards of survey, the local building inspectors and other agencies required to pass on construction permits, and leave extraordinary power in the hands of one local agency.

They also pointed out the bill would give to the Metropolitan Area Planning Council, heretofore an advisory group, powers to regulate housing within individual towns and cities.

The Planning Board also contended in its objection that the proposed law would negate the principle of Home Rule and self determination on which most local building codes are set.

The Planning Board received the support of the Selectmen in their objection, and plans to communicate the feelings of both boards to area legislators and the Massachusetts Federation of Planning Boards.

100-Unit Apartment Gets Green Light

A building permit was issued Tuesday for a \$1,000,000, 100-unit apartment complex at 5 Washington St.

The new apartment complex to be constructed by Washington Park Realty Trust is on land on which is currently located the Reading office Lumber Company, Industrial Heating & Piping Co. and an abandoned coal storage facility. These buildings must be demolished before construction can begin.

Building Inspector Royal C. Jacques issued the permit to Robert Cass, principal in the Washington Park Realty Trust,

after receiving a green light from Town Counsel James W. Killam.

The Board of Public Works reviewed plans for the proposed apartments, and "were not satisfied" with the plans, specifically noting they wanted to see complete plans showing access to the street, sewer and water connections, and drainage as it affects both abutters and the town.

Town Counsel after consulting with attorneys for the developer, worked out a signed agreement in which the devel-

(continued on page three)

A Good Warrant

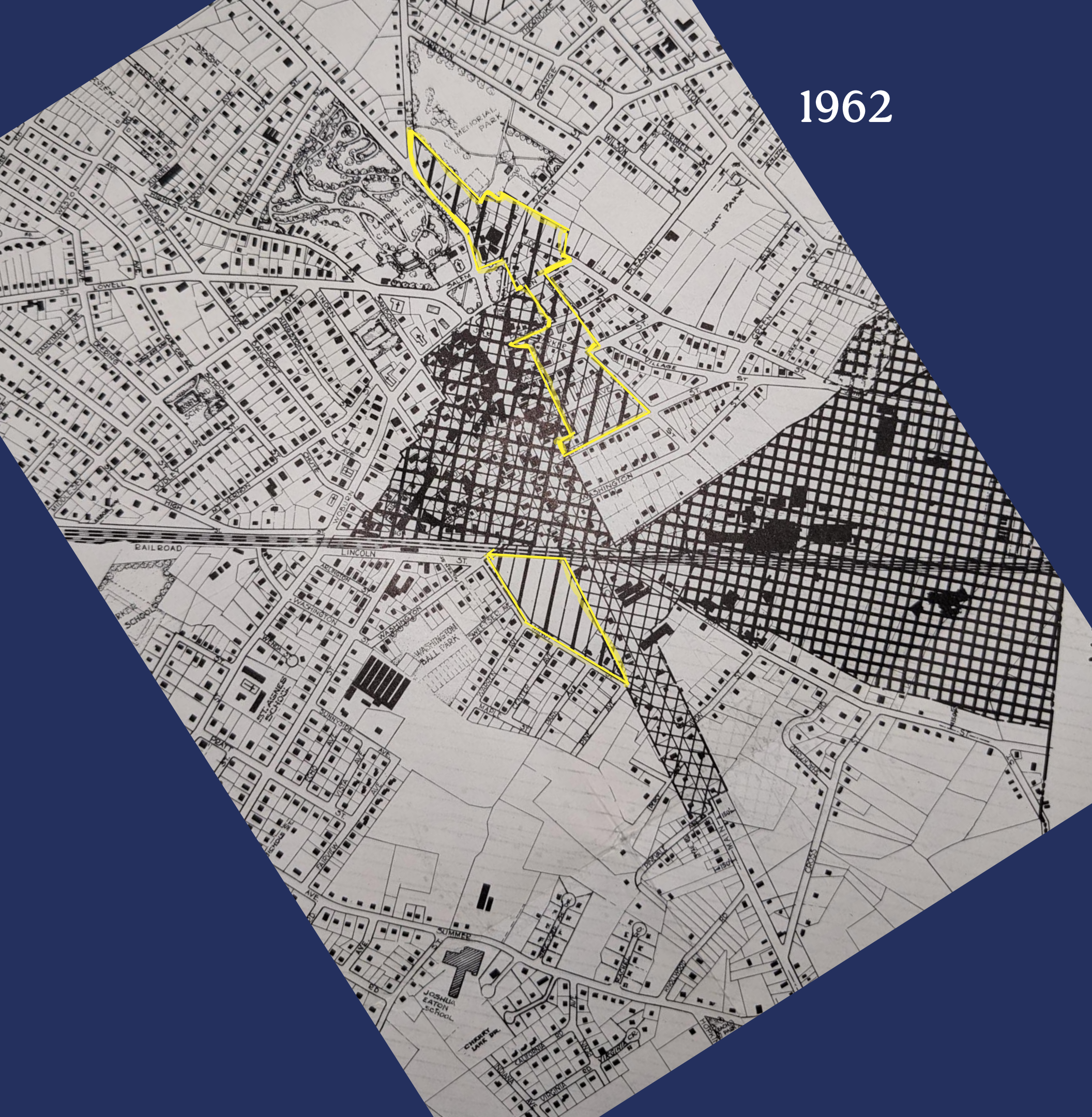
Town Meeting goes into session Monday night, and has before it an uncommonly good warrant.

This Town Meeting was initiated last June by a group of citizens seeking relief from a condition in their neighborhood which permitted the construction of one apartment building and planning for two more. These citizens, in the South Main St. and Minot St. area, felt apartment projects were not in the best interest of their homes and neighborhood. We agree with them and commend their activism.

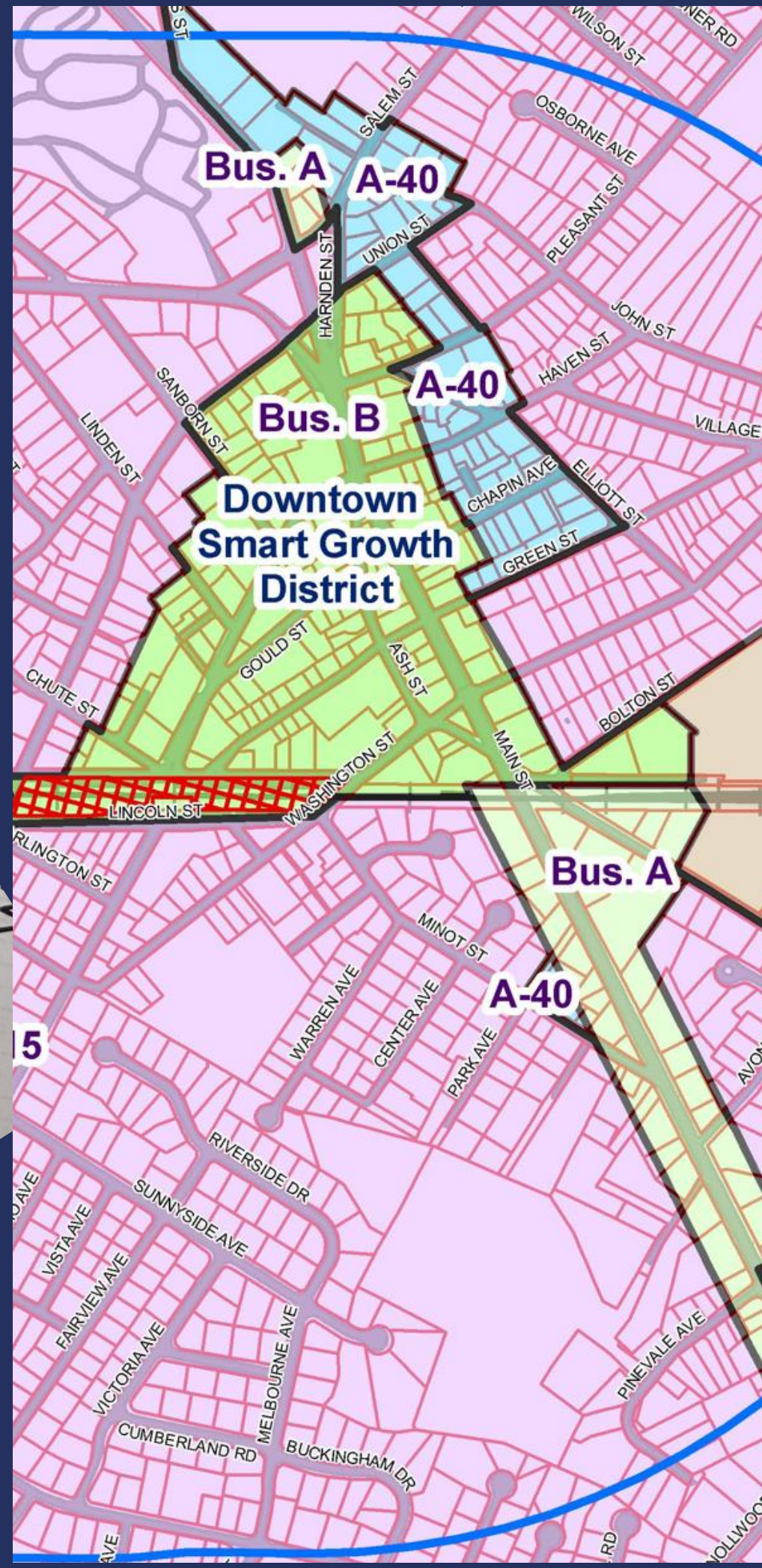
Their objections to haphazard zoning by-laws helped focus attention

sought by the Planning Board on the need for revising the by-laws to restrict land use in Reading by apartment developers.

Apparently, there is no easy way to present proposed changes in zoning by-laws. The language is tedious, and at points, confusing. Town Meeting is probably going to grumble about the presentation of these current proposed changes; it is difficult to understand completely what is being voted out and what is being voted in. All we can do is ask Town Meeting to be patient, deliberate each section of the laws on its own merit, then vote with an eye to protecting Reading residential areas.



1962



Present

Dear Town Meeting Member:

Articles 18, 19 and 20 on the Fall Town Meeting Warrant are attempts to eliminate the existing S-10 Zoning District. If these Articles pass, 90 percent of the lots in the existing S-10 District will become non-conforming. This includes lots with existing houses on them. As a result, if someone wishes to add onto their house or to do any work that requires a building permit, they will be required to go to the Board of Appeals. This results in additional time and cost, with no guaranty that permission would be given to allow the addition to be placed on the home.

While we realize that these Articles are placed on the warrant in an effort to prevent the development of certain land, we have serious concern with changing the S-10 District as a way to do so. Such a change punishes existing homeowners for the perceived abuses by others. There must be better ways to address problems rather than making all of our homes non-conforming and restricting our ability to add onto our houses.

Even if you are not personally in an S-10 Zoning District, we ask you to consider how you would feel if the town were to change the zoning as to your lot to affect your ability to add onto your home.

1994-
1995

In 1995 the Town changed the minimum lot size for single-family homes from 10,000 to 15,000 sq ft.

The discussion at the time focused on slowing growth and slowing the building of new homes in Reading.

Time to make it harder to build homes here?

By KEN MAGUIRE

READING - Because of its "increasing concern about overcrowded development" in Reading, the Community Planning and Development Commission is sponsoring Town Meeting articles which will make it harder to build homes.

The CPDC, which will hold a public hearing at 9:30 tonight to hear input from residents on this and other proposed bylaw changes, wants to increase Reading's minimum buildable lot size from 10,000 square feet to 15,000 square feet.

"Because of its location and physical character, Reading has been a very attractive residential community," wrote Town Planner Jonathan Edwards (on behalf of the CPDC) in a recent letter to Town Meeting members. "Hence, its residential market has been very strong and buildable lots are a valuable commodity.

"However," Edwards contin-

ued, "as developable land in town becomes more scarce, the tendency has increased to develop environmentally marginal land and to find creative ways to carve out additional lots."

As a result, "the Commission feels it is now necessary to strengthen the town's zoning controls in order to preserve the very character which makes Reading so attractive," Edwards wrote.

