

PROJECT NARRATIVE & FINDINGS

MBTA 3A Criteria:

Bohler is providing technical assistance to the Town of Wrentham to achieve compliance with Section 3A of MGL c. 40A under the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD), now the Executive Office of Housing and Livable Communities (EOHLC), issued August 10, 2022, and revised October 21, 2022. Section 3A outlines compliance for an MBTA community as having a zoning by-law that provides at least 1 district of reasonable size in which multi-family housing can be permitted as of right. A district of reasonable size is outlined as having a minimum gross density of 15 units per acre, and have a minimum area located within an 0.5-mile radius from a commuter station, subway station, ferry terminal or bus station, and no restrictions on age, and suitable for families with children.

For more information on the requirements related to Section 3A, please visit:

<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>

EOHLC has released a “compliance model” to calculate compliance within the municipality that was used in this report and is included as an attachment.

Components of Analysis:

The compliance model was used to analyze the proposed zoning district for compliance. The compliance model was broken out into a GIS component and Excel component. The 3A guidelines for both are outlined below:

- **Geographic Information System (GIS):**
 - **District Contiguity**

At least half of compliant multi-family zoning district must comprise of contiguous lots of land, and no portion of a district that is fewer than 5 contiguous acres will count towards the minimum size requirement. If the unit capacity and gross density requirements can be achieved in a district of fewer than 5 acres, the district must consist of entirely contiguous lots.
 - **Unit Capacity**

Through the GIS modeling, sensitive and contiguous lands are included. Both sensitive and excluded land counts towards the districts total acreage but only sensitive land can be modeled for unit capacity. EOHLC, formerly DHCD, prepared GIS files which included the total amount of sensitive and excluded land on each parcel.
 - **Sensitive lands**
 - Wellhead Protection Areas (Zone II and Interim Wellhead Protection Areas)
 - Special Flood Hazard Areas (A or V Flood Zones)
 - Active Farmland
 - Priority Habitats of Rare Species
 - Surface Water Protection Zones B and C

- **Excluded land**
 - Hydrological features
 - Protected/open space
 - Wellhead Protection Areas (Zone I)
 - Title V setbacks and Surface Water Protection Zone A Right of Way
 - Most public land, except certain types
- **Gross density**

“Gross density” is defined as “a units-per-acre density measurement that includes lands occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses.” Some of these types of land are excluded from unit capacity calculations. However, according to the Zoning Act’s definition of “gross density,” public rights of way, public and institutional land, and restricted open spaces must be counted towards a district’s total acreage when calculating units per acre. The Commonwealth has prepared a GIS shapefile which includes all lands that respect this definition.
- **Excel**
 - **Zoning Checklist**

The municipalities basic zoning requirements and standards for the districts that are being analyzed.
 - **Multi-family Housing Conditions**

Consists of any specific conditions that would prevent as-of-right multi-family development, and includes the following:

 - Age restrictions
 - Limitations on size of the unit
 - Restrictions to studio, 1-bed, or 2-bedroom units
 - Limitations on size of the bedroom
 - Restrictions on number of occupants
 - A requirement for a commercial ground floor
 - A requirement for mixed-use on any floor
 - Specific Inclusionary Zoning requirements or
 - 40R requirements

More information on specific compliance guidelines can be found here:

<https://www.mass.gov/doc/compliance-guidelines-for-multi-family-zoning-districts-under-section-3a-of-the-zoning-act/download>

Wrentham Criteria:

Under Section 3A of MGL. c. 40A, the Town of Wrentham is considered an adjacent community. An Adjacent Community is defined under 3A as an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) is not an adjacent small town. The Town of Wrentham is adjacent to the Town of Franklin, which has a commuter rail station on the Franklin/Foxboro line. Adjacent Communities are required to achieve compliance by December 31, 2024.

The Town of Wrentham has 4,480 housing units per the 2021 Census and requires a minimum of 750 multi-family units for compliance. 50 acres of land area is required for compliance. Wrentham does not have a Developable Station area (half-mile radius around the MBTA commuter rail station, rapid transit, or ferry terminal).

Proposed Districts and Compliance Model Findings:

Bohler, working in conjunction with Rachel Benson, Director of Planning & Economic Development, worked to identify appropriate areas and districts to support the proposed By-Right MBTA Communities Multi-Family Overlay District (MCMOD). The areas were narrowed down and finessed across four (4) virtual meetings with the Director of Planning & Economic Development. The analysis started with four large areas, one large area in the Conservation, Recreation, School and Park (CRSP) district off of North Street, one located in the Village Zone B (VZ-B) off of Franklin Street, one located in the Residential 43 (R-43) off of Taunton Street, and one located in the Commercial Industrial 2 (C-2) district adjacent to the Wrentham Outlets. After running the initial analysis and discussing with the Director of Planning & Economic Development, the CRSP, R-43 and C-2 districts were eliminated and added an apartment complex located on Ledgeview Way in the Route 1 South (C-1S) district and an existing abandoned industrial site located in the Commercial Industrial 3 (C-3) district were added. After further analysis and discussion within the town a fourth district was added in the C-1 district for a total of four district areas. This analysis resulted in a higher density to meet the 15 units per acre and ultimately, the C-1 district was removed from the model. The final analysis included the final areas within the VZ-B, C-1S, and C-3 Districts and these areas resulted in the final numbers reflected in Table 2 below.

The three (3) existing zoning districts, VZ-B, C-1S and C-3 were analyzed for MCMOD to achieve compliance under Section 3A. The first area within the overlay district contains the entirety of the C-3 district consisting of approximately 16.7 acres. The second zoning district analyzed within the overlay district contains 47.9 acres within the VZ-B District. The third zoning district analyzed within the overlay district contains approximately 21.2 acres within the C-1S district. Appendix A includes mapping exhibits showing each of these district locations.

Compliance Model Findings:

The basic zoning requirements for each analyzed district were input into the Excel model to determine if the zoning requirements that exist today for each district are in compliance with Section 3A or if modifications need to be made. **Table 1** below summarizes the current zoning requirements for each district and any modifications necessary for compliance. Currently, each of the proposed districts existing zoning prohibits multi-family. The aforementioned conditions/requirements will be forgone within the by-right MCMOD which will allow multi-family housing by right, without the requirement of any special permit and without the requirement of a mixed-use building or development.

Table 1: Underlying District Zoning and Modified Zoning under the Multi-Family Overlay District

	Zoning under the Multi-Family Overlay District					
	C-3	V-ZB	C-1S	C-3	V-ZB	C-1S
Min. Lot Area (sq. ft.)	80,000	25,000	80,000	No change	No change	No change
Min. Lot Frontage (ft.)	200	25	150	No change	No change	No change
Max. Building Height (ft.)	35	40	72	No change	No change	No change
Max. No. of Stories (ft.)	3	3	6	No change	No change	No change
Max. Building coverage of lot (%)	75	75	75	No change	No change	No change
Min. Front Yard (ft.)	50	25	50	No change	No change	No change
Min. Side and Rear Yard (ft.)	25	5	25	No change	No change	No change
No. Parking Spaces per Dwelling Unit	2	2	2	No change	No change	No change

The zoning modifications were run through the compliance model spreadsheet and the results are summarized in **Table 2** below. A copy of the compliance model has been included in Appendix B.

Table 2: Compliance Model Results Summary

	District 1 C-3	District 2 V-ZB	District 3 C-1S	Totals
District Size (acres)	16.7	47.9	21.2	85.8
Final Unit Capacity Per District	302	388	458	1,148
Density (units/acre)	18	8	25	15.2

Conclusion:

The following summarized changes must be applied to the as of right multi-family overlay district within the analyzed districts in order to comply with Section 3A:

- The max. allowed density in the Village Zone B District is 18 dwelling units/acre.

- The max. allowed density in the Commercial Route 1 South 1 is 8 dwelling units/acre.
- The max. allowed density in the Commercial Industrial District 3 is 25 dwelling units/acre.

