

Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities City of Methuen

City Council Presentation
April 22, 2024



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Methuen's Housing Needs

Report from Phase 1: Housing Cost Burdened

About one out of every three Methuen residents is cost-burdened (33%).



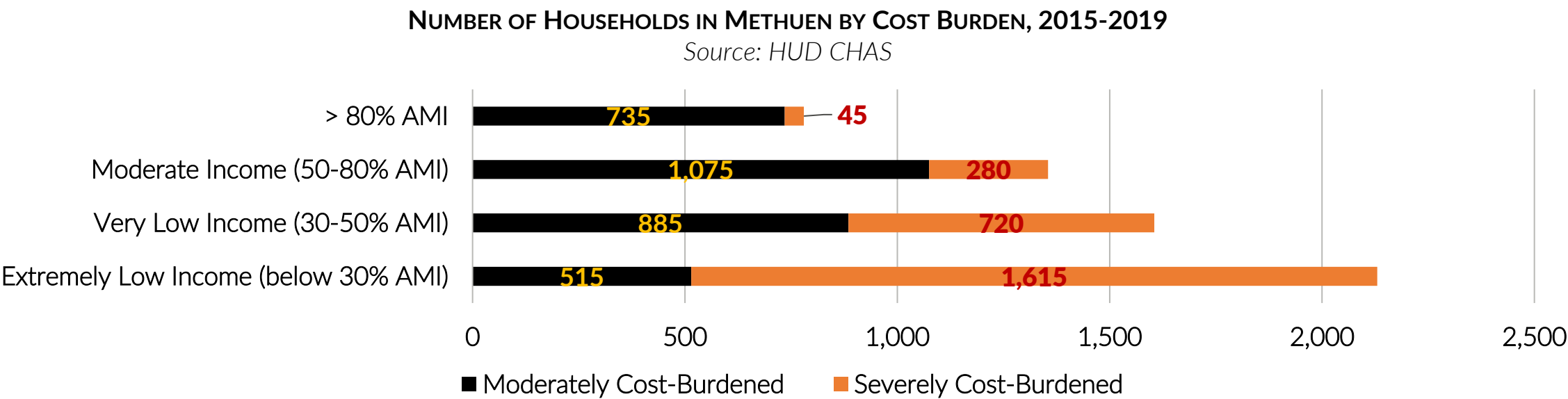
Sources: HUD CHAS Data 2015-2019.

The most common measure of housing affordability is the percentage of income that households spend on housing costs. According to most federal and state agencies, households that spend more than 30% of their income on housing costs are “cost-burdened.” Households that spend more than 50% of income on housing are “severely cost burdened.” Areas where more than 30% of households are cost-burdened face an affordable housing shortage. Fifteen percent of residents are severely cost-burdened or spending fifty percent or more of their income on housing.

Source: JM Goldson

Report from Phase 1: Cost Burden by Income Level

Unsurprisingly, the bulk of Methuen’s cost-burdened households are those with lower incomes. Nine percent of Methuen residents live in poverty. Thirty percent of Methuen residents earn less than \$50,000 per year .



Source: JM Goldson

Report from Phase 1: Affordable Housing Units

Methuen has 9.86 percent of its year-round housing units counted on its Subsidized Housing Inventory (SHI). However, only about 54 percent of units are protected in perpetuity, while 21 percent of those listed on the SHI will expire by 2035.

1,982
Qualifying Units

1,077
Units Protected

421
Units Expiring by
2035

¹ Massachusetts maintains a subsidized housing inventory (SHI) that tracks each municipality's affordable housing stock, including deed-restricted and subsidized units. Under General Law Chapter 40B, in any municipality where less than 10% of units are included on the SHI, a developer can build more densely than the municipal zoning bylaws would permit if at least 25% (or 20% in certain cases) of the new units are affordable.

According to the latest SHI from June 2023, Methuen has 1,982 qualifying units, making up 9.86 percent of its 20,100 year-round housing units counted on the 2020 Census. Methuen has almost met the state's goal, however, only about 54 percent of units (1,077 units) are protected in perpetuity. Four-hundred and twenty-one units (21 percent) listed on the SHI will expire by 2035.