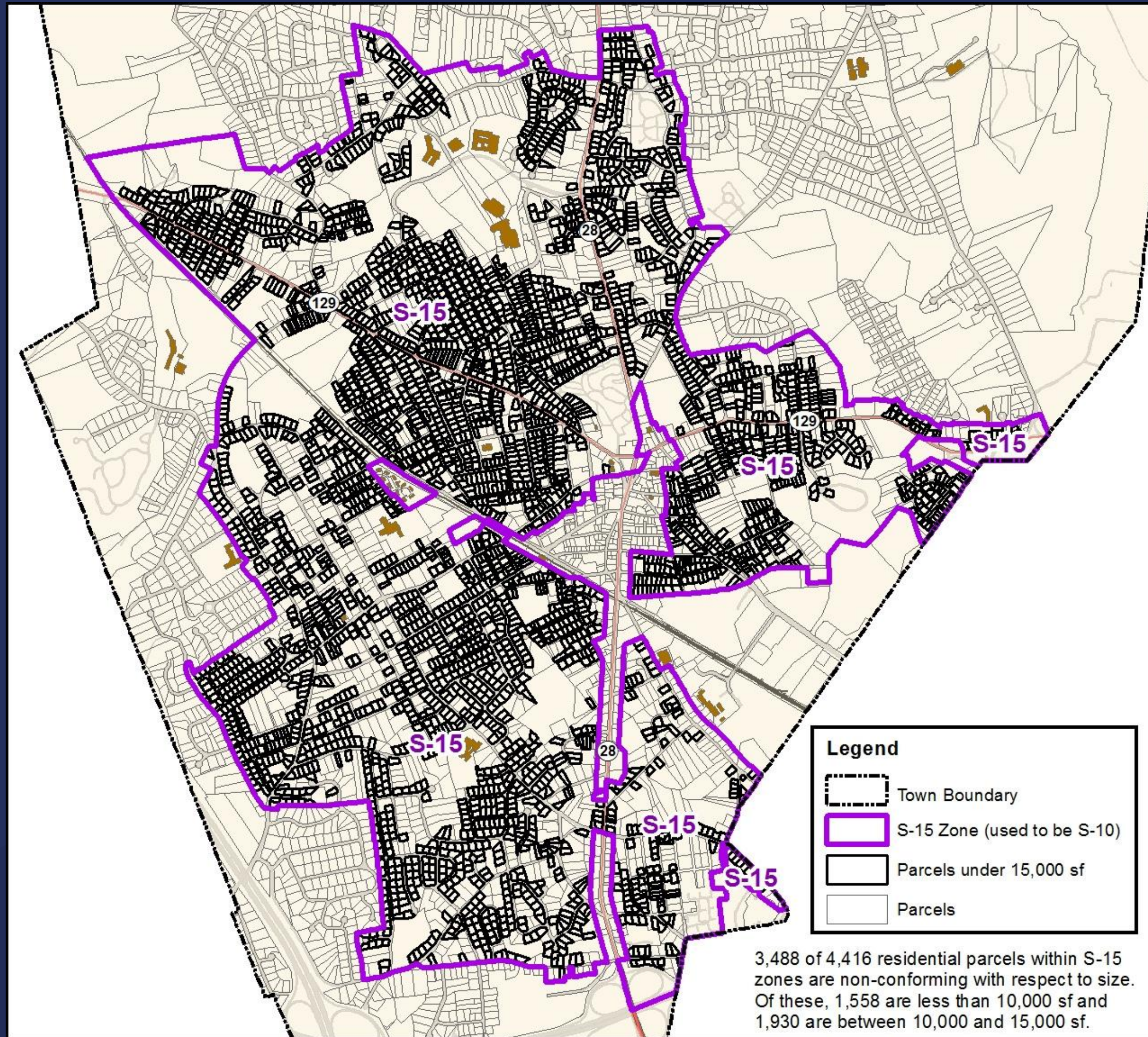
In addition to the proposed increase in minimum lot size, the CPDC is sponsoring many

other articles, including: frontage increase from 60 to 80 feet; wetland and affordable housing definitions; and others. There are 15 in all.

The full text of the articles is available at the Community Development Department in town hall, at the Town Clerk's office in town hall and at the Reading Public Library. Tonight's meeting will be held in the Selectmen's Meeting Room. Residents are encouraged to

Continued on Page 2





WHAT IS THE MBTA COMMUNITIES LAW?



In 2019 it was summarized that for the 100 communities within the Boston metro area in the 3 years prior only 14% of multi-family units were permitted by-right.

The state is requiring municipalities to remove barriers to development within their zoning in order to make future development of dense housing close to transit to be possible.

They had to choose a way to confirm that municipalities are complying, so they came up with zoning capacity requirements.



Zoning Capacity

Zoning capacity considers each parcel as empty and asks what could be built on it today under current zoning.

To determine “zoning capacity” you add up how many housing units could maximally be built on every existing parcel in a district, based on what the zoning allows, regardless of what exists on each parcel.



Zoning Capacity in the real world



Reading Village (The Metropolitan) has 68 units.
This building is a 40B development.



The lot it sits on is zoned S-15.
Under current zoning capacity this counts as 1.

Zoning Capacity in the real world



This house is a single-family house in the A-40 zone.

If we revise the zoning in this district, this lot could count as 4 units or more.

The single-family house can remain as long as the owner wants; zoning does not change what already exists.



Current Conditions by Zoning District - Reading, MA

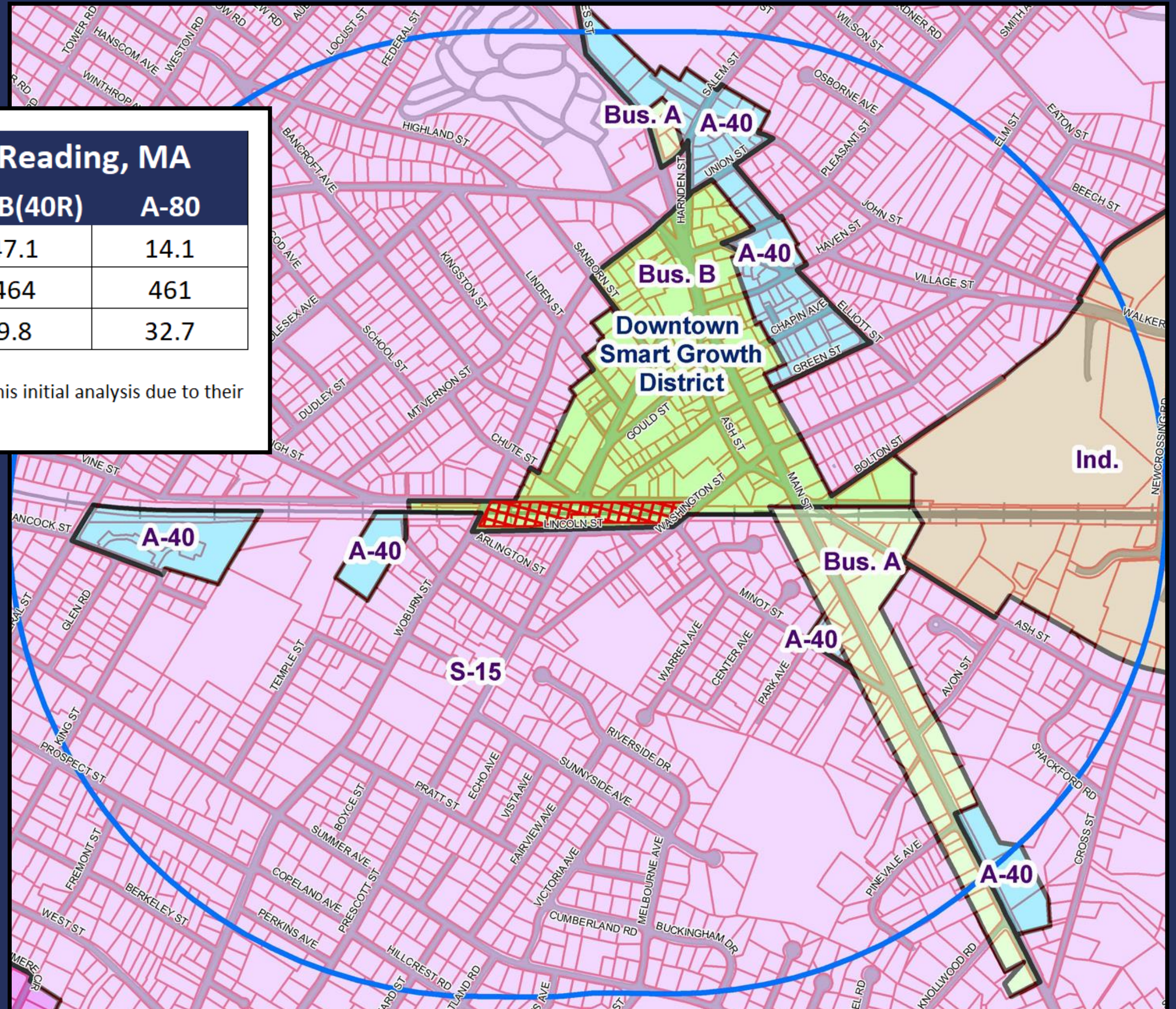
| | A-40** | Bus A | Bus B(40R) | A-80 |
|--------------------|--------|-------|------------|------|
| Total Acreage | 17.2 | 42.4 | 47.1 | 14.1 |
| Unit Capacity | 21 | 301 | 464 | 461 |
| Unit Density/Acre* | 1.2 | 7.1 | 9.8 | 32.7 |

*calculation removes excluded land

**only the A-40 district north of downtown; others were not included in this initial analysis due to their limited acreage

Reasons why existing zones don't comply:

- Acreage is too small
- Unit density is too low
 - Large number of non-conforming parcels due to smaller lot sizes than the required
 - Maximum lot coverage restrictions
 - Parking ratios require lots of space
 - Waivers required





Source: Reading Historical Commission

Q: When do we have to build the units?

A: We don't. We don't have to build any units. This is zoning only. Unit capacity is not new units, it's a total of what could hypothetically be built under by-right zoning.

Q: How do we change what is built in order to comply?

A: We don't have to change what is built to comply. This is zoning only.

Q: What kind of housing could be built?

A: That depends on the zoning changes we make. Once the zoning is changed it is up to each individual property owner to decide if they want to sell or develop their property at any point in the future.

Q: Would the Town eminent domain land to comply?

A: No. The Town does not have to build anything to comply. This is zoning only.

2006 Master Plan Goals

Reading will provide a variety of housing types for a diverse population.

Such housing will integrate well with existing neighborhoods.

Elderly, renters, first-time homebuyers, empty nesters, and others, will be able to find housing to match their needs.

Providing these housing types, including affordable housing, will be accomplished in part by improving the Town's regulations to more easily allow certain types of housing, such as townhouses, multi-families and accessory apartments.