Per the above contemplated Zoning changes, the Multi-Family Overlay District will provide a total of 85.8 acres for by-right multi-family housing, with a total of 1,148 dwelling units provided and total density of 15.2 dwelling units/acre.

This analysis relies on zoning information supplied by the Town of Wrentham. Representatives from the Town will be reviewing the analysis to confirm the interpretation of zoning and any other assumptions made in the Compliance Model.





As a part of the Technical Assistance provided by Bohler, a draft Zoning By-Law for the districts has been included in this report in Appendix C and is to be reviewed and advanced by the Town.

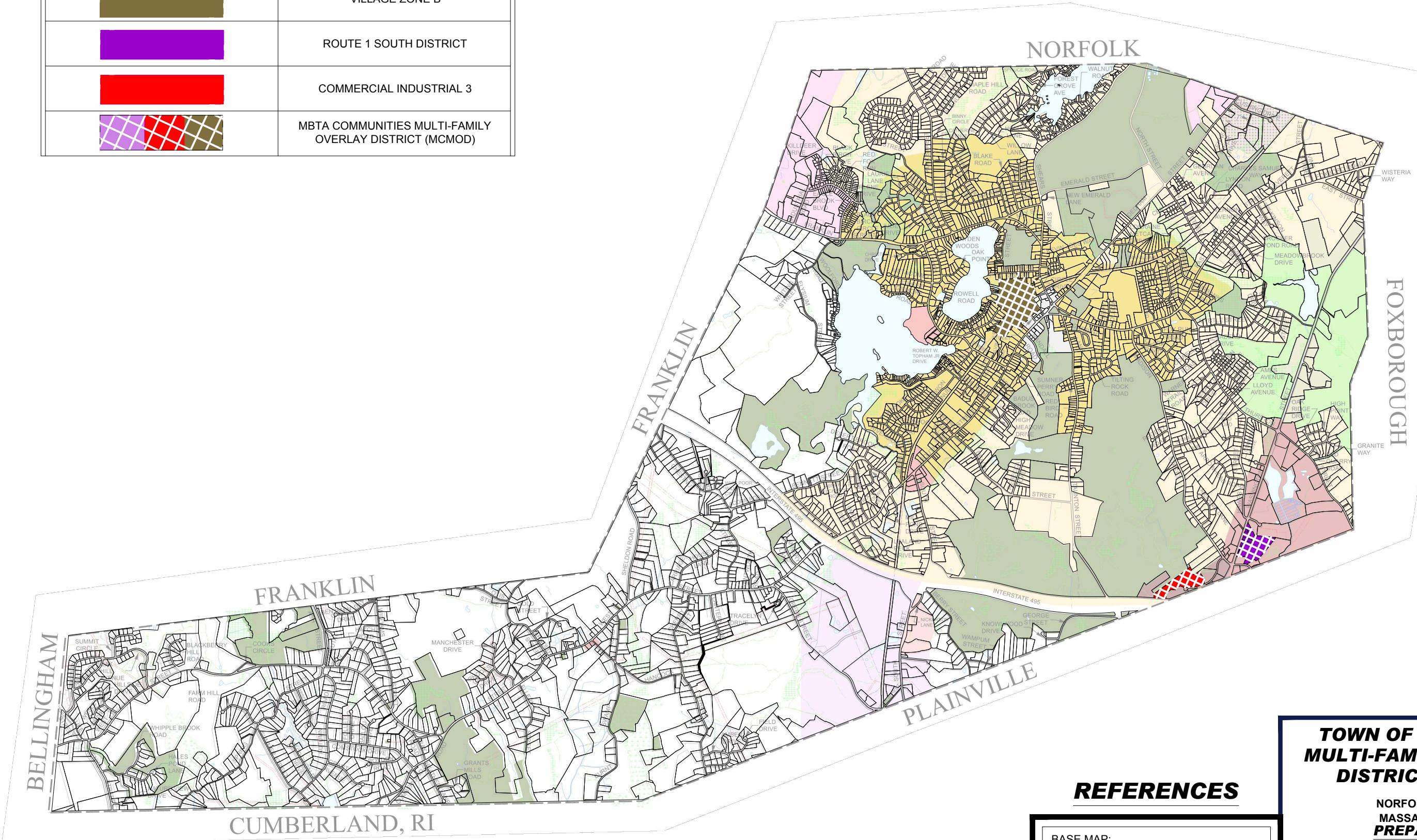
Next steps:

The Town will finalize the Multi-Family Overlay District bylaws with assistance from their Town Counsel. The Town will ultimately submit the completed compliance model and associated documents to EOHLA for review. The Town may also submit a Pre-Adoption Review Application Form which is a process to provide assurance to the Town that the proposed zoning will meet Section 3A requirements before bringing the Overlay District Zoning to local legislation. The Pre-Adoption Review Application form can be found at the following link: <https://www.mass.gov/forms/pre-adoption-review-application-form>. The Town will continue or start community engagement and community education about Section 3A prior to or in conjunction with Town/public meetings. The Town's agent will coordinate necessary Town and/or public meetings and work toward acceptance of the new Multi-Family Overlay District.

**APPENDIX A:
ZONING EXHIBITS**



LEGEND	
	VILLAGE ZONE B
	ROUTE 1 SOUTH DISTRICT
	COMMERCIAL INDUSTRIAL 3
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)



REFERENCES

BASE MAP:
TOWN OF WRENTHAM ZONING MAP
DATED: 11/4/2019

**TOWN OF WRENTHAM
MULTI-FAMILY OVERLAY
DISTRICT EXHIBIT**

NORFOLK COUNTY
MASSACHUSETTS
PREPARED BY

BOHLER //

SCALE: 1"=3500' DATE: 9/12/2023

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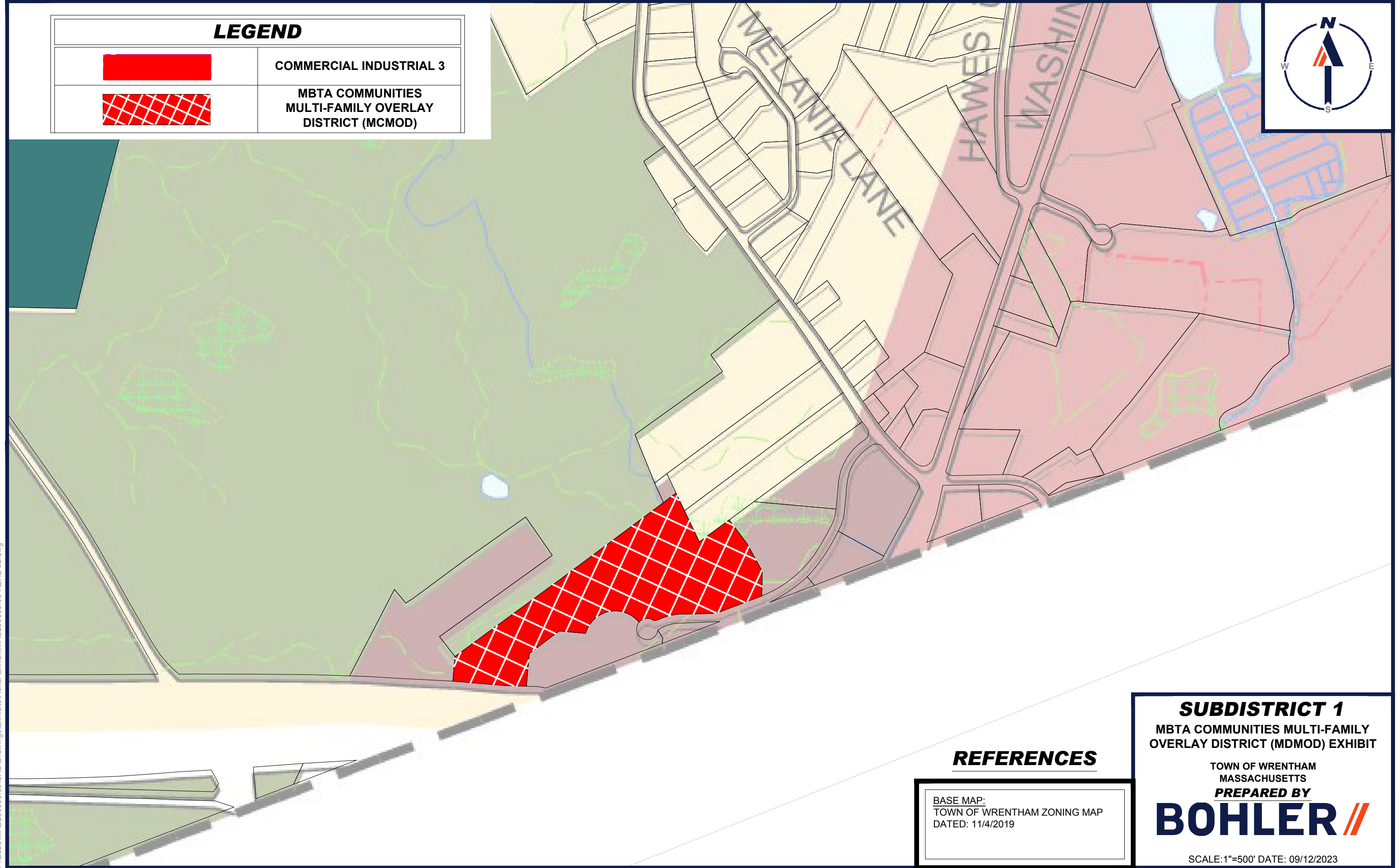
LEGEND