Source: JM Goldson¹

² The State sets the standards for the income levels and the rents that can be charged for a unit to be counted on the SHI. The City cannot change the rents or income levels under this program and cannot require that a project be for Methuen residents only. A community can request that 70% of the original lottery pool be reserved for Methuen residents. The City must have 10% of its housing stock based upon the most recent census on the SHI or it will be subject to Multi-family housing anywhere in the community. We need to create Affordable Housing that meets the criteria of this program to be able to have more control over where multi-family will be constructed. We have recently asserted that we have met the 10% criteria by counting the Days Inn state homeless shelter as SHI units and are in the process of mapping the city to assert that we 1.5% of our land area set aside for affordable housing.

Source: City of Methuen²

Master Plan: Housing Strategies

STRATEGY CODE	STRATEGY NARRATIVE
1.A1	Create a zoning ordinance and design guidelines to encourage multi-family and mixed-use housing consistent with Section 3A of the Zoning Act. Review zoning ordinance for consistency regarding multi-family density between sections and the Table of Dimensional regulations.
1.A2	Update/revise the existing Affordable Housing Density Bonus Special Permit (Section XI-D(7)) to better align with current financially attainable housing goals and market conditions. Revise to include a requirement for Inclusionary Zoning for 10 or more units with additional units allowed by special permit with additional financially attainable units. Consider a lower or higher percentage of Area Median Incomes (AMI) while keeping the SHI requirements in mind.
1.A3	Revise existing Accessory Apartment (Section V-G) to align with the State's new definition in The Affordable Homes Act of 2023, Section 12. Take advantage of the state Accessory Dwelling Unit program of loans or grants created to help homeowners or tenants with a household member with severe disabilities (including elders) in making modifications to build an accessory unit.

Source: JM Goldson

Master Plan: Housing Strategies

1.A4	Review existing zoning districts to determine appropriate locations to support a wider range of housing types: such as duplexes, triplexes, and townhouses at a higher density than currently allowed (4-8 units per acre).
1.A5	Reintroduce the Community Preservation Act (CPA) through a community-wide educational campaign. CPA is a critical source of funding that can be used to develop low- and moderate-income housing, as well as for historic preservation and open space and recreation needs.
1.A6	Establish an Affordable Housing Trust (AHT) to advocate for the importance of financially attainable housing and to provide financial assistance to low-income homeowners and renters. An AHT would manage funds generated from inclusionary zoning, local or state funding (e.g., Community Preservation Act if adopted), and other housing programs that may arise from the Affordable Homes Act of 2023 to achieve targets set in the Housing Production Plan, as well as partner with local nonprofit developers, to build deeply subsidized housing for vulnerable populations.

Source: JM Goldson

Master Plan: Housing Strategies

1.A7	Create a Housing Coordinator position within DECD to apply for and manage housing grants and programs, staff an Affordable Housing Trust and Community Preservation Committee (if created), and partner with non-profits. This position could be funded using Community Development Block Grant funds or Community Preservation Funds.
1.A8	Review/Update Zoning Ordinance and Map to align lot sizes and setback requirements to the building type that exists on the ground. This may result in smaller lot sizes and setbacks, as large sections of the current 80,000 SF zoned areas contain much smaller lots.
1.A9	Apply for funding from new programs detailed in the Affordable Homes Act (2023) and the Housing Development Incentive Program to increase Methuen's supply of financially attainable housing.

Source: JM Goldson

Which criteria are most important to you that the Section 3A compliance strategy can address?