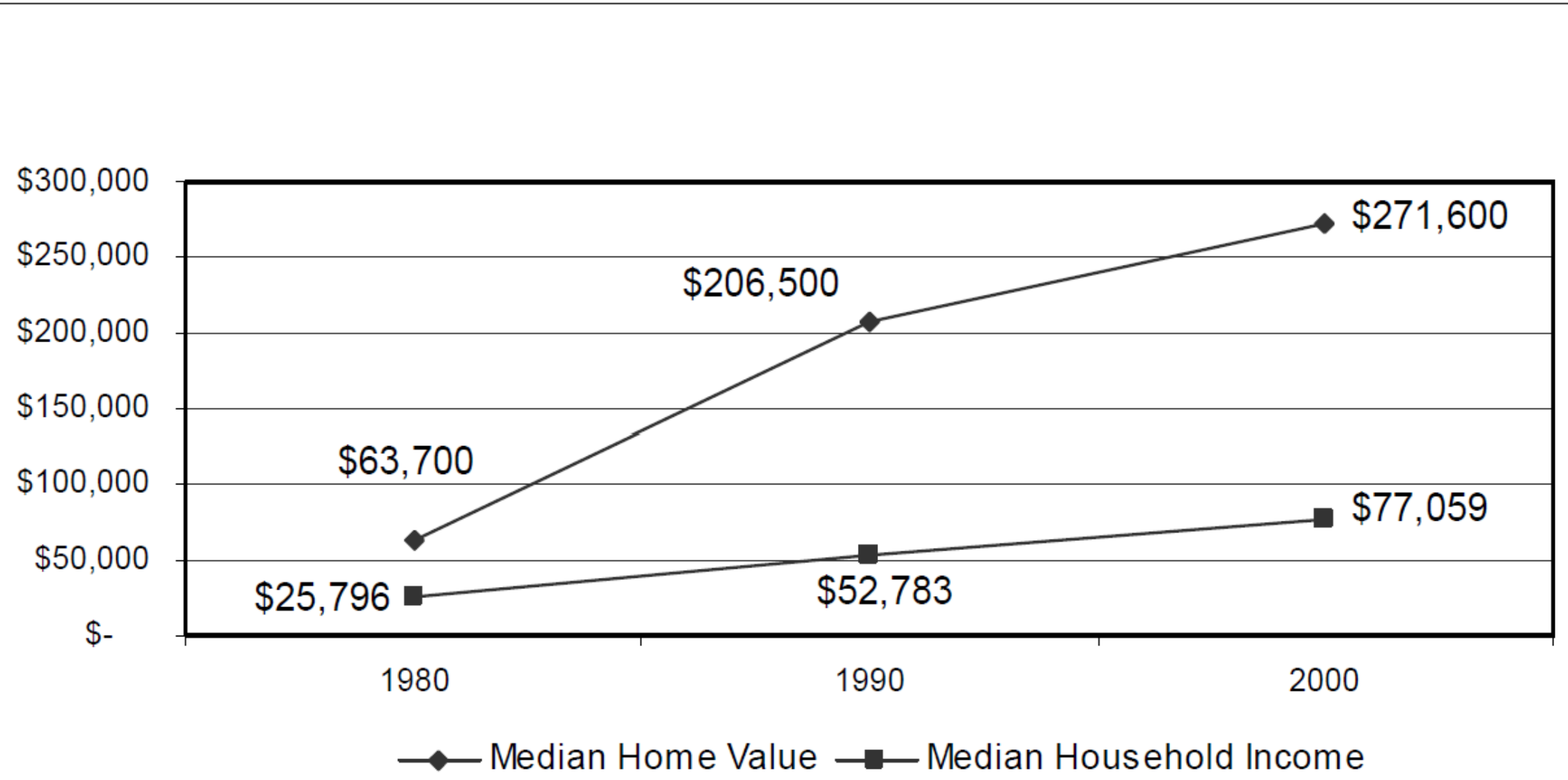


2006 Master Plan

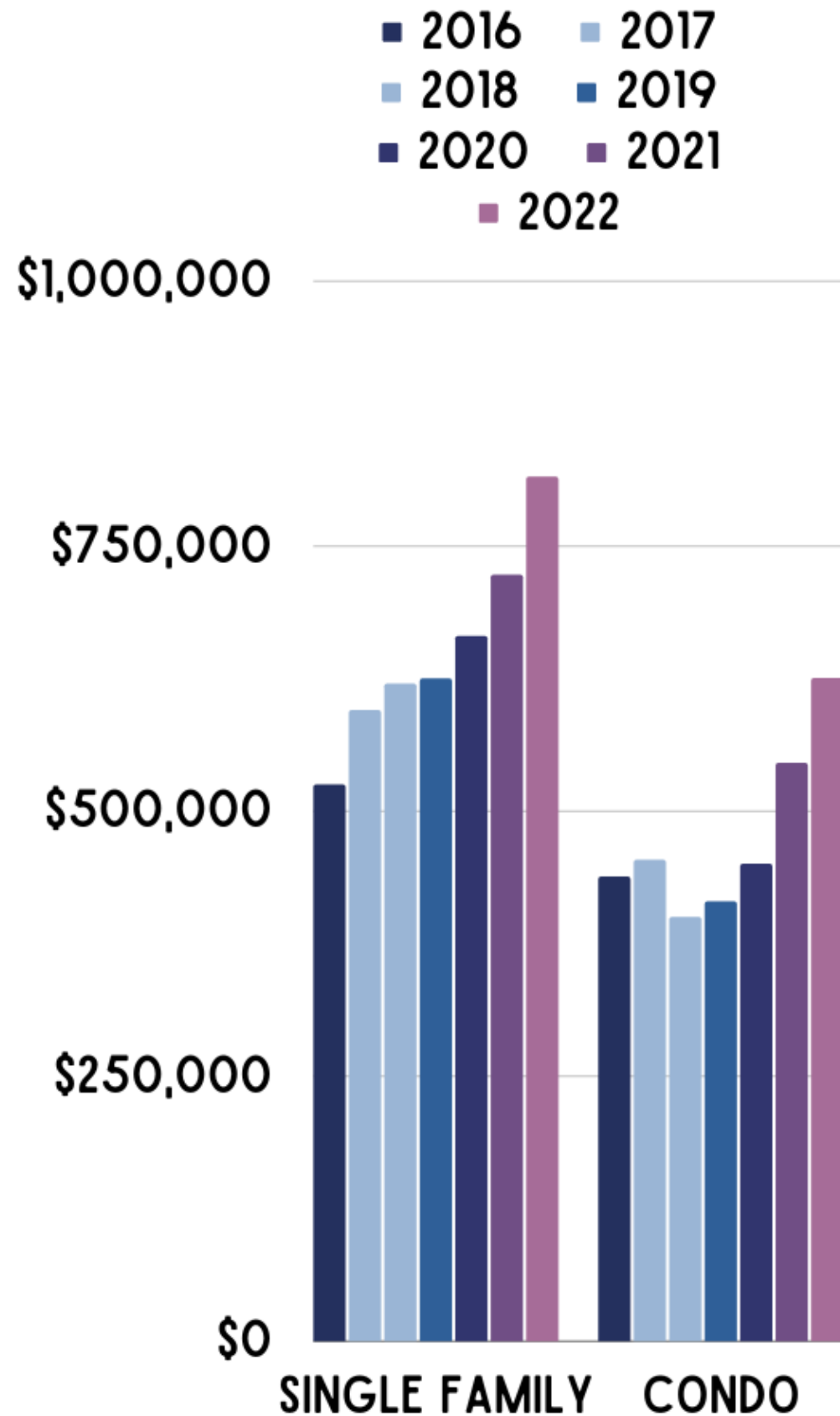
“Although multi-family production has seen temporary increases with periodic real estate booms, based on zoning and the historically low production of other-than single-family units, it can be expected that most of Reading’s future housing production will be single family houses on average half-acre lots. The likely result will be a continuation of high housing costs and fewer opportunities for low to moderate income households, empty nesters, and elderly.”

2006 Master Plan

Figure 12. Housing Affordability Gap in Reading.



Source: U.S. Census



HOME PRICES

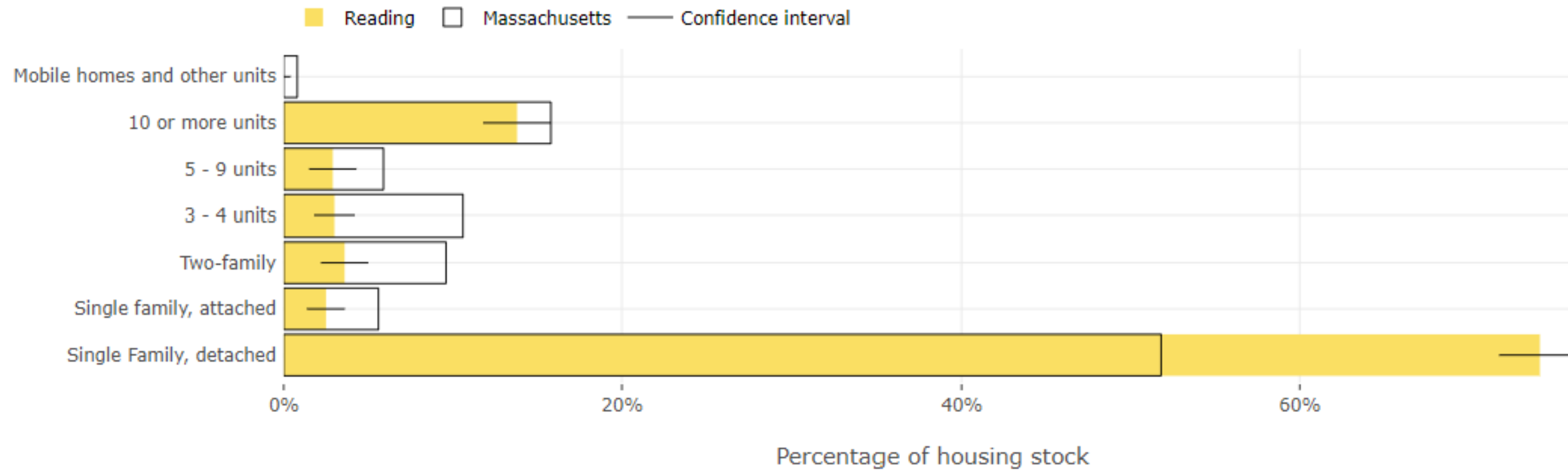
The median single-family home price in 2016 was \$525,000. In 2020 the median single-family sales price was \$665,000, in 2022 the median sales price had skyrocketed to \$815,000. This is an increase of 22.56% since 2020.

Condominium sales followed a similar pattern with a few years of lower prices followed by a steady increase in prices since 2018. In 2020 the median condo sales price was \$450,000, in 2022 the median sales price at year end was \$625,000. Condo sales prices increased by 38.9% from 2020 to 2022.



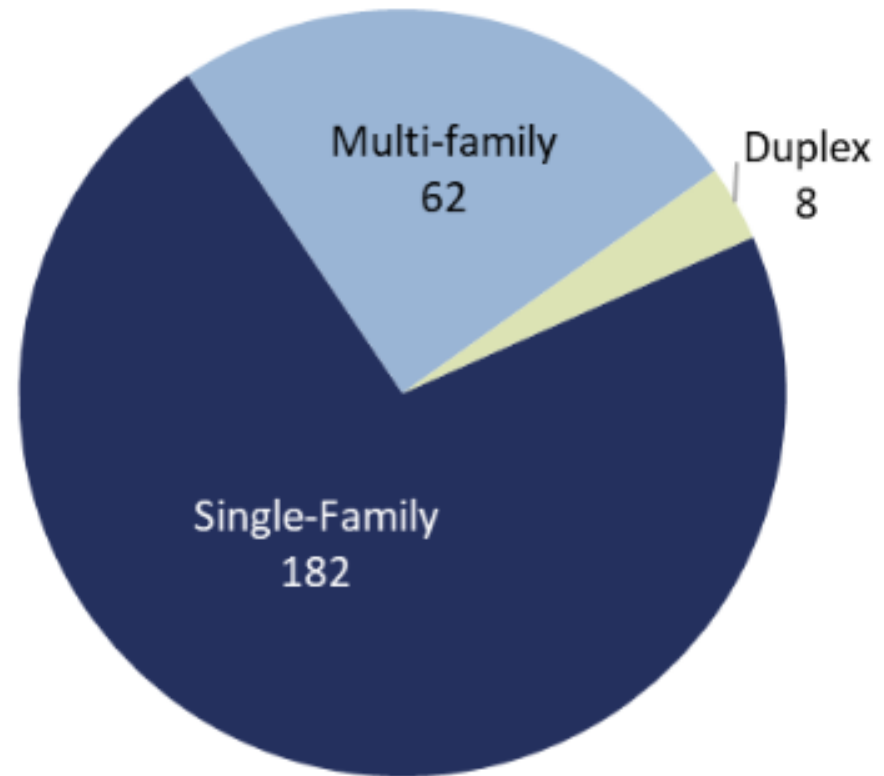
A HOUSEHOLD WOULD NEED TO EARN APPROXIMATELY \$235,000+ TO AFFORD THE MEDIAN HOME PRICE OF \$815,000

Housing units by building type Reading v. State

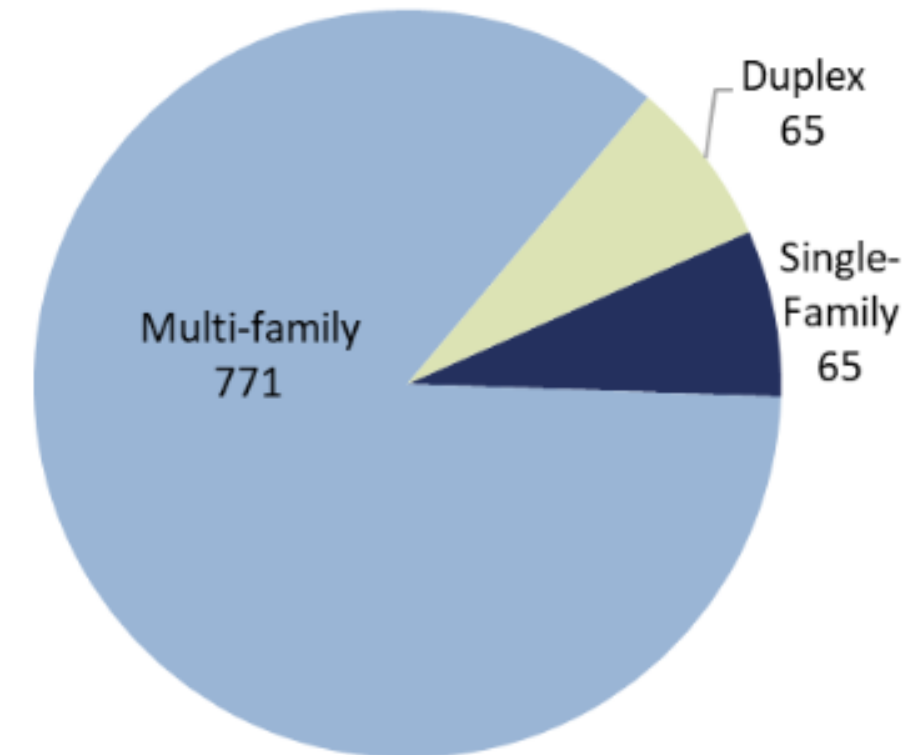


Source: U.S. Census Bureau American Community Survey, 2016-2020 5-year estimates
Table S2504: Physical Housing Characteristics for Occupied Housing Units