COMMERCIAL INDUSTRIAL 3



MBTA COMMUNITIES
MULTI-FAMILY OVERLAY
DISTRICT (MCMOD)



REFERENCES

BASE MAP:
TOWN OF WRENTHAM ZONING MAP
DATED: 11/4/2019

SUBDISTRICT 1
MBTA COMMUNITIES MULTI-FAMILY
OVERLAY DISTRICT (MDMOD) EXHIBIT



TOWN OF WRENTHAM
MASSACHUSETTS

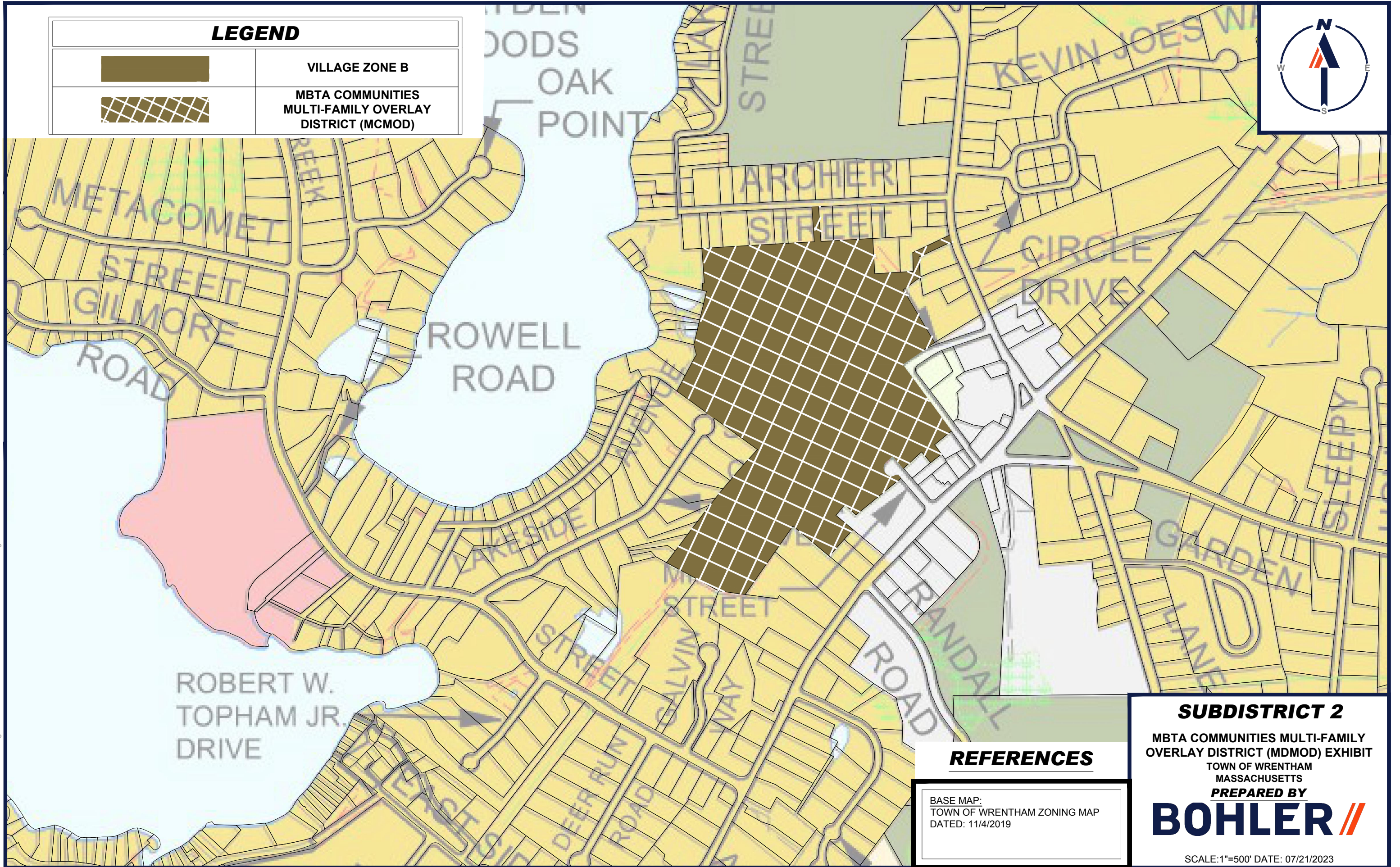
PREPARED BY

BOHLER //

SCALE: 1"=500' DATE: 09/12/2023

LEGEND

	VILLAGE ZONE B
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)