Variety of housing types for different ages and needs? (1.A4)

Right-sizing zoning to match what is already on the ground? (1.A8)

Incentives for deeper affordability? (1.A2)

Broad geographic distribution of housing types throughout the City?
(HWG)

Support for local business by increasing housing density to provide customers within walking distance / along commute? (HWG)

Potential Districts

Potential Districts



Potential Districts: Burnham Rd & Riverside Dr

Burnham Rd
32.1 acres

Riverside Dr
27.4 acres

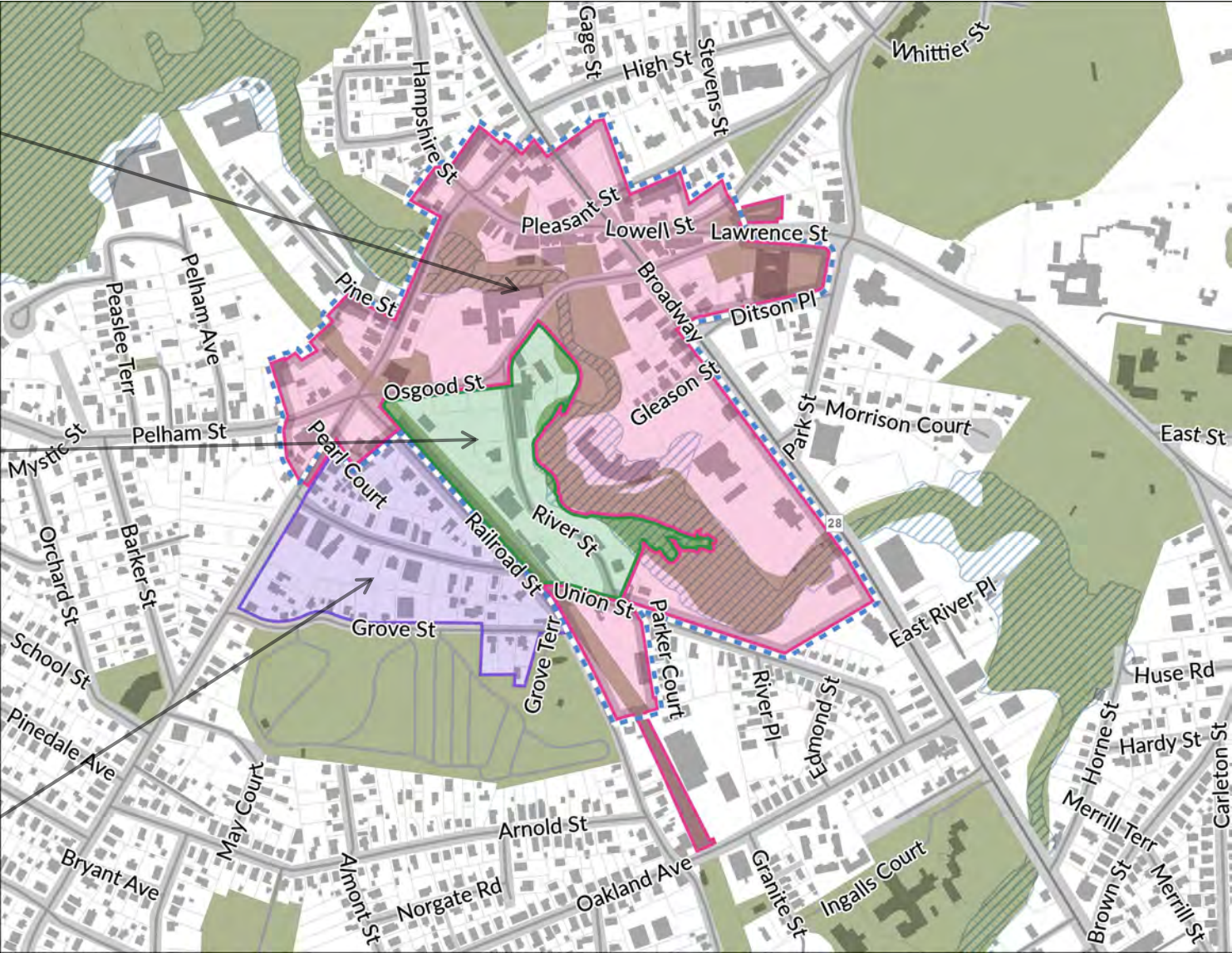


Potential Districts: Downtown (40R)