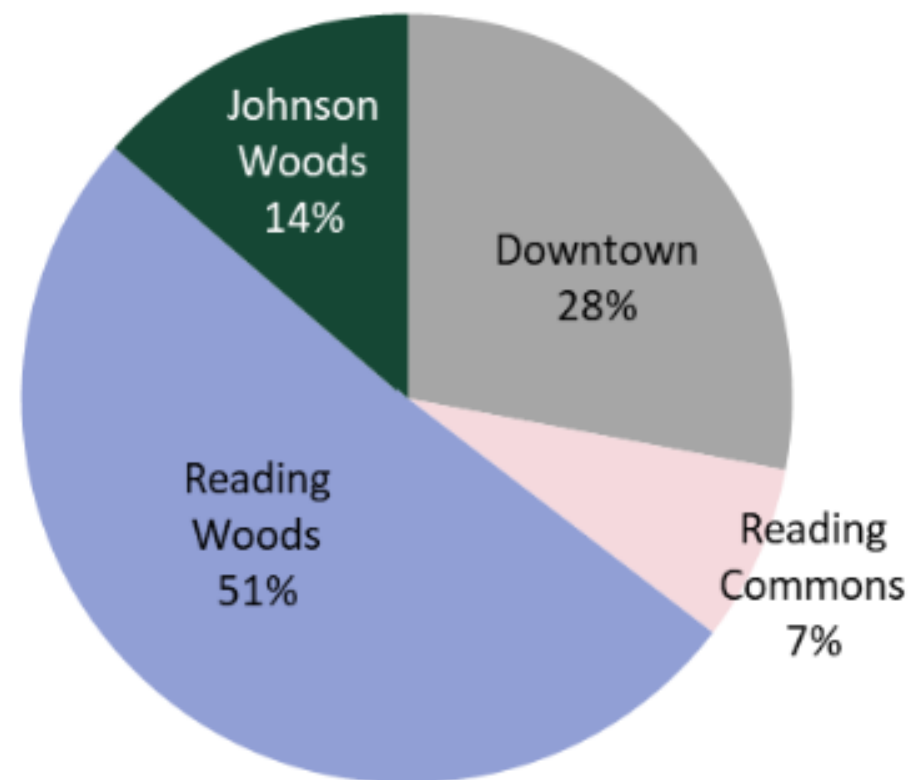
UNITS BUILT IN READING 2000-2010
252 NET NEW UNITS BUILT



UNITS BUILT IN READING 2011-2020
901 NET NEW UNITS BUILT



MULTI-FAMILY UNITS BUILT IN READING
BY LOCATION 2000-2020



THE MAKEUP OF READING'S MULTI-FAMILY HOUSING IS CURRENTLY SKEWED TOWARDS LARGER DEVELOPMENTS, WITH 20+ UNIT BUILDINGS MAKING UP 57% OF THE EXISTING MULTI-FAMILY HOUSING IN READING

MULTIFAMILY UNITS (3+) MAKE UP 21.5% OF READING'S TOTAL HOUSING STOCK





**AN ESTIMATED 1/3 OF
READING HOUSEHOLDS
HAVE INCOMES AT OR
BELOW 80% OF AMI
(LOW/MODERATE INCOME)**

Three house icons stacked vertically, with the bottom one being a darker blue and the top two being light blue.

**12% OF READING RESIDENTS ARE
DISABLED, AND 73% OF THOSE
THAT ARE DISABLED ARE AGE 65+**

12%



Source: Reading Historical Commission

MBTA Communities gives us an opportunity to reconsider if, as a Town, we have met our goals.

Have we provided a variety of housing types for a diverse population?

Can a first-time homebuyers or elderly residents find housing to match their needs?

Have we considered our place within the region and what type of community we want to be known as?

In choosing to protect small town character by making development harder, we forfeit our ability to meet other goals.



Survey on Multi-Family Housing



MBTA Communities

This survey is part of **Reading's MBTA Communities process**. For more information about this process and what MBTA Communities is, please see our [project webpage](#).

In this survey we will ask your opinions about (1) the **types of multi-family housing** you would prefer to see built in Reading, (2) **where**, and (3) **concerns** you may have about additional multi-family housing being built in Reading. This survey does not ask about single-family homes or duplexes as the MBTA Communities process is focused on multi-family housing (3+ living units).

Some definitions before you get started:

- **Multi-family housing:** 3 or more living units on one lot, though it is colloquially used to mean larger apartment buildings.
- **Triplex:** A structure with 3 separate living units.
- **Fourplex or Quad:** A structure with 4 separate living units.
- **Low-rise apartment building:** A structure with 5-12 living units, arranged side-by-side or

The goal of the survey was to receive actionable direction from residents as to the preferred types of multi-family housing for Reading.

The survey was open from June 6 until September 5, 2023 and was publicized on the Town website, Town social media, in the Town Manager Minute, by the Recreation Department, the Library, the Economic Development Director, the Senior Center Staff, to Boards and Committees both via email and at in person presentations, and in person at community events.

We received a total of 758 responses.

Triplex



Fourplex / Quad



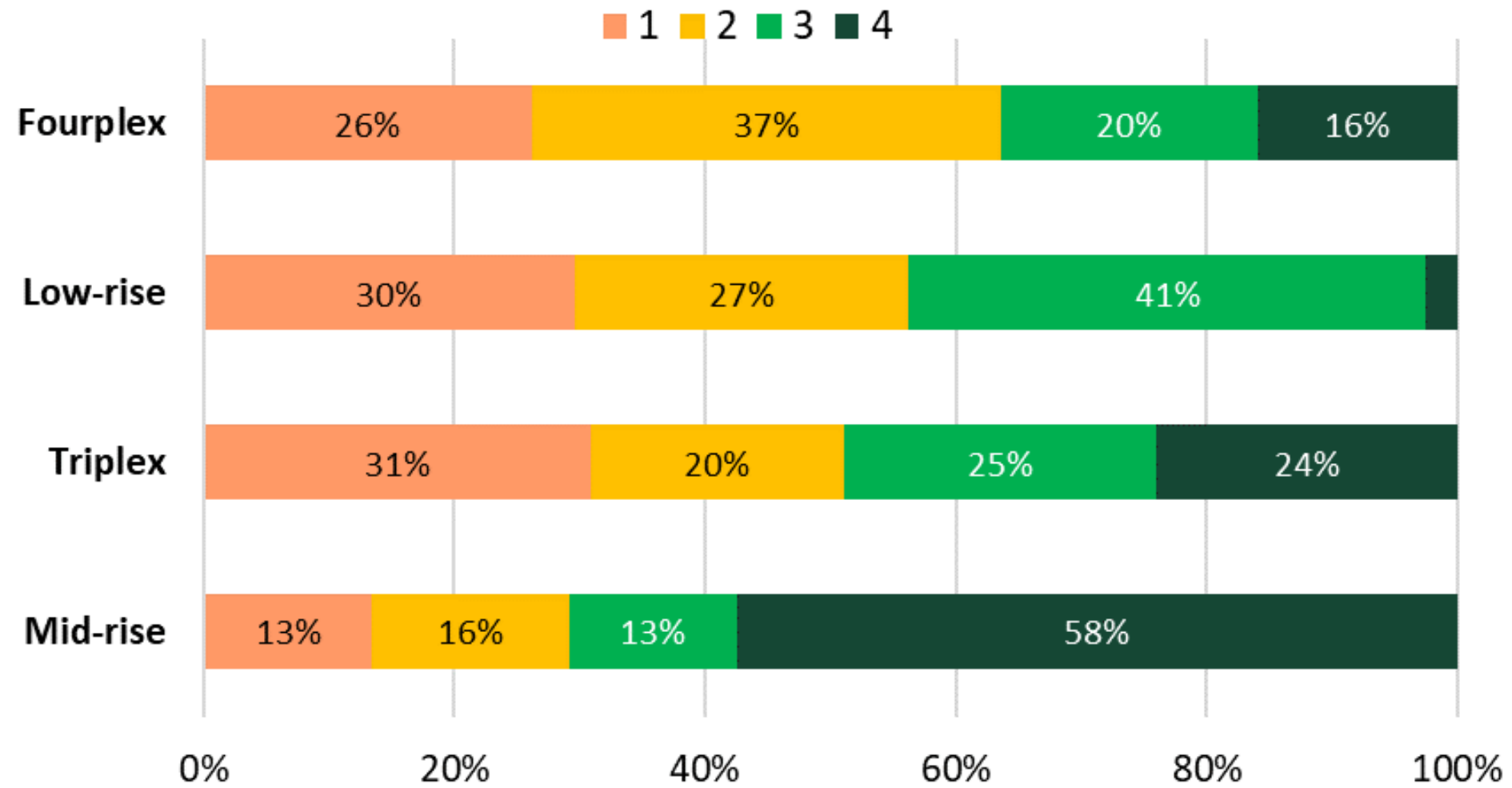
Low-rise Apt
(5-12 units)



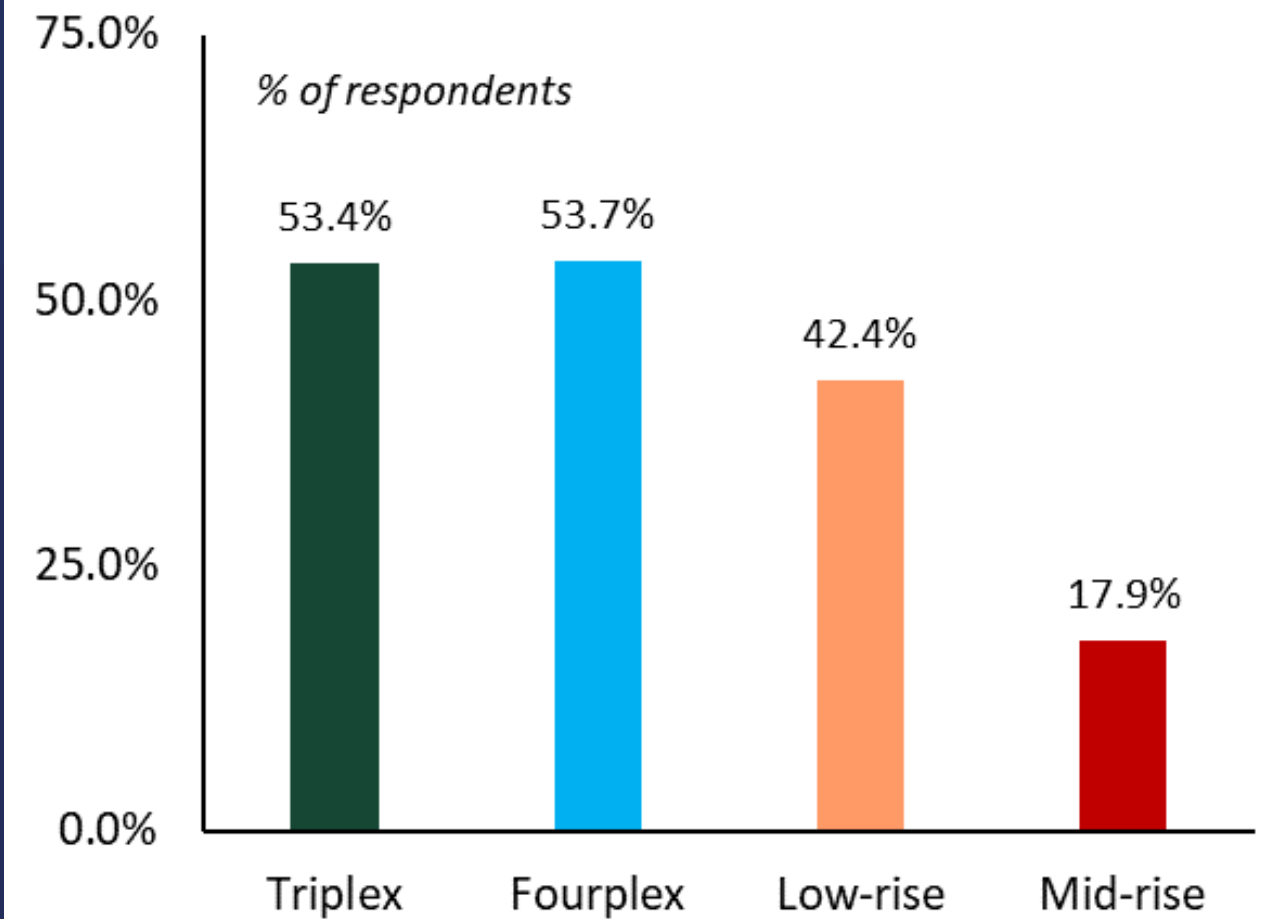
Mid-rise Apt
(12+ units)