REFERENCES

BASE MAP:
TOWN OF WRENTHAM ZONING MAP
DATED: 11/4/2019

SUBDISTRICT 2



MBTA COMMUNITIES MULTI-FAMILY
OVERLAY DISTRICT (MDMOD) EXHIBIT
TOWN OF WRENTHAM
MASSACHUSETTS

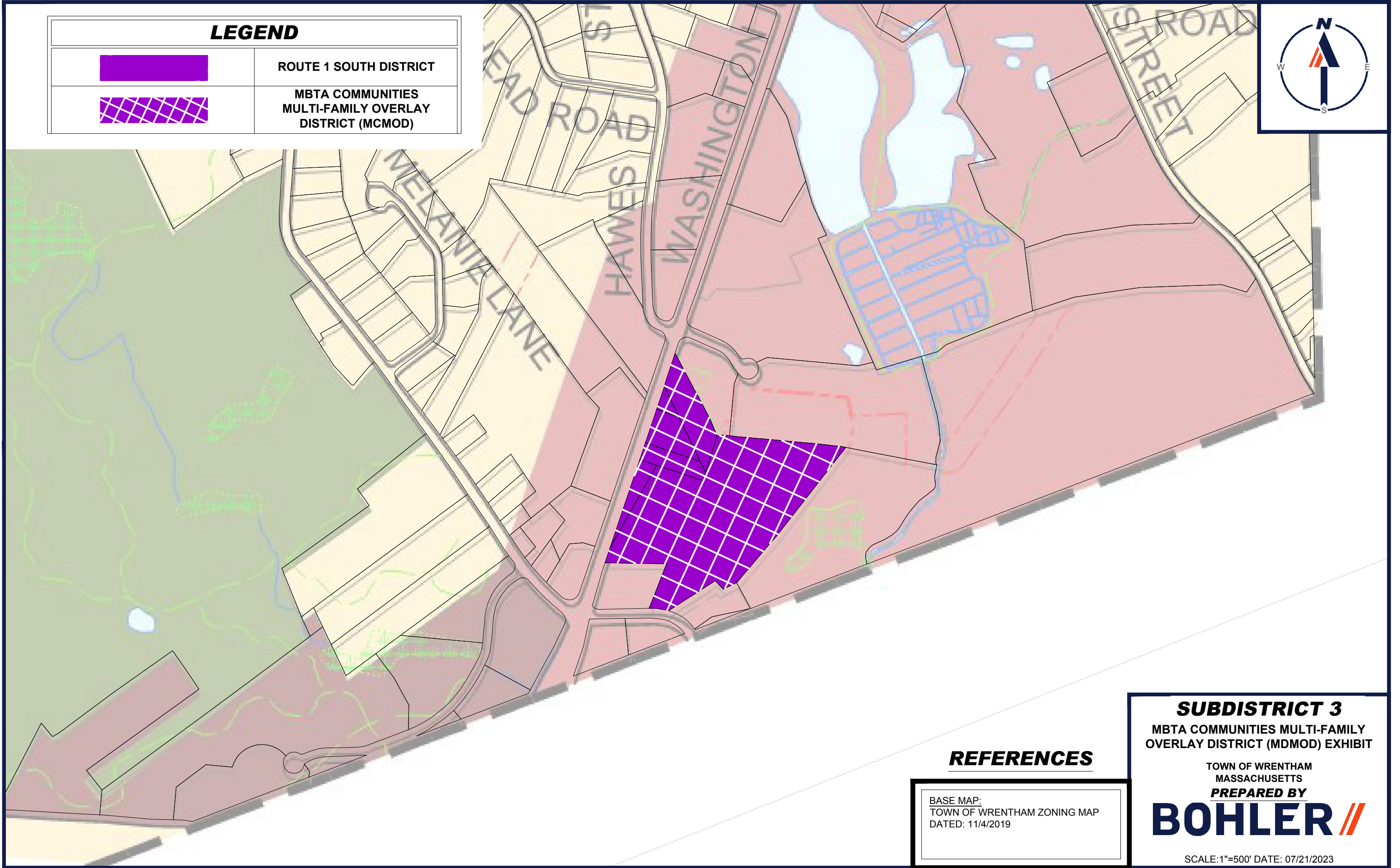
PREPARED BY

BOHLER //

SCALE: 1"=500' DATE: 07/21/2023

LEGEND

	ROUTE 1 SOUTH DISTRICT
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)



REFERENCES

BASE MAP:
TOWN OF WRENTHAM ZONING MAP
DATED: 11/4/2019

SUBDISTRICT 3
MBTA COMMUNITIES MULTI-FAMILY
OVERLAY DISTRICT (MDMOD) EXHIBIT

TOWN OF WRENTHAM
MASSACHUSETTS
PREPARED BY
BOHLER //

SCALE: 1"=500' DATE: 07/21/2023

**APPENDIX B:
COMPLIANCE MODEL**



INTRODUCTION

DHCD has prepared this compliance model to help your community demonstrate compliance with Chapter 40A, Section 3A of the Massachusetts General Laws and the accompanying *Compliance Guidelines for Multi-family Zoning Districts* issued by DHCD on August 10, 2022.

WHY USE THE COMPLIANCE MODEL?

This Excel workbook and the information from the accompanying GIS database will help you with the following tasks:

- Test one or more existing zoning districts for compliance.
- Test one or more proposed districts for compliance.
- Demonstrate to DHCD that your community complies with the legislation and guidance document.

If the results of the compliance model indicate that you are not in compliance or you have questions about the results, there are many sources of technical assistance to help communities with these calculations. Don't be afraid to reach out for help! Contact your Regional Planning Agency GIS staff, Massachusetts Housing Partnership (MHP) or DHCD at DHCD3A@Mass.gov.

WHAT YOU NEED

In addition to this model, you will need the following information resources:

- *Compliance Guidelines for Multi-family Zoning Districts*.
Multi-Family Zoning Requirement for MBTA Communities | Mass.gov:
<https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities>
- The GIS "Land Maps" (available for download at the link above) and Appendix 1 of the *Compliance Guidelines*.
- Your zoning regulations or the draft zoning you are testing.

PURPOSE OF THE CHECKLIST

The purpose of the checklist (this and the next three tabs) is to gather two sets of information:

- The base data that the model will use to calculate the district capacity and dwelling units per acre.
- Supplementary data that will help DHCD evaluate whether your community is in compliance.

HOW TO USE THE CHECKLIST

- Please enter the requested information in yellow cells only in the checklist tabs. These will be the only unlocked cells.
- Information in gray cells is from a formula based on your previous answers.
- In a table:
 - Shaded cells with white text indicate a warning.
 - Shaded cells with black text indicate that your answer is in compliance with the guidelines.
- Outside of a table:
 - A text box beginning with **INFO** explains the reason for the question or offer more details about the question.
 - A text box that begins with **GO** indicates information about compliance or the next step.
 - A text box that begins with **CAUTION** indicates a possible problem with compliance.
 - A text box that begins with **STOP** indicates that your answer does not comply with the guidelines. This does not mean that you need to stop your test - it is worth proceeding to see what other parts of your zoning may not comply. **This information will also be useful if you apply for technical assistance.**

CHECKLIST PARAMETERS TAB

Some of the information you input on the checklist parameters tab will feed directly into the model. Please follow directions on the type of information to enter. **If the question does not apply to your community, do not enter 0 or N/A unless specifically asked to do so. Entering the wrong type of information will create invalid results in the model.**

You can enter information for up to five districts in this workbook. If you want to test more than five districts or if you have zoning districts with subdistricts, just open a new workbook. **Remember, each subdistrict must be tested as a separate district.**

Please identify your community.

Community: (Please use the drop-down menu to enter)	Wrentham
Community Category: (auto-populates)	Adjacent community
2020 Housing Units (Census PL-94): (auto-populates)	4,620
Minimum Multi-family Unit Capacity*: (auto-populates)	750
Minimum Land Area**: (auto-populates)	50
Developable Station Area***: (auto-populates)	-
Percent of District to be Located in Station Area: (auto-populates)	0%
Please let us know how to reach you.	
Name of Person Filling out Form:	Abdul Muqet
Name of Contact Person:	Zachary Richards
Email:	zrichards@bohlereng.com
Phone Number:	617-849-8040
Address:	45 Franklin St, 5th Floor, Boston, MA

PURPOSE OF COMPLIANCE MODEL

The purpose of the compliance model (Zoning Input Summary, Districts 1-5, and Summary Tab) is to use the zoning restrictions and the parcel information from the GIS land database to calculate the average dwelling units per acre and the unit capacity for each district.

The results will either show compliance with Chapter 40A, Section 3A or indicate that the tested zoning or geographic district does not apply.

HOW TO USE THE COMPLIANCE MODEL

Each page has a different purpose.

The **Zoning Input Summary** tab shows you some of the primary zoning information from the Checklist Parameters tab used in the compliance model. This allows you to quickly check that you have entered the correct information for each district.

The **Districts** tab (1-5) has all the calculations.

- You will copy the information exported from the GIS Land Map database into Columns A through M, starting at cell A20. These cells are unshaded.
- Column O allows you to override the designation of public land as undevelopable. For example, if your town is disposing of a former school for housing, you could add the number of square feet of land available for development in this column. you must write the reason for the override in Column P.
- All other cells are locked.
- At the top of each District sheet, a box provides additional information based on the calculations.
 - On the left, the information is about the district's ability to comply with the density (units per acre) and the unit capacity (units per district) requirements.
 - On the right, the information indicates areas where you might be able to gain more units if you adjusted your zoning regulations or the geography of the district. If the model shows that your community is not in compliance, this will help you understand why and will be useful if you request technical assistance.
- The **Summary** tab brings the information from all five District tabs into two tables. The top table provides a comparison of the model results to any additional zoning restrictions from the Checklist Parameters Tab. The second table provides additional summary information by district as well as calculating the gross density metric for each district. These tables are useful to check compliance if you are testing several zoning districts, one district with several subareas, or comparing your zoning to the model bylaw.