Subdistrict A
48.6 acres

Subdistrict B
9.5 acres

Subdistrict C
12.9 acres



Downtown (40R)
includes all three
subdistricts (ABC)
71 acres

The Original 40R
58.09 acres

Potential Districts: Cross & Pelham and Mystic & Pelham

Cross & Pelham
21.4 acres



Mystic & Pelham
30.1 acres

Potential Districts: North Broadway

North Broadway
46.4 acres



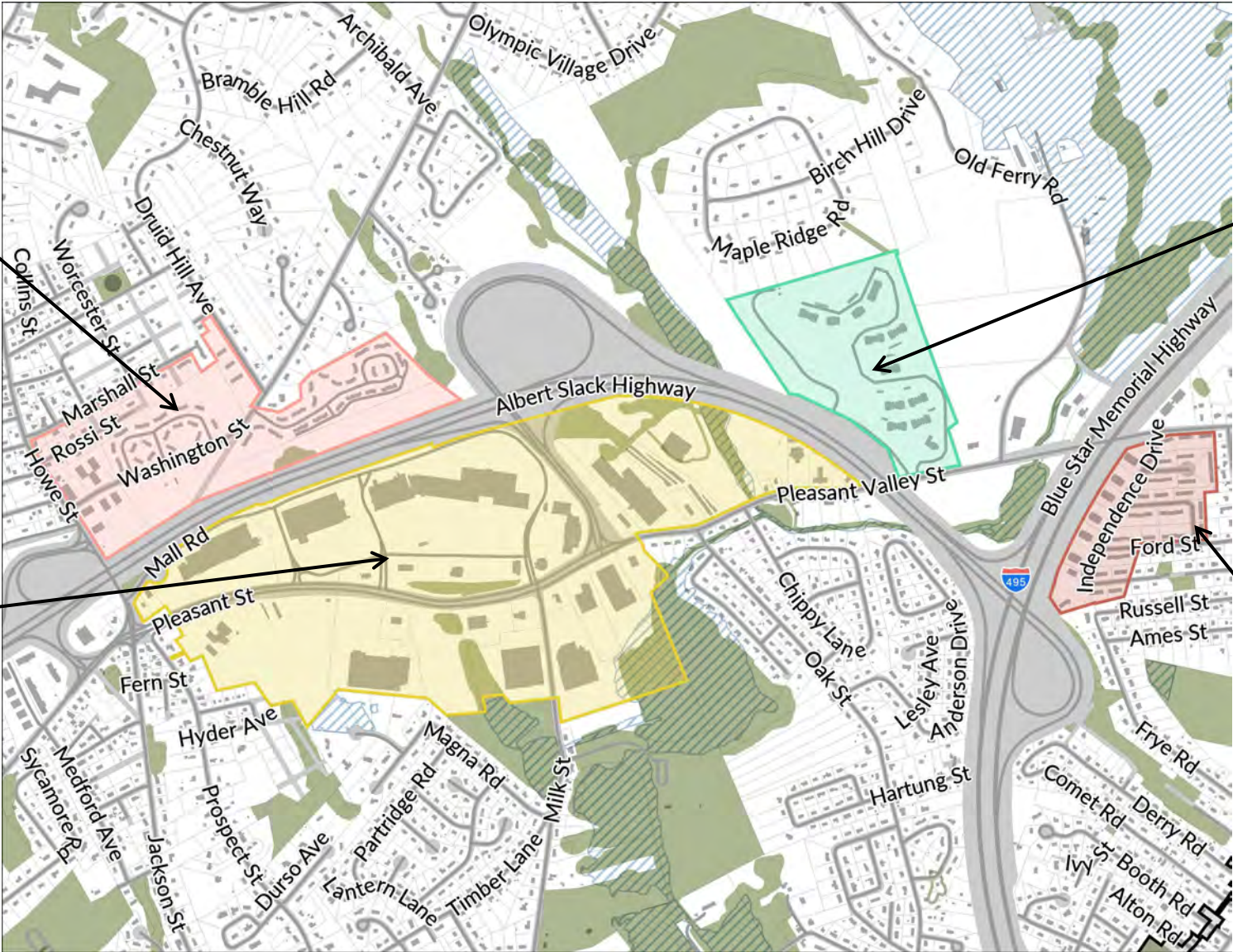
Potential Districts: Washington, Loop, Summit & Colonial