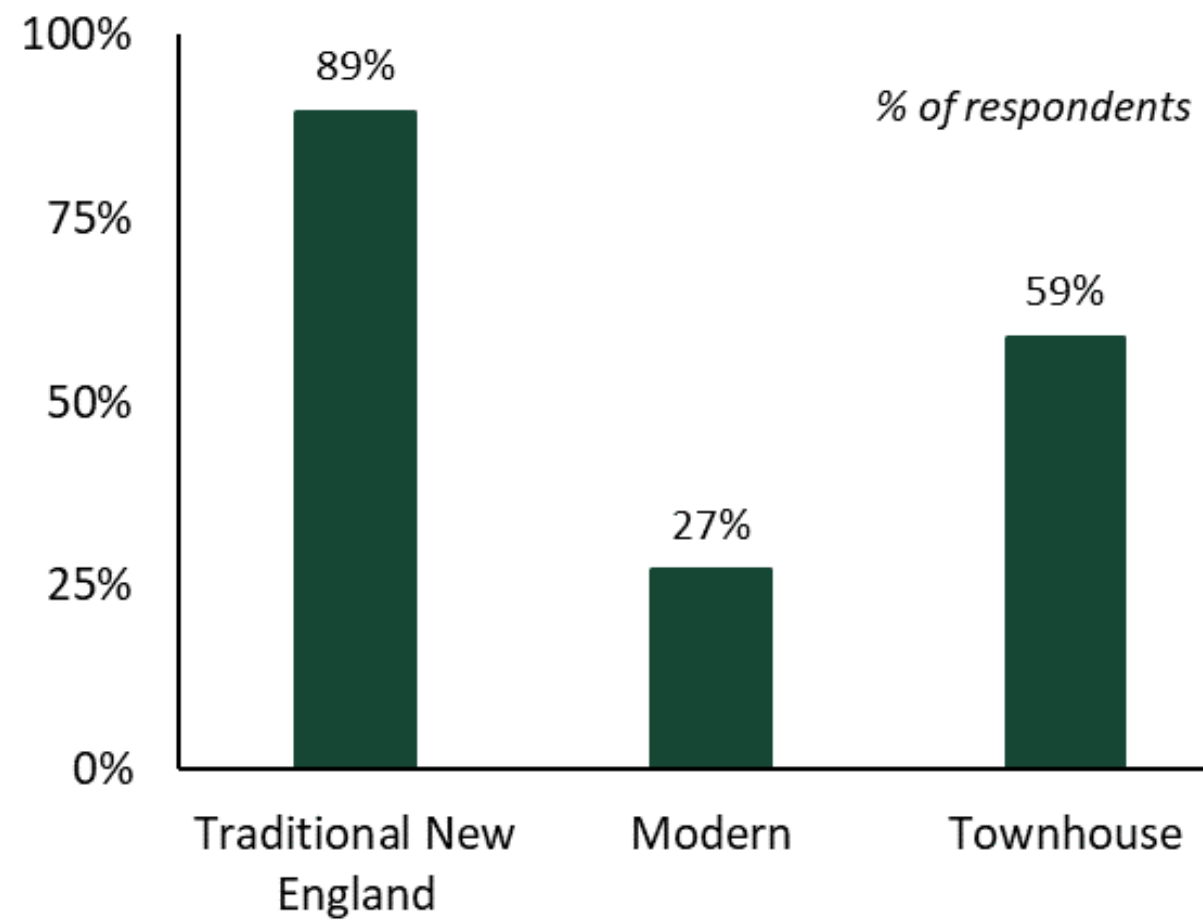
Types of Multi-family Housing Ranked 1 (best fit) to 4 (least appropriate) for Reading



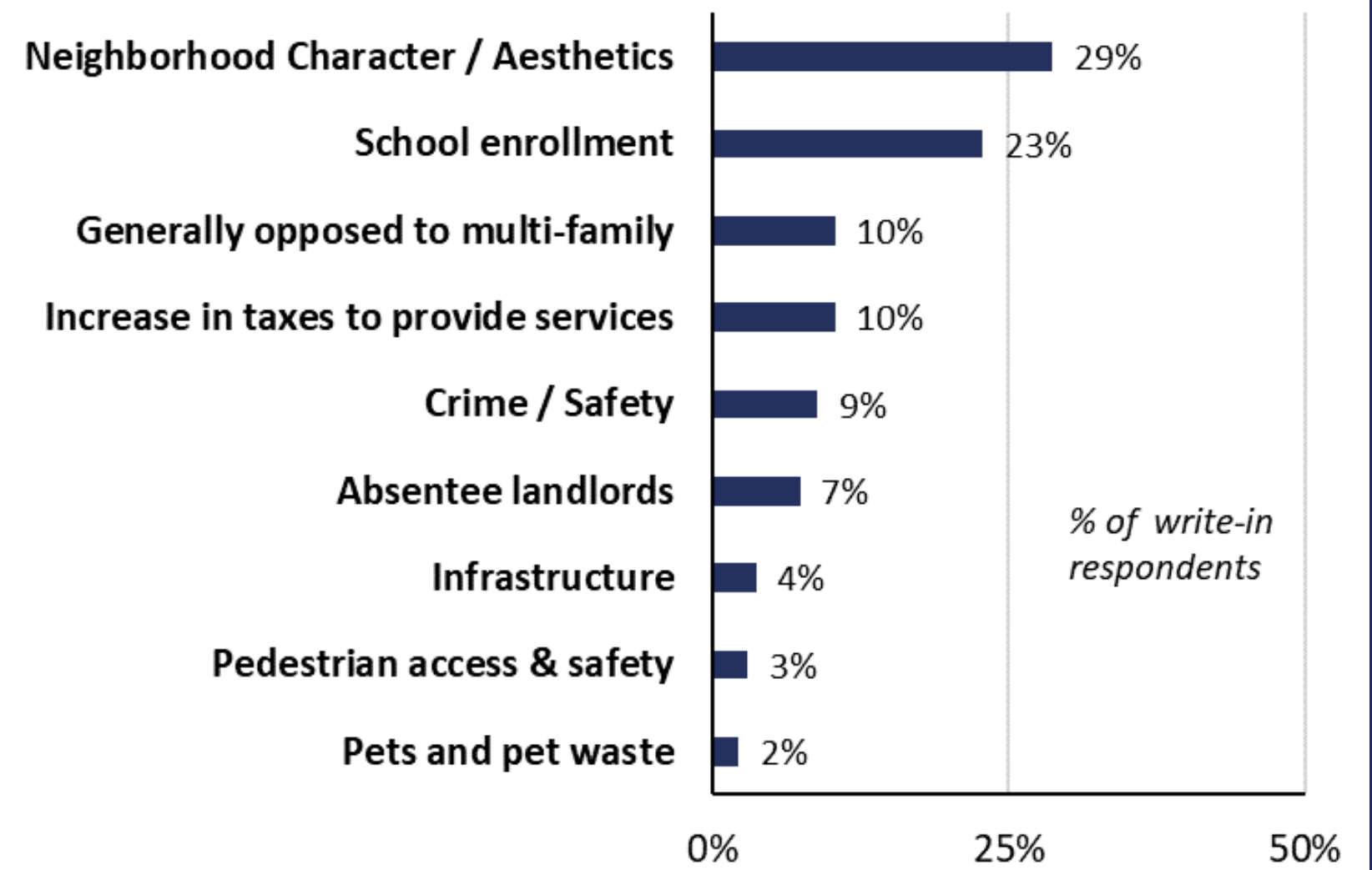
Which types of multi-family housing would you prefer to see built in Reading over the next 10-15 years?



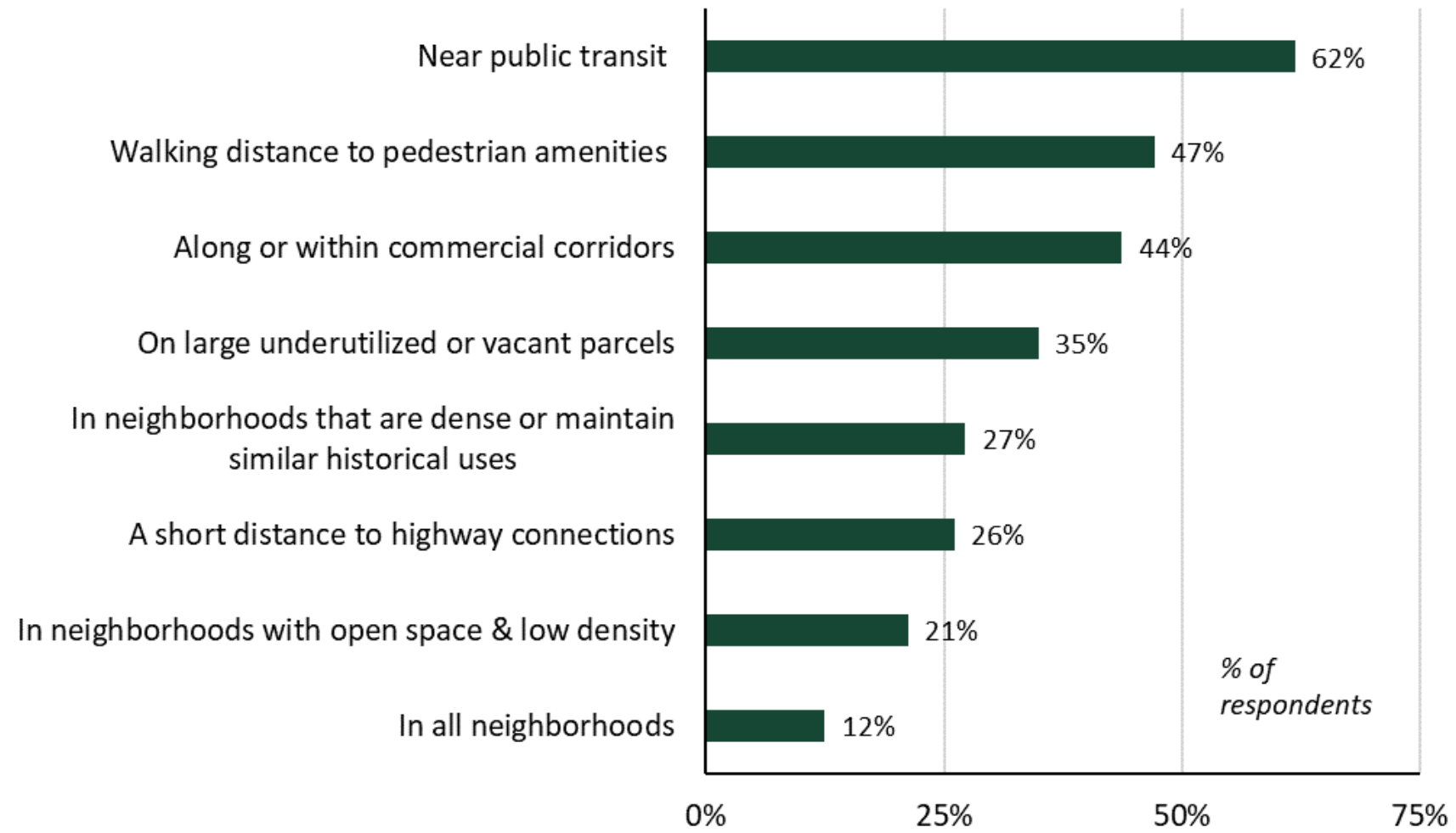
Which architectural styles of construction would you support being built in Reading?