Checklist - District ID
 Municipality: Wrentham
 Community Type: Adjacent community
 Contact: Zachary Richards

Step 1. Identify Zoning Districts for Evaluation

In this first step, you are gathering information about the zoning districts and regulations that may restrict land use in your municipality.

Table 1. Existing Zoning Districts

Does your municipality have one or more zoning districts within a 0.5-mile radius of a...

Transit Center Type	Y/N	If yes, list name of district(s)
Commuter rail station?	N	
Subway station?	N	
Ferry terminal?	N	
Bus station?	N	
Not applicable - my community is an Adjacent Community or Adjacent Small Town and no part of our community is within a 0.5-mile radius of an existing transit center type in another community.	Y	

INFO: We ask about multiple transit centers because your municipality may have more than one, or may have land within a half-mile of another community's transit center. A yes to this question allows you to consider several geographic areas for your Multifamily District. Check the definitions of these terms in the Guidelines to make sure you comply!

Table 2. Existing Overlay Districts

Does your municipality have one or more overlay districts applicable to the 0.5-mile radius from a...

Transit Center	Y/N	If yes, list name of district(s)
Commuter rail station?	N	
Subway station?	N	
Ferry terminal?	N	
Bus station?	N	
Not applicable - my community is an Adjacent Community or Adjacent Small Town and no part of our community is within a 0.5-mile radius of an existing transit center type in another community.	Y	

INFO: One way to comply with Section 3A of MGL c. 40A is to use an overlay district, so it is important to consider whether one of your existing overlay districts is in compliance with the regulations.

Table 3. Other Overlay Districts that Control Development

Do any of the following district types apply to the zoning districts listed above?

District Type	Y/N	If yes, identify restrictions on building footprints, building height, or number of dwelling units allowed.
Wetlands Overlay District	Y	Limits what can be developed in the 100' buffer, https://ecode360.com/35947694
Floodplain Overlay District	Y	limits uses within FP, SP w/ PB https://ecode360.com/35948256
Water Conservation/Wellhead Protection Area	Y	limits 15% impervious, SP if over w/ recharge, https://ecode360.com/35948192
Designated Port Area	N	
Other		

INFO: Excluded land and Sensitive land are defined in the Compliance Guidelines for Multi-family Zoning Districts, released by DHCD on August 10, 2022. The overlay types in this question are related to those definitions. If your municipality has other restrictions on development based on physical conditions, for example, steep slopes or soil types, please enter those under Other.

List district name in the second column, along with any restrictions.
 Does your municipality allow restricted areas (for example, no-build wetland buffers or surface water) to be included in the required minimum open space?

If your municipality does not have a minimum open space requirement, please enter N.

Table 4. Acreage Calculations

Table 4 should include only the zoning district(s) you are testing for compliance with the guidelines. Use the shapefiles you drew for your district (from GIS) to calculate the number of acres in each district, and enter the name of the district and the associated data for that district in the table below. The numbers should come from GIS.

CAUTION: If your zoning district(s) have subdistricts with different dimensional requirements for residential uses, you may want to create a district for each subdistrict in this table. If you have more than five districts/subdistricts to test, then open a new workbook.

Name of Zoning District	Number of Acres	Acres within Station Area	Density Denominator	= or > Required Minimum Land Area? (Y/N)	= or > 5 Acres? (Y/N)
1 Site A - C-3	16.7	0	10.01780176	N	Y
2 Site B - VZ-B	47.9	0	44.97469376	N	Y
3 Site C - C-1S	21.16	0	20.74998891	N	Y
4	54.3	0	53.50962	Y	Y
5				N	N
TOTAL	140.06	0	129.2521044	Y	Y

INFO: You can use this table to set up tests for your existing zoning district(s), modifications of your existing zoning districts, or comparisons of your zoning districts to the Model Bylaw developed by DHCD.

CAUTION: Contiguity check: At least half of the multi-family zoning district land areas must comprise contiguous lots of land. No portion of the district that is less than 5 contiguous acres land will count toward the minimum size requirement.

Are any of these districts non-contiguous (i.e. the boundaries do not touch any other district)? Enter Y or N.

CAUTION: Station Area Check. If the current zoning district(s) do not meet the location or area criteria, you may be able to create an overlay district that includes other areas of your municipality. However, pay attention to the percentage of land within station area. This is applied to both the number of acres and the number of units. This checklist has completed the calculations for you. When you complete the model, compare the number of units in the station area with the number above.

Minimum Land Area x Percent of Land within the Station Area = =Required minimum number of acres in the station area.
 Total Acres within station area
 Difference (if this is positive, then you do not have enough acres within the station area to comply.)

Minimum Multi-family Unit Capacity x Percent of Unit capacity within the Station Area = =Required minimum number of units in the station area.

GO: Proceed to Step 2 in the Checklist - District Uses tab.

Checklist - Uses
Municipality: Wrentham
Community Type: Adjacent community
Contact: Zachary Richards

Step 2. Identifying District Uses

Table 5. Multi-family Housing Permissions

Evaluate the districts you identified in Table 4 in the District ID Tab for compliance with the requirement for multi-family as of right in M.G.L. Chapter 40A, Section 3A. Make the appropriate choice for each district under Approval Process below.

District Name	Approval Process
1 Site A - C-3	STOP: This district allows multifamily with site plan review and special permit.
2 Site B - VZ-B	STOP: This district allows multifamily with site plan review and special permit.
3 Site C - C-1S	STOP: This district allows multifamily with site plan review and special permit.
4 0	STOP: This district allows multifamily with site plan review and special permit.
5 0	

INFO: This table tests whether multifamily is allowed as of right or with restrictions related to the permitting process.

 Table 6 tests whether the zoning contains additional restrictions that may have a negative impact on compliance.

STOP: Do you have any answers marked "STOP"? Your community will need to make some zoning changes to allow multi-family as of right. You can keep testing the district(s) in Table 6 to see what else you need to modify.
CAUTION: Do you have any answers marked "CAUTION"? If so, you may need to make one or more modifications, depending on your answers to Table 6.
GO: Do you have any answers marked "GO"? Proceed to Table 6 to check other restrictions.

Table 6. Multi-family Housing Conditions

Evaluate the districts you identified in Table 5 for additional restrictions.

INFO: These restrictions will not change the compliance model, but may restrict your municipality's ability to comply with M.G.L. Chapter 40A, Section 3A and the associated regulations from DHCD. The district names will continue to flow through from the District ID tab.

District Name	Restricted by Age (Y/N)	Limitations on the size of unit (Y/N)	Restricted to Studio, 1-bedroom, or 2-bedroom units (Y/N)	Limitation on the size of bedrooms (Y/N)	Restrictions on the number of occupants (Y/N)	Required commercial ("active") ground floor (Y/N)	Required mixed use (any floor) (Y/N)	Inclusionary Zoning in the District? (Y/N)	Inclusionary Zoning Town or City-wide? (Y/N)	Is this a 40R District? (Y/N)
1 Site A - C-3	Y	Y	N	N	N	N	N	N	N	N
2 Site B - VZ-B	Y	Y	N	N	N	N	N	N	N	N
3 Site C - C-1S	Y	Y	N	N	N	N	N	N	N	N
4 0	Y	Y	N	N	N	N	N	N	N	N
5 0										

STOP: If you answered yes to any column for any of the districts, then your community need to make some zoning changes to allow multi-family as of right. You can keep testing the district(s) in Step 3 (the Checklist Parameters tab) to see what else you need to modify.
CAUTION: If you want to test the dimensional standards for any of the districts identified in Step 4 to see what else you might need to change, then proceed to Step 3 (the Checklist Parameters tab).
GO: If you answered no for any of the districts in Table 6, then proceed to Step 3 in the Checklist Parameters tab.