Washington St
67.1 acres

The Loop
211.8 acres

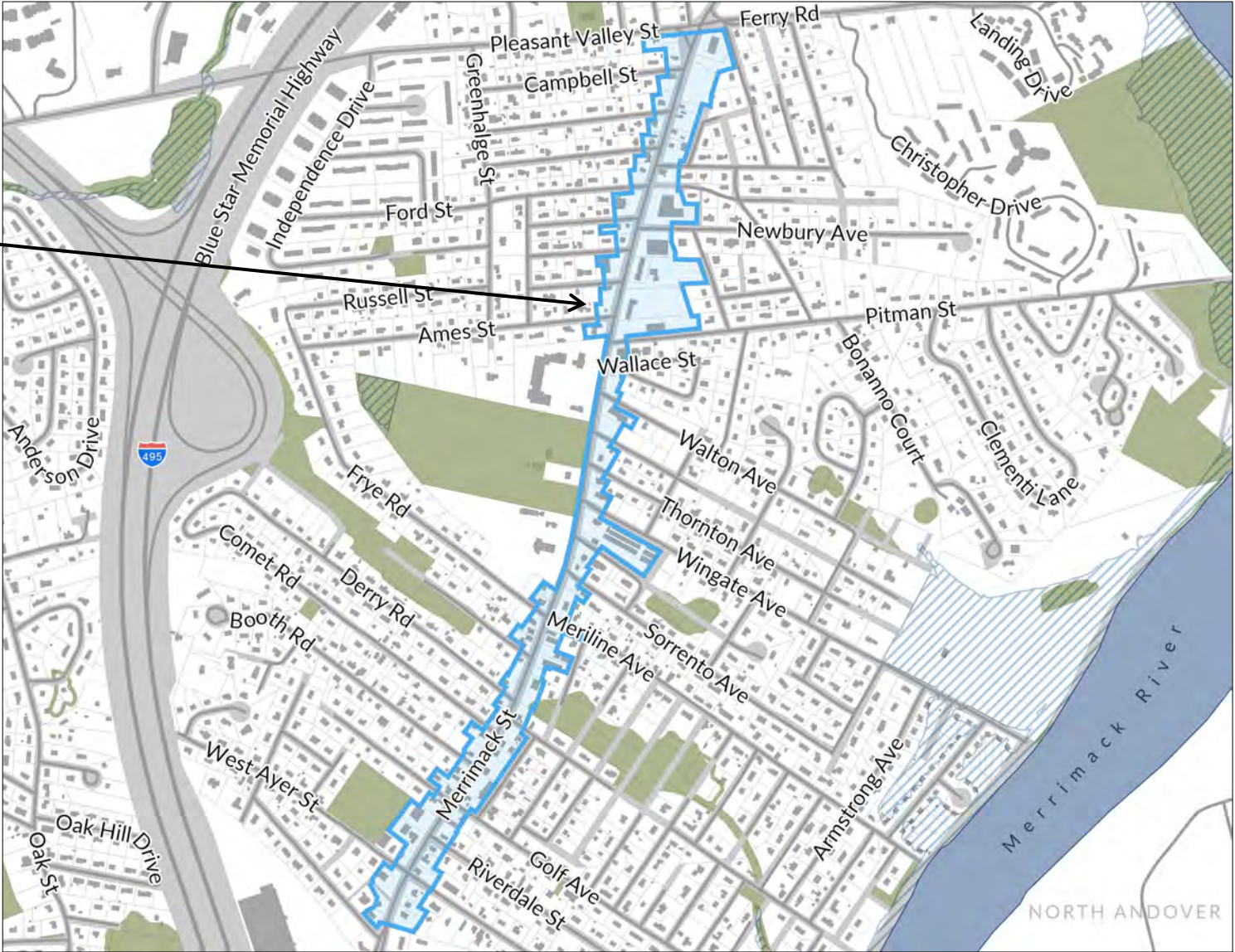
Summit Place
44.5 acres

Colonial Village
26.1 acres



Potential Districts: Merrimack St Corridor