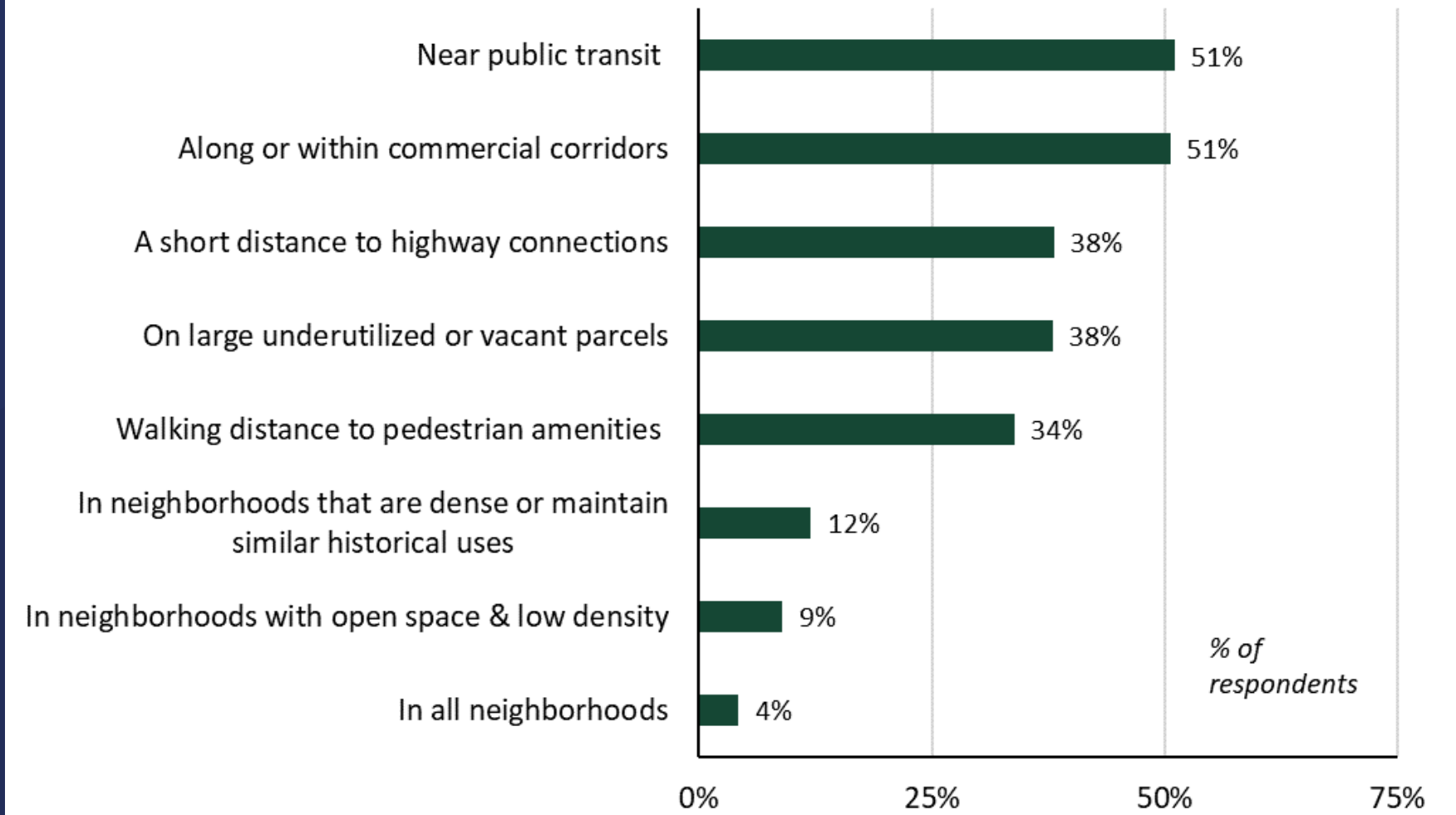
"Other" Write-in Concerns



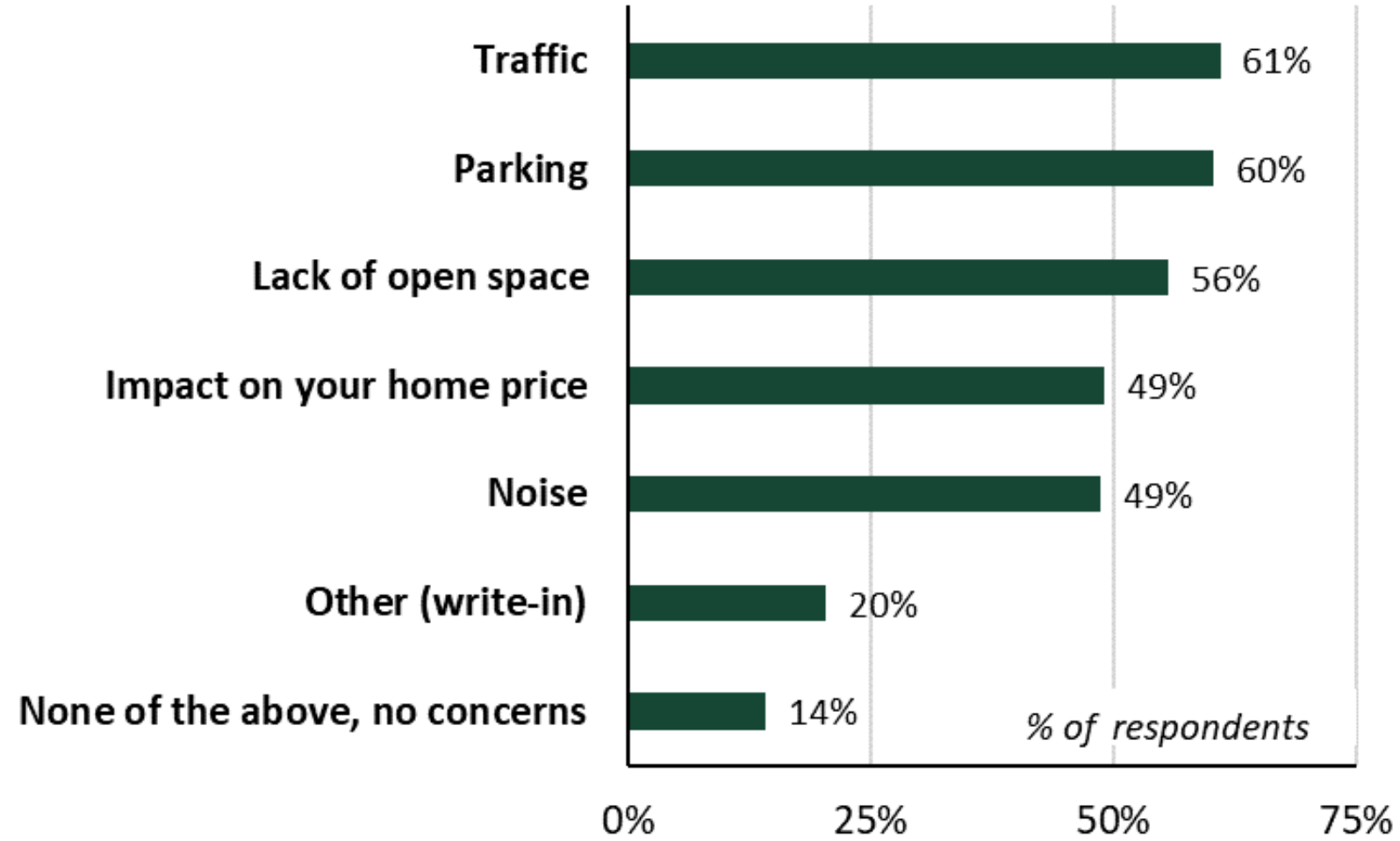
Where would you prefer to see 3 and 4 unit multi-family housing be built in Reading?



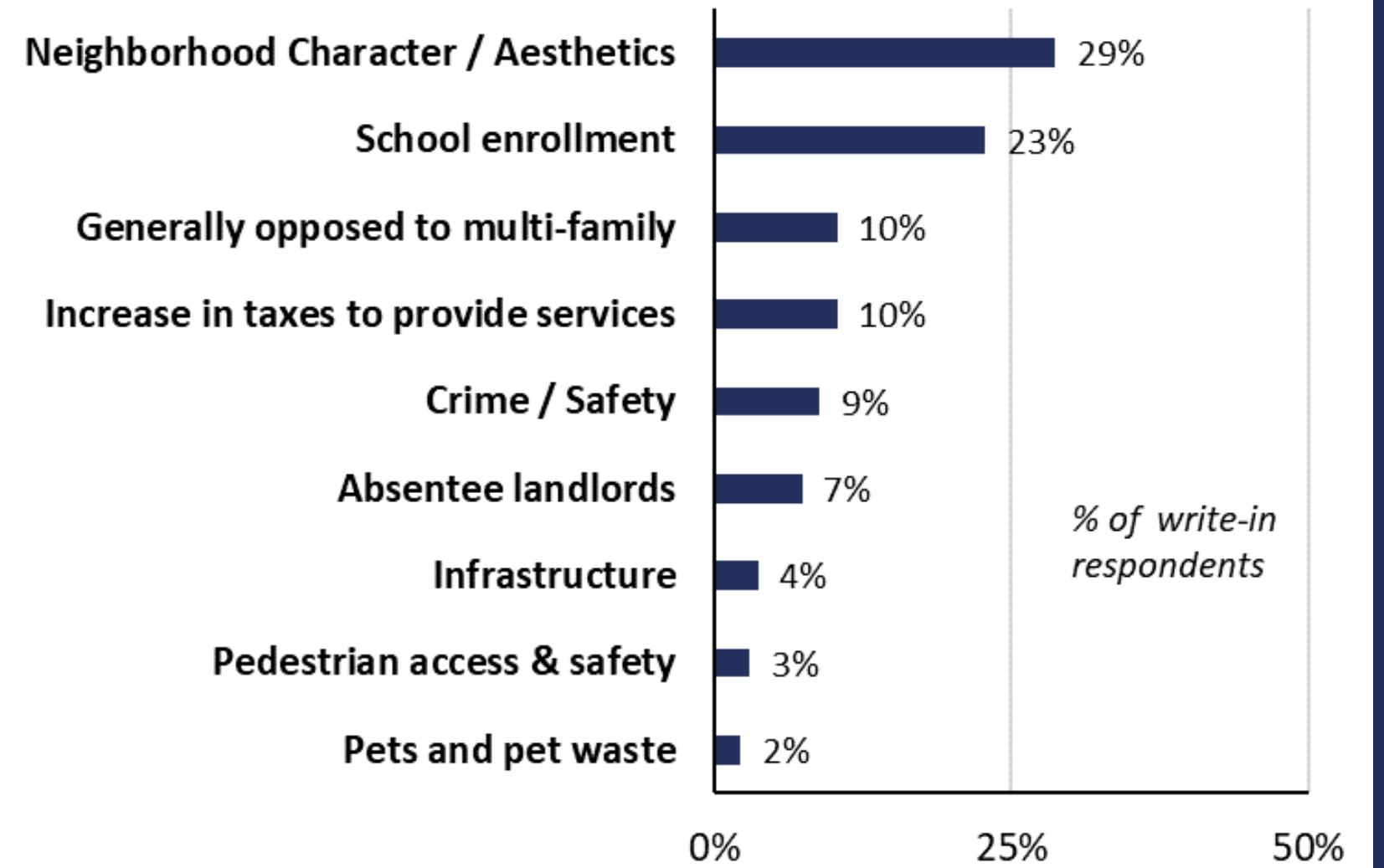
Where would you prefer to see larger 5+ unit multi-family buildings be built in Reading?



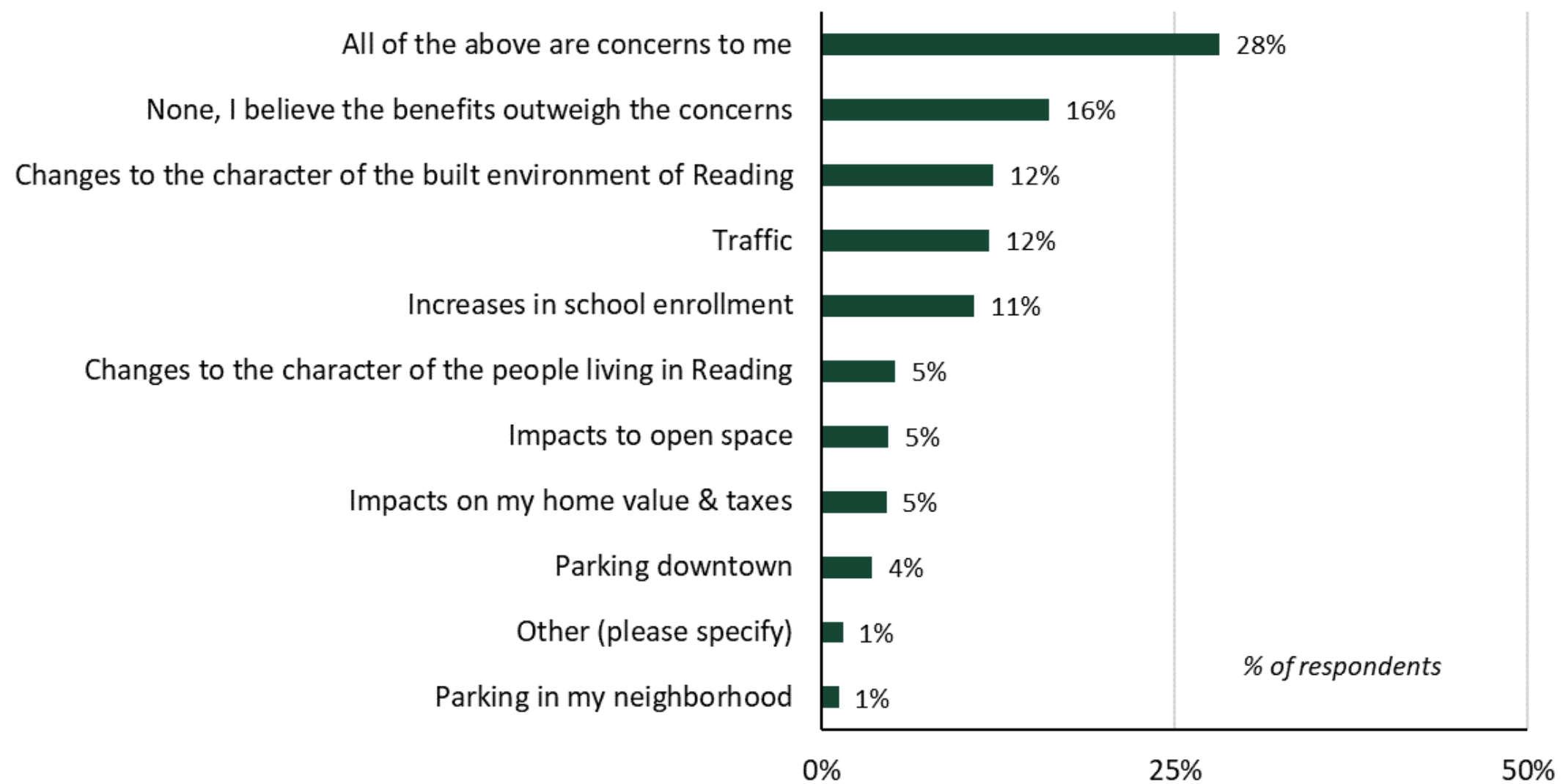
What would you be concerned about if a 3 or 4 unit multi-family building was constructed in your neighborhood?