Checklist - District Parameters	
Municipality:	Wrentham
Community Type:	Adjacent community
Contact:	Zachary Richards

Step 3. Input the parameters from your zoning in this section. Your district(s) may not have all the parameters shown. Enter only what is in your zoning bylaw/ordinance. If the requested standard does not apply, please leave the box blank - do not enter N/A or 0.

Categories	Notes	District #	1	2	3
District Name			Site A - C-3	Site B - VZ-B	Site C - C-1S
1. Allowable Residential Building Types					
Question Guidance	Does this zoning district allow the residential building types listed to the right? (Use the drop-down boxes to answer in the Y/N column.)	Building type and density	Y/N Please explain your response.	Y/N Please explain your response.	Y/N Please explain your response.
INFO: Some zoning ordinances/ bylaws have restrictions on lot size, building height, open space, and parking by the type of residential unit.		Three-family?	Y	Y	Y
		Four-family?	Y	Y	Y
		Five or more dwelling units per lot?	Y	Y	Y
Question Guidance	If your zoning does not have a maximum, leave this blank and explain.	What is the maximum number of units per lot?	20 Units/Acre (assisted-living residence)	20 Units/Acre (assisted-living residence)	20 Units/Acre (assisted-living residence)
Question Guidance	If your zoning allows conversion of single-family homes to more than one unit, please answer Y in the Y/N column, and provide the maximum number of units (if applicable) in the Response column.		Y SP required from ZBA for conversion of single detached dwelling to double attached dwelling	Y Yes in VZ-B	N
2. Lot Sizes					
Question Guidance	The size of the minimum lot in this district. If there is no minimum, enter 0.	Dimensional Standards	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
INFO: Lot size helps determine the number of units that can be built by providing input into the calculation of the building	Some regulations have a base lot size for the first dwelling unit and a requirement for additional square feet for each additional unit. If that is true of your community, please enter those numbers here.	Minimum Lot Size (in square feet)	8000	25000	8000
		Base Minimum Lot Size (in square feet)			
		Additional Lot Square Footage by Dwelling Unit (in square feet)			
Building Types	Question Guidance	Building type and lot size	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
INFO: See note under Section 1.	Please indicate any requirements for lot size in square feet based on the building type and provide an explanation in the Response column. If you have a district-wide minimum lot area per dwelling unit, please add that in Section 5, Restrictions on Dwelling Units.	Three-family (in square feet)			
		Four-family (in square feet)			
		Five or more dwelling units per lot (in square feet)			
3. Restrictions on Building Volume					
Question Guidance	If the building height is in feet, please convert to stories based on the requirements in the building code or your zoning definitions. Add the number of feet to the Response column.	Dimensional Standards	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
INFO: Building volume (footprint x height) helps determine the number of units that can be built.		Building Height (in stories)	3 35 FT or 3 Stories for C-3	3 40 FT	6 72 FT
3.a. Height					
STOP: Note that additional restrictions on building height may affect your final results.					
Building Types	Question Guidance	Building type and height	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
INFO: See note under Section 1.	If this zoning district restricts height for one or more of the following, please enter the height in stories in the Value column.	Three-family (in stories)			
		Four-family (in stories)			
		Five or more dwelling units per lot (in stories)			
3.b. FAR	FAR is Floor Area Ratio.	FAR (enter as a decimal, not ratio)			
3.c. Stepbacks	Identify the story at which the stepback applies in the Response column.	Stepbacks (number of feet)	50 50ft front setback and 25ft rear/side setback		
3.d. Other Restrictions on Height	Question Guidance	Dimensional Standards	Y/N Please explain your response.	Y/N Please explain your response.	Y/N Please explain your response.
	Use the drop-down boxes to answer in the Value column. If these restrictions are applicable, please provide more information in the Response column.	Does this district restrict height based on the proximity to an abutting residential district?	N	N	N
		Does this district restrict height based on the proximity to an abutting residential use?	Y 60' max height for structures within 600 feet of residential dwelling for C-3.	N	N
		Does this district restrict height for any other reason?	N	N	N
4. Restrictions on Building Footprint					
Question Guidance	Enter if applicable. Building coverage is only for buildings. Building + Parking is for buildings and parking. Maximum Lot Coverage can include additional ground-plane impervious surfaces.	Dimensional Standards	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
INFO: Lot coverage, open space, setback requirements, and parking reduce the building footprint.		Maximum Building Coverage (%)			
4.a. Lot Coverage		Maximum Building + Parking Coverage (%)			
		Maximum Lot Coverage (%)	75%	75%	75%
4.b. Open Space Requirements	Enter if applicable.	Minimum Open Space Required (%)			
	Enter if applicable.	Minimum Open Space per Dwelling Unit (square feet)			
	Do not enter anything in the blue box. This value comes from Table 3 in the Checklist District ID tab.	Restricted space is allowed as part of open space requirement.	Y	Y	Y
Building Types	Question Guidance	Building type and density	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
INFO: See note under Section 1.	If this zoning district has an open space requirement for one or more of the following building types, please enter the requirement in square feet in the Value column.	Three-family?			
		Four-family?			
		Five or more dwelling units per lot?			
4.d. Setbacks	Please enter the setbacks for this zoning district in the column to the right.	Front Yard Setback (in feet)	50	25	50
		Side Yard Setback 1 (in feet)	25	5	25
		Side Yard Setback 2 (in feet)	25	15	25
		Rear Yard Setback	25	10	25
	Please provide more information in the Response column.	Other	200 frontage for C-3	25 frontage	150 frontage
	Use the drop-down boxes to answer in the Y/N column. If these restrictions are applicable, please provide more information in the Response column.	Does this district have special setbacks for corner lots? (Y/N)	Y A lot located at the intersection of two streets meeting at a	Y A lot located at the intersection of two streets meeting at a	N
		Does this district have any other restrictions on the building envelope? (Y/N)	N	N	Y Lot Coverage (%): 65% outside Zone 2 areas A 50% i
	Use the drop-down boxes to answer in the Y/N column. If these restrictions are applicable, please provide more information in the Response column.	Does this district have additional setbacks for lots abutting residential zoning districts? (Y/N)	N	N	N
		Does this district have additional setbacks for lots abutting residential lots? (Y/N)	N	N	N
4.f. Parking	Question Guidance	Dimensional Standards	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
STOP: Note that higher parking requirements will reduce the number of multi-family units either by reducing the building footprint (surface parking) or the building volume (structured parking).	Please provide a single number for parking spaces per dwelling unit. If the district has requirements based on the number of bedrooms or unit type, please provide them below for informational purposes only.	Parking Spaces per Dwelling Unit (number of spaces)	2	2	2
Building Types	Question Guidance	Building type and density	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
INFO: See note under Section 1.	If this district defines parking by the housing type, please identify the requirements here. Consider an average of these or other reasonable estimate of spaces per dwelling unit to enter above. Please provide more information in the Response column.	Three-family?			
		Four-family?			
		Five or more dwelling units per lot?			
		Other			
	If this district defines parking by the number of bedrooms, please identify the requirements here. Consider an average of these or other reasonable estimate of spaces per dwelling unit to enter above. Please provide more information in the Response column.	Studio			
		One-Bedroom			
		Two-Bedroom			
		3+ Bedrooms			
		Other			
5. Restrictions on Dwelling Units					
Question Guidance	Does this zoning district allow the residential building types listed to the right? (Use the drop-down boxes to answer in the Y/N column.)	Dimensional Standards	Value Please explain your response.	Value Please explain your response.	Value Please explain your response.
STOP: Note that this will affect your final results if it is less than 15 units per acre and may affect your final results even if it is 15 units per acre or more, depending on the size and composition of your district.		Lot Area per Dwelling Unit	18	8	18
STOP: Note that a cap on the number of units may affect your final results.		Maximum Dwelling Units per Acre			
		Cap on Maximum Dwelling Units per District			
CAUTION: After reviewing this questions on the checklist table, does your zoning ordinance/ bylaw have any other restrictions on building footprint, building height, or permission for multi-family not covered above? Please explain your response in the grey box to the right. For example, does your community require a special permit for demolition delay or accessory uses?		Does your zoning have any provision for exemptions or waivers? Are there any additional restrictions not captured in the tables above?	N	N	N

ZONING INPUTS - DISTRICT 1

Site A - C-3

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	80,000
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	2.00
Building Height	3
Maximum Lot Coverage %	75%
Floor Area Ratio	0.00
Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	18.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 2

Site B - VZ-B

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	25,000
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	2.00
Building Height	3
Maximum Lot Coverage %	75%
Floor Area Ratio	0.00
Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	8.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 3

Site C - C-1S

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	80,000
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	2.00
Building Height	6
Maximum Lot Coverage %	75%
Floor Area Ratio	0.00
Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	18.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 4

0

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00
Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 5

0

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00
Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

INFO: All information on this sheet comes from the Checklist Parameters tab and provides the model user with a summary of zoning inputs for each district being tested. You DO NOT need to enter any information in this tab.