Merrimack St
Corridor
40.8 acres



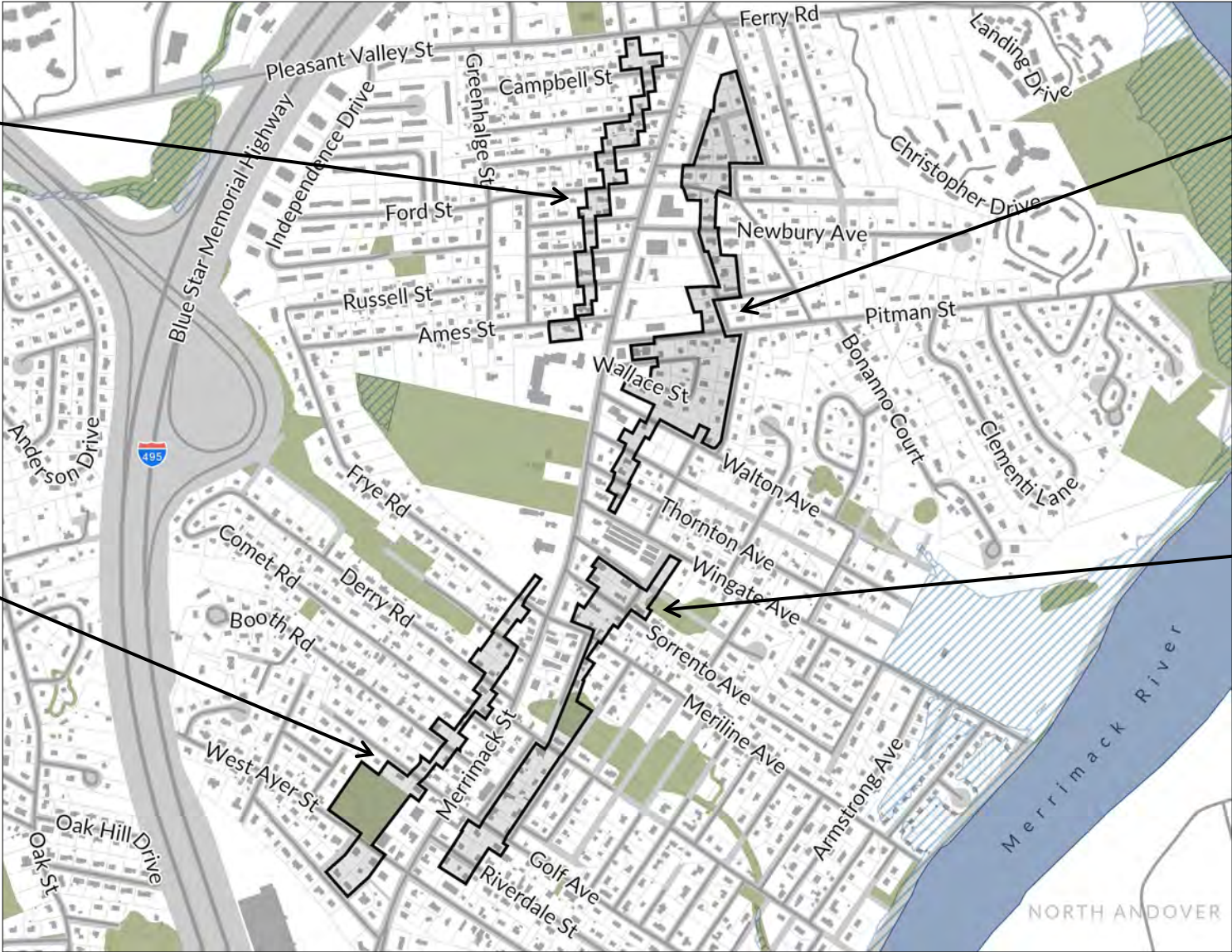
Potential Districts: Merrimack St Area

Merrimack NW
5.7 acres

Merrimack NE
16 acres