"Other" Write-in Concerns

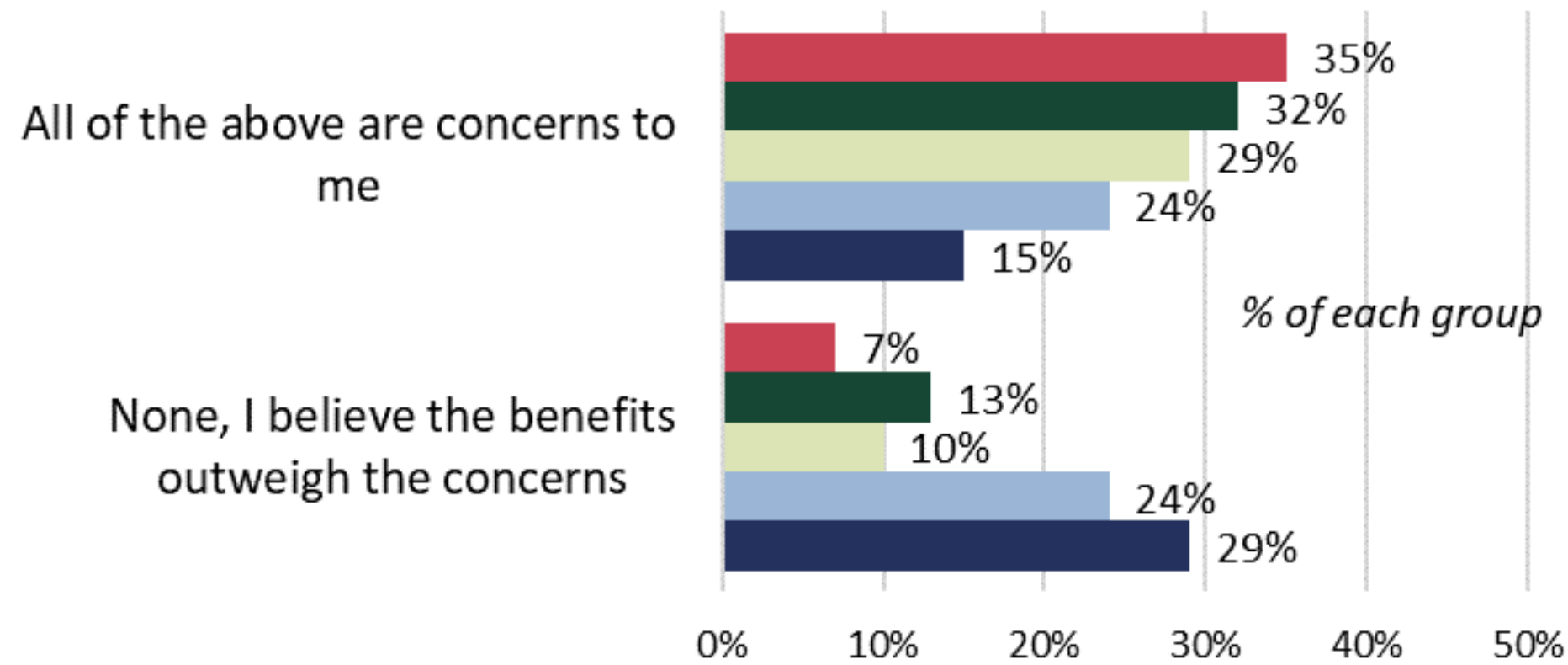


What one item would you be most concerned about if there were many new multi-family buildings constructed in Reading?

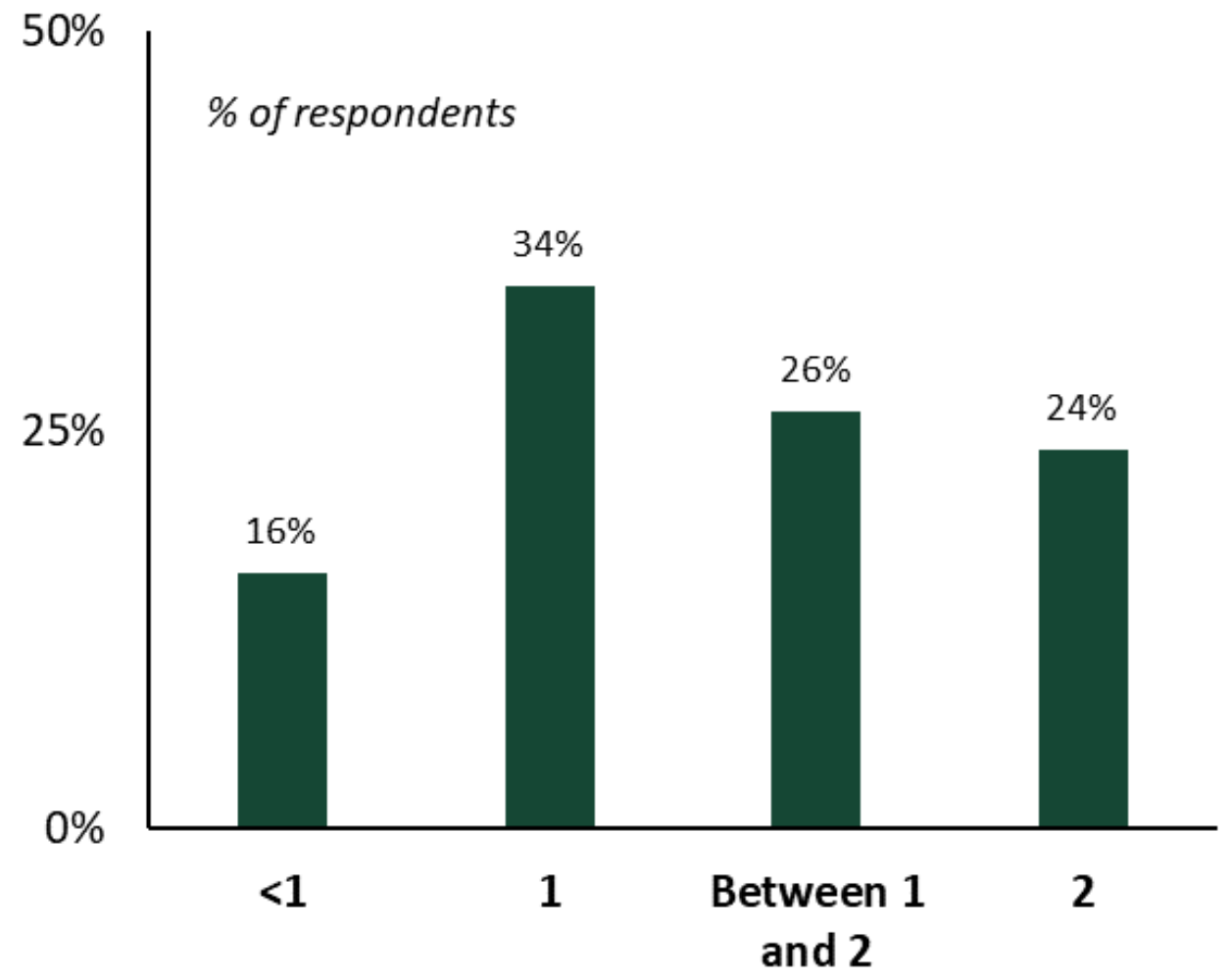


What one item would you be most concerned about if there were many new multi-family buildings constructed in Reading?

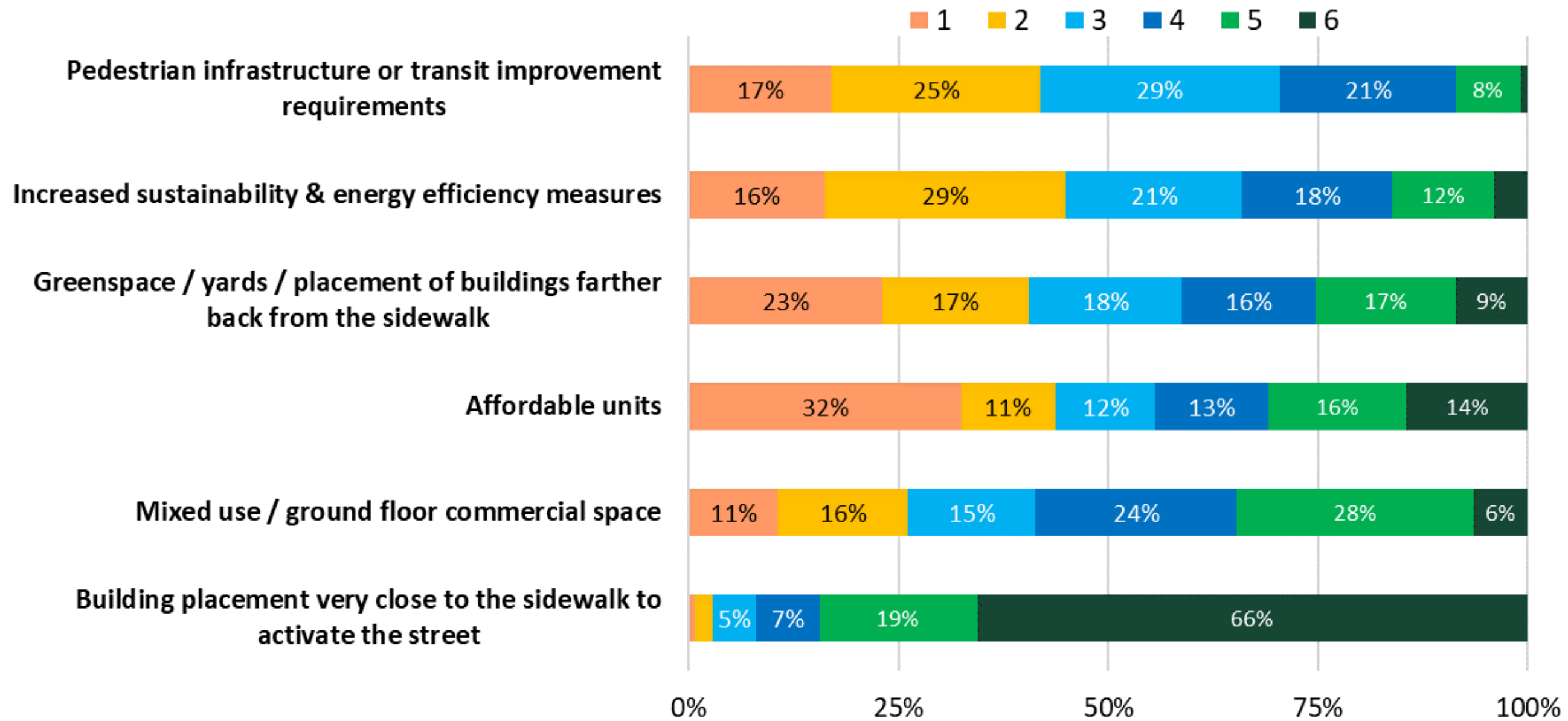
■ 65+ ■ 55-64 ■ 45-54 ■ 35-44 ■ 18-34



Minimum number of off-street parking spaces to require per unit



What additional characteristics do you feel are important in future multi-family housing? Rank from 1 (most important) to 6 (least important)



Takeaways from the survey

Respondents prefer:

- Multi-family buildings with fewer units like triplexes and fourplexes
- Smaller buildings with fewer stories
- More “house-like” architectural options

New multi-family units should be near public transit, commercial corridors, and walking distance to pedestrian amenities

Respondents highlighted traffic, open space, and changes to neighborhood character as their top concerns with new multi-family housing