MBTA District Calculations

District 1 Unit Compliance Calculator

Community Name

Wrentham

Required Units for Compliance

750

District 1 Summary Calculations

	Number		Number	% of Total
District Acreage Denominator	10	Non-Conforming Parcels	0	0.0%
Total Parcels	0	Units within Half-Mile of Transit	0	0.0%
Parcel Acreage	17	Total Excluded Land	291,077	39.8%
Total Built Square Feet	462,504	Open Space Removed/Set Aside	291,077	39.8%
Multi-family Unit Capacity	302	Total Parking Area	286,312	39.1%
DU/AC	30.1	Units Forgone due to Unit Cap in Zoning	0.00	0.0%

Parcel Information from Land Database

FID	LOC_ID	Address	Owner	Existing Use Codes	Existing Use Descriptions	Transit Station	Parcel Acres	Parcel sf	Excluded Public	Excluded NonPublic	Total Excluded Land	Total Sensitive Land	Developable Parcel sf	Override Developable sf
	0_F_707329_2839668	40 LEDGEVIEW WAY, LEDGEVIEW W/ PP WRENTHAM IN\ 112C			APT OVER 8 M94	N	16.79423747	731556.9843	0	299594.8146	291076.5553	490168.6641	440,480.43	

MBTA District Calculations

District 2 Unit Compliance Calculator

Community Name **Wrentham**

Required Units for Compliance **750**

District 2 Summary Calculations

	Number		Number	% of Total
District Acreage Denominator	45	Non-Conforming Parcels	0	0.0%
Total Parcels	2	Units within Half-Mile of Transit	0	0.0%
Parcel Acreage	48	Total Excluded Land	127,426	6.0%
Total Built Square Feet	1,771,588	Open Space Removed/Set Aside	421,807	20.0%
Multi-family Unit Capacity	388	Total Parking Area	1,096,697	52.0%
DU/AC	8.6	Units Forgone due to Unit Cap in Zoning	0.00	0.0%

Parcel Information from Land Database

FID	LOC_ID	Address	Owner	Existing Use Codes	Existing Use Descriptions	Transit Station	Parcel Acres	Parcel sf	Excluded Public	Excluded NonPublic	Total Excluded Land	Total Sensitive Land	Developable Parcel sf	Override Developable sf
0	F_701600_2848956	43 KENDRICK ST, KENDRICK ST, WRE WRENTHAM 4400			Developable Industrial Land	N	20.72667145	902853.8081	0	0	0	902912.8274	902,853.81	
1	F_701521_2849824	55 KENDRICK ST, KENDRICK ST, WRE FMC CORPC 4400			Developable Industrial Land	N	27.69007534	1206179.682	0	127426.3398	127426.3398	1206258.766	1,078,753.34	

MBTA District Calculations
 District 3 Unit Compliance Calculator
 Community Name
 Required Units for Compliance

Wrentham
 750

District 3 Summary Calculations

	Number		Number	% of Total
District Acreage Denominator	21	Non-Conforming Parcels	4	66.7%
Total Parcels	6	Units within Half-Mile of Transit	0	0.0%
Parcel Acreage	42	Total Excluded Land	17,860	1.9%
Total Built Square Feet	1,342,350	Open Space Removed/Set Aside	184,344	20.0%
Multi-family Unit Capacity	330	Total Parking Area	415,489	45.1%
DU/AC	15.9	Units Forgone due to Unit Cap in Zoning	0.00	0.0%

Parcel Information from Land Database

FID	LOC_ID	Address	Owner	Existing Use Codes	Existing Use Descriptions	Transit Station	Parcel Acres	Parcel sf	Excluded Public	Excluded NonPublic	Total Excluded Land	Total Sensitive Land	Developable Parcel sf	Override Developable sf
0	F_709733_2841263	691 WASHINGTON ST, WASHINGTON	GORDON AN 1010		Single Family Residential	N	1.098291345	47841.571	0	0	0	47844.609	0.00	
1	F_709998_2840796	805 WASHINGTON ST, WASHINGTON	GORDON AN 3370		Parking Lots - a commercial open parking lot for motor vehicles	N	16.45348923	716713.9909	0	17860.08328	17860.08328	715911.4009	698,853.91	
2	F_709746_2841112	693 WASHINGTON ST, WASHINGTON	GORDON AN 1010		Single Family Residential	N	0.861296434	37518.07265	0	0	0	37520.45362	0.00	
3	F_709849_2841389	687 WASHINGTON ST, WASHINGTON	GORDON AN 3320		Auto Repair Facilities	N	1.889441553	82304.07403	0	0	0	82309.30346	82,304.07	
4	F_709710_2841443	689 WASHINGTON ST, WASHINGTON	GORDON AN 1010		Single Family Residential	N	0.220468366	9603.602005	0	0	0	9604.212299	0.00	
5	F_709530_2840943	705 WASHINGTON ST, WASHINGTON	GORDON AN 4410		Potentially Developable Industrial Land	N	0.636755423	27737.06622	0	0	0	27738.82524	0.00	

Unit Capacity per District Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Site A - C-3	Site B - VZ-B	Site C - C-1S			
Modeled Unit Capacity	462	1,771	1,342	0	0	3,575
Dwelling Units per Acre Limit	302	387	381			1,071
District Unit Cap Limit						0
Max Lot Coverage Limit	1,646	4,745	4,148			10,539
Lot Area per Dwelling Unit Limit						0
Max Units per Lot Limit	462	1,771	1,342	0	0	3,575
FAR Limit						0
Final Unit Capacity per District	302	388	330	0	0	1,020

INFO: If the community does not have a maximum number of units per lot, then this row will equal the Modeled Unit Capacity (row 6).

Summary Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	Site A - C-3	Site B - VZ-B	Site C - C-1S			
District Acreage (see note)	16.7	47.9	21.2	54.3	0.0	140.1
District Density Denominator (see note)	10.0	45.0	20.7	53.5	0.0	129.3
Final Unit Capacity per District	302	388	330	0	0	1,020
DU/AC	30.1	8.6	15.9	0.0	0.0	7.9
Parcel Acreage	16.8	48.4	42.3	0.0	0.0	107.5
Total Built Square Feet	462,504	1,771,588	1,342,350	0	0	3,576,443
Total Units in Station Area	0	0	0	0	0	0
Non-Conforming Parcels	0	0	4	0	0	4
Total Excluded Land (sf)	291,077	127,426	17,860	0	0	436,363
Total Open Space (sf)	291,077	421,807	184,344	0	0	897,227
Total Parking Area (sf)	286,312	1,096,697	415,489	0	0	1,798,499
Units Forgone due to Unit Cap in Zoning	0.00	0.00	0.00	0.00	0.00	0

INFO: District Acreage measures the gross acreage of each district. This is used to test compliance with Minimum Land Area Requirement.

INFO: District Density Denominator measures the gross acreage of each district minus certain types of excluded land, as defined in the Guidelines. This is used as the denominator in the Dwelling Units per Acre calculation.

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirements	Modeled Results
Community:	Wrentham	Wrentham
Community Category:	Adjacent community	Adjacent community
2020 Housing Units (Census PL-94):	4,620	4,620
Minimum Multi-family Unit Capacity:	750	1,020
Minimum Land Area:	50	140.1
Developable station area:	0.00	0.00
% Unit Capacity within Transit Station Areas:	0%	0%
% Land Area Located in Transit Station Areas:	0%	0%

**APPENDIX C:
ZONING BY-LAW**

MBTA Communities
Section 3A MGL c40A

Draft Zoning Town of Wrentham

August 2023



Department of Housing and Community Development
100 Cambridge Street Suite 300
Boston, MA 02114



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Article XXII: MBTA Communities Multi-family Overlay District

A. Purpose

The purpose of the MBTA Communities Multi-family Overlay District (MCMOD) is to allow multi-family housing as of right in accordance with Section 3A of the Zoning Act (Massachusetts General Laws Chapter 40A). This zoning provides for as of right multi-family housing to accomplish the following purposes:

1. Encourage the production of a variety of housing sizes and typologies to provide equal access to new housing throughout the community for people with a variety of needs and income levels;
2. Support public investment in public transit and pedestrian- and bike-friendly infrastructure; and
3. Increase the municipal tax base through private investment in new residential Developments.

B. Establishment and Applicability

This MCMOD is an overlay district having a land area of approximately 85.8 acres in size that is superimposed over the underlying zoning district(s) and is shown on the Zoning Map.

1. **Applicability of MCMOD.** An applicant may develop multi-family housing located within a MCMOD in accordance with the provisions of this Article XXII.
2. **Underlying Zoning.** The MCMOD is an overlay district superimposed on underlying zoning districts. The regulations for use, dimension, and all other provisions of the Zoning Bylaw governing the respective underlying zoning district(s) shall remain in full force, except for uses allowed as of right or by special permit in the MCMOD. Uses that are not identified in Article XXII are governed by the requirements of the underlying zoning district(s).
3. **Sub-districts.** The MCMOD contains the following sub-districts, all of which are shown on the MCMOD Boundary Map: Subdistrict 1, Subdistrict 2, Subdistrict 3.

C. Definitions.

For purposes of this Article XXII, the following definitions shall apply.

1. **Affordable unit.** A multi-family housing unit that is subject to a use restriction recorded in its chain of title limiting the sale price or rent or limiting occupancy to an individual or household of a specified income, or both.
2. **Affordable housing.** Housing that contains Affordable Units as defined by this Article XXII.
3. **Applicant.** A person, business, or organization that applies for a building permit, Site Plan Review, or Special Permit.
4. **As of right.** Development that may proceed under the Zoning in place at time of application without the need for a special permit, variance, zoning amendment, waiver, or other discretionary zoning approval.
5. **Building coverage.** The maximum area of the lot that can be attributed to the footprint of the buildings (principal and accessory) on that lot. Building Coverage does not include surface parking.
6. **Compliance Guidelines.** *Compliance Guidelines for Multi-Family Zoning Districts Under Section 3A of the Zoning Act* as further revised or amended from time to time.
7. **DHCD.** The Massachusetts Department of Housing and Community Development, or any successor agency.
8. **Lot.** An area of land with definite boundaries that is used or available for use as the site of a building or buildings.
9. **MBTA.** Massachusetts Bay Transportation Authority.
10. **Mixed-use development.** Development containing a mix of residential uses and non-residential uses, including, commercial, institutional, industrial, or other uses.
11. **Multi-family housing.** A building with three or more residential dwelling units or two or more buildings on the same lot with more than one residential dwelling unit in each building.
12. **Multi-family zoning district.** A zoning district, either a base district or an overlay district, in which multi-family housing is allowed as of right.
13. **Open space.** Contiguous undeveloped land within a parcel boundary.

14. **Parking, structured.** A structure in which vehicle parking is accommodated on multiple stories; a vehicle parking area that is underneath all or part of any story of a structure; or a vehicle parking area that is not underneath a structure, but is entirely covered, and has a parking surface at least eight feet below grade. Structured Parking does not include surface parking or carports, including solar carports.
15. **Parking, surface.** One or more parking spaces without a built structure above the space. A solar panel designed to be installed above a surface parking space does not count as a built structure for the purposes of this definition.
16. **Residential dwelling unit.** A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
17. **Section 3A.** Section 3A of the Zoning Act.
18. **Site plan review authority.** Planning Board.
19. **Special permit granting authority.** The Special Permit Granting Authority shall include the board of selectmen, city council, board of appeals, planning board, or zoning administrators as designated by the Zoning for the issuance of special permits.
20. **Sub-district.** An area within the MCMOD that is geographically smaller than the MCMOD district and differentiated from the rest of the district by use, dimensional standards, or development standards.
21. **Subsidized Housing Inventory (SHI).** A list of qualified Affordable Housing Units maintained by DHCD used to measure a community's stock of low-or moderate-income housing for the purposes of M.G.L. Chapter 40B, the Comprehensive Permit Law.
22. **Transit station.** An MBTA subway station, commuter rail station, or ferry terminal.
 - a. **Commuter rail station.** Any MBTA commuter rail station with year-round, rather than intermittent, seasonal, or event-based, service.
 - b. **Ferry terminal.** The location where passengers embark and disembark from regular, year-round MBTA ferry service.
 - c. **Subway station.** Any of the stops along the MBTA Red Line, Green Line, Orange Line, or Blue Line

D. Permitted Uses

1. **Uses Permitted As of Right.** The following uses are permitted as of right within the MCMOD.

a. Multi-family housing.

b. **Mixed-use development.** As of right uses in a mixed-use development are as follows:

Ground Floor
Community space.
Personal services.
Retail.
Experiential retail, including retail associated with dance or exercise studios, music studios, photography studios, or other combination of education, services, and retail.
Restaurant, café, and other eating establishments without a drive-through.
Office, professional office, medical and dental offices, and co-working space
Artists' studios, maker space, and small-scale food production [no more than 5,000 SF], and retail associated with each use.
Any Floor
Residential (required component).

2. **Accessory Uses.** The following uses are considered accessory as of right to any of the permitted uses in Section D.1.

a. Parking, including surface parking and parking within a structure such as an above ground or underground parking garage or other building on the same lot as the principal use.

E. Dimensional Standards

1. **Table of Dimensional Standards.** Notwithstanding anything to the contrary in this Zoning, the dimensional requirements applicable in the MCMOD are as follows:

Standard	
Lot Size	
Minimum ⁽¹⁾ (SF)	80,000 SF
Height ⁽²⁾	
Stories (Maximum)	6

2. Additional standards

Standard	
Front Yard Setback ⁽⁷⁾	50 feet
Side Yard Setback	25 feet
Rear Yard Setback	25 feet

1. **Multi-Building Lots.** In the MCMOD, lots may have more than one principal building.⁸
2. **Exceptions.** The limitation on height of buildings shall not apply to chimneys, ventilators, towers, silos, spires, or other ornamental features of buildings, which features are in no way used for living purposes and do not constitute more than 25% of the ground floor area of the building.

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F. Off-Street Parking

These parking requirements are applicable to development in the MCMOD.

1. **Number of parking spaces.** The following **maximum** numbers of off-street parking spaces shall be permitted by use, either in surface parking or within garages or other structures:

Use	Maximum Spaces
Multi-family	2 spaces per unit
Mixed-Use (Non-residential)/ Commercial	3 spaces per 1,000 sf GFA

2. **Bicycle parking.** All new developments are required to provide bicycle storage. Any property owner required to have bicycle parking may elect to establish a shared bicycle parking facility with any other property owner within the same block to meet these requirements

G. Severability.

If any provision of this Section XXII is found to be invalid by a court of competent jurisdiction, the remainder of Section XXII shall not be affected but shall remain in full force. The invalidity of any provision of this Section XXII shall not affect the validity of the remainder of the Wrentham's Zoning.

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