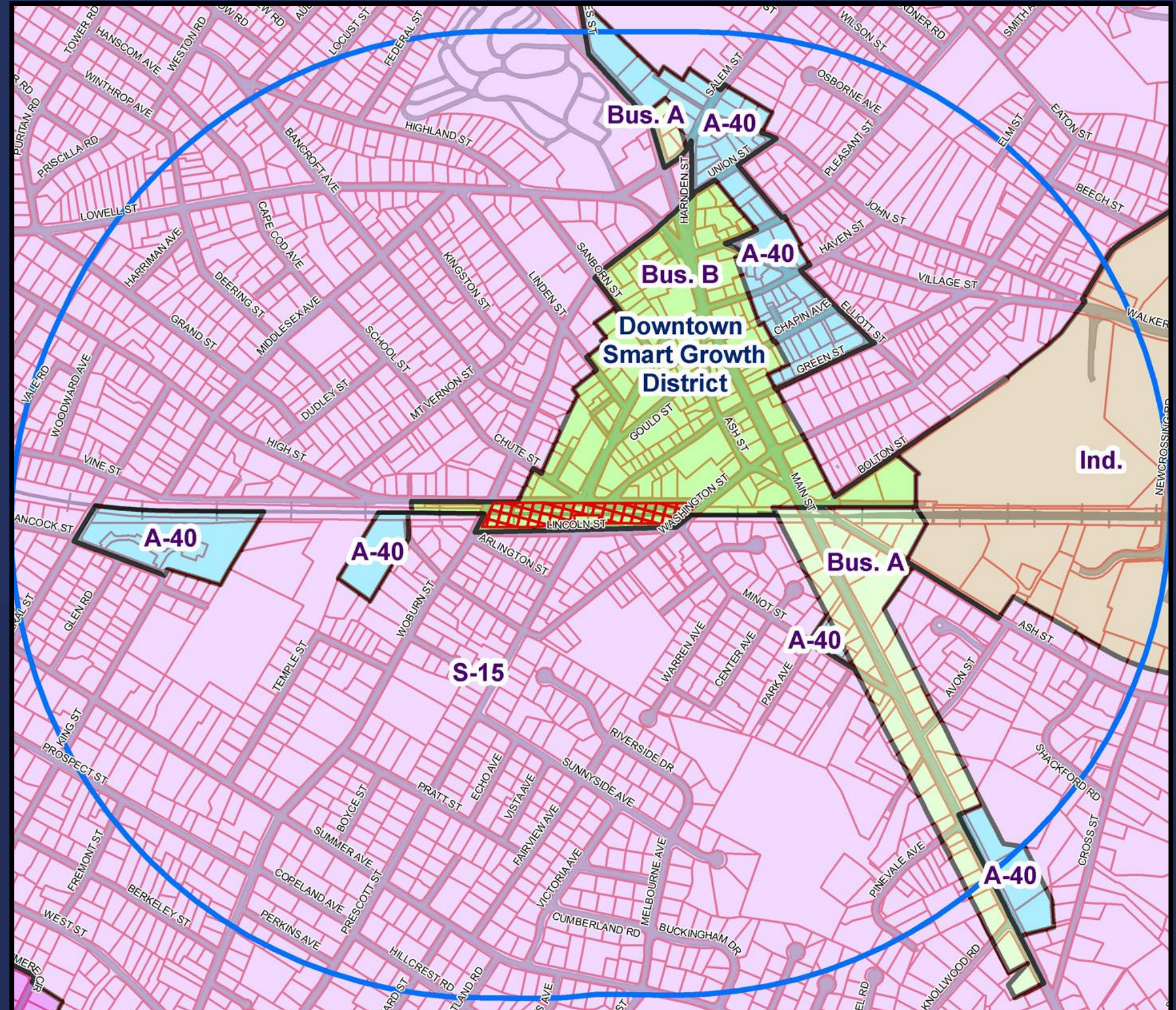
Where & What

Survey results were clear that multi-family should be near transit / commercial / pedestrian-friendly areas.

This directs us to focus the full acreage we are required to zone for to be within or near the 1/2 mile radius.

Mid-rise buildings came in last in our survey which removes the DSGD, Bus-A and Industrial Zones from first consideration as a commercial base is desirable in these areas.

The priority is for smaller scale multi-family developments that aesthetically fit into existing neighborhoods.



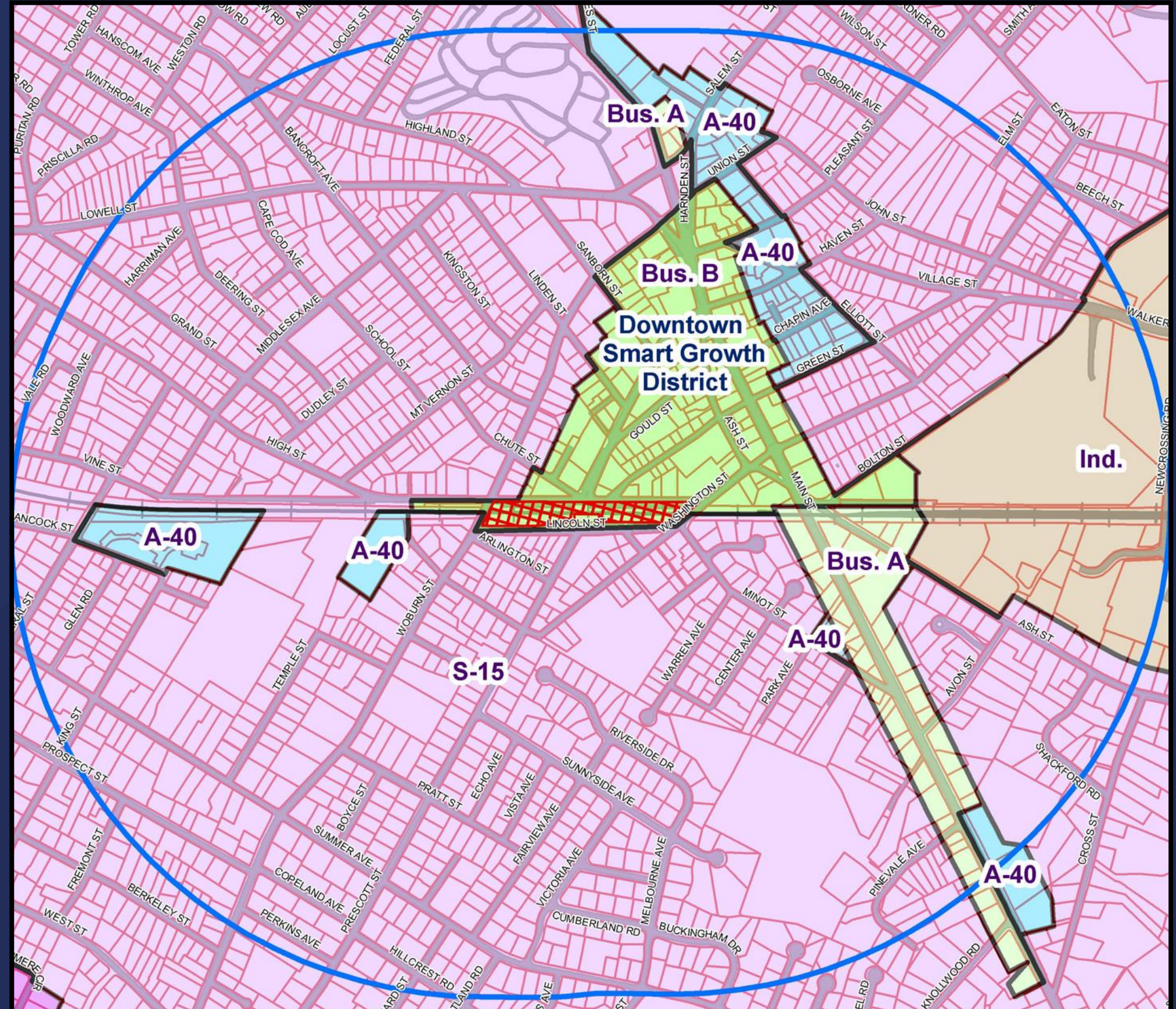
Where & What

A-40 is a natural fit given the existing zoning and existing multi-family uses in the district. It does not have enough acreage alone (17 acres).

We propose combining A-40 with portions of S-15 to create a new district.

The new district would allow multi-family units up to a maximum number and/or density per lot.

Equal distribution across the 1/2 mile area is important for equal distribution of future school enrollment to come from possible construction.



Multi-family housing is any housing with at least 3 units on one lot



Compliance is an Equation

For each zoning District that the Town submits to the State, staff has to answer 51 questions.

Minimum Lot Size
Additional Lot SF Req's per Unit
Parking Spaces per Unit
Building Volume / Building Height
Maximum Lot Coverage %
Open Space %
Setbacks
Lot Area per Unit
Maximum Units per Acre

Non-Conforming Parcels
Units within Half-Mile of Transit
Total Excluded Land
Open Space Removed/Set Aside
Total Parking Area
Units Forgone due to Unit Cap in Zoning

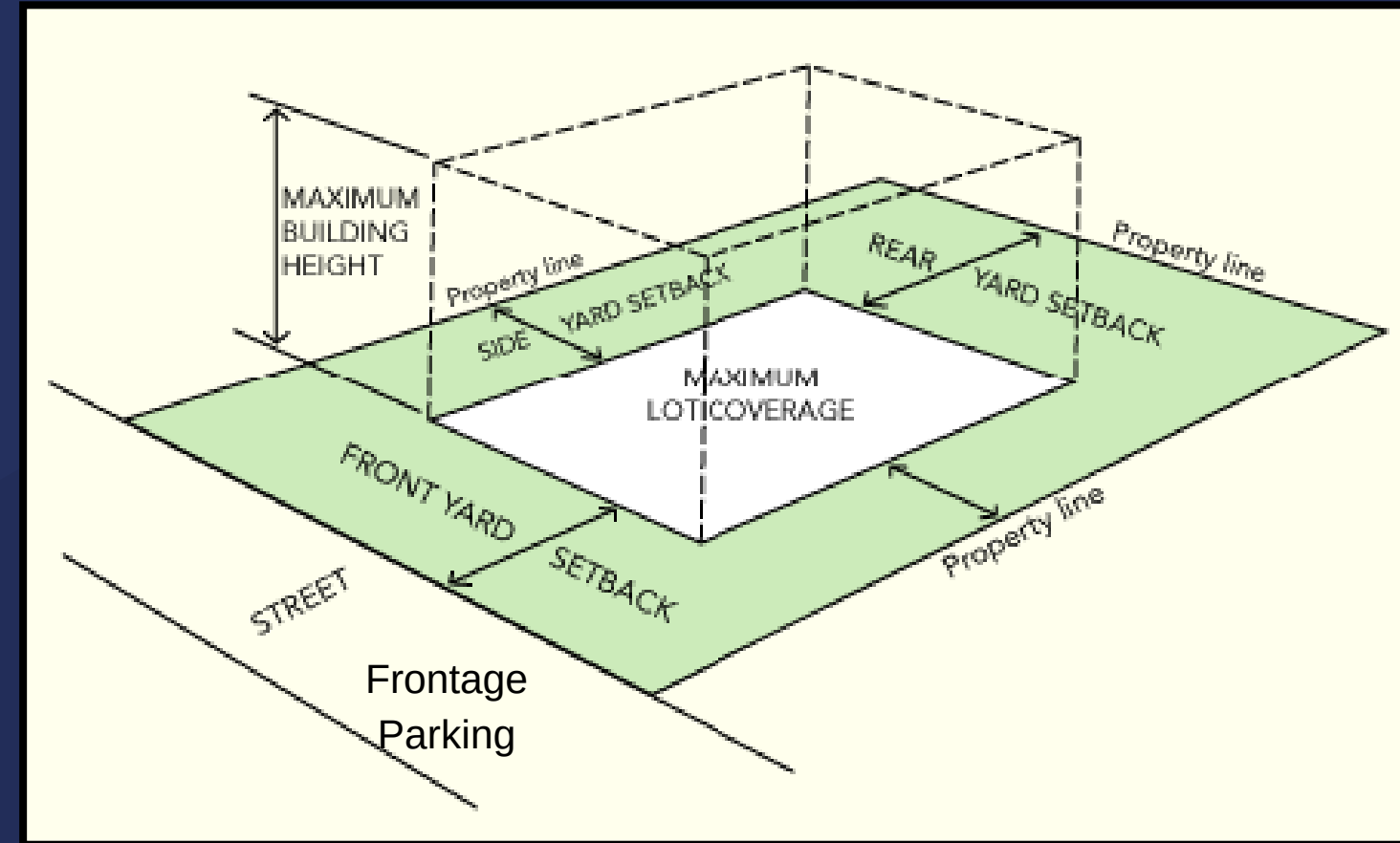
As we adjust each variable in the blue box, lots will shift in or out of compliance, changing our ultimate unit density/acre.

Zoning elements that will be changed

Minimum Lot Sizes



Lot sizes must go down to make
90%+ of lots conforming





Questions?

Next Event : Wednesday
October 11 @ 7pm

Interactive Workshop

We plan to go in detail on lot
sizes, dimensional controls,
and possible areas

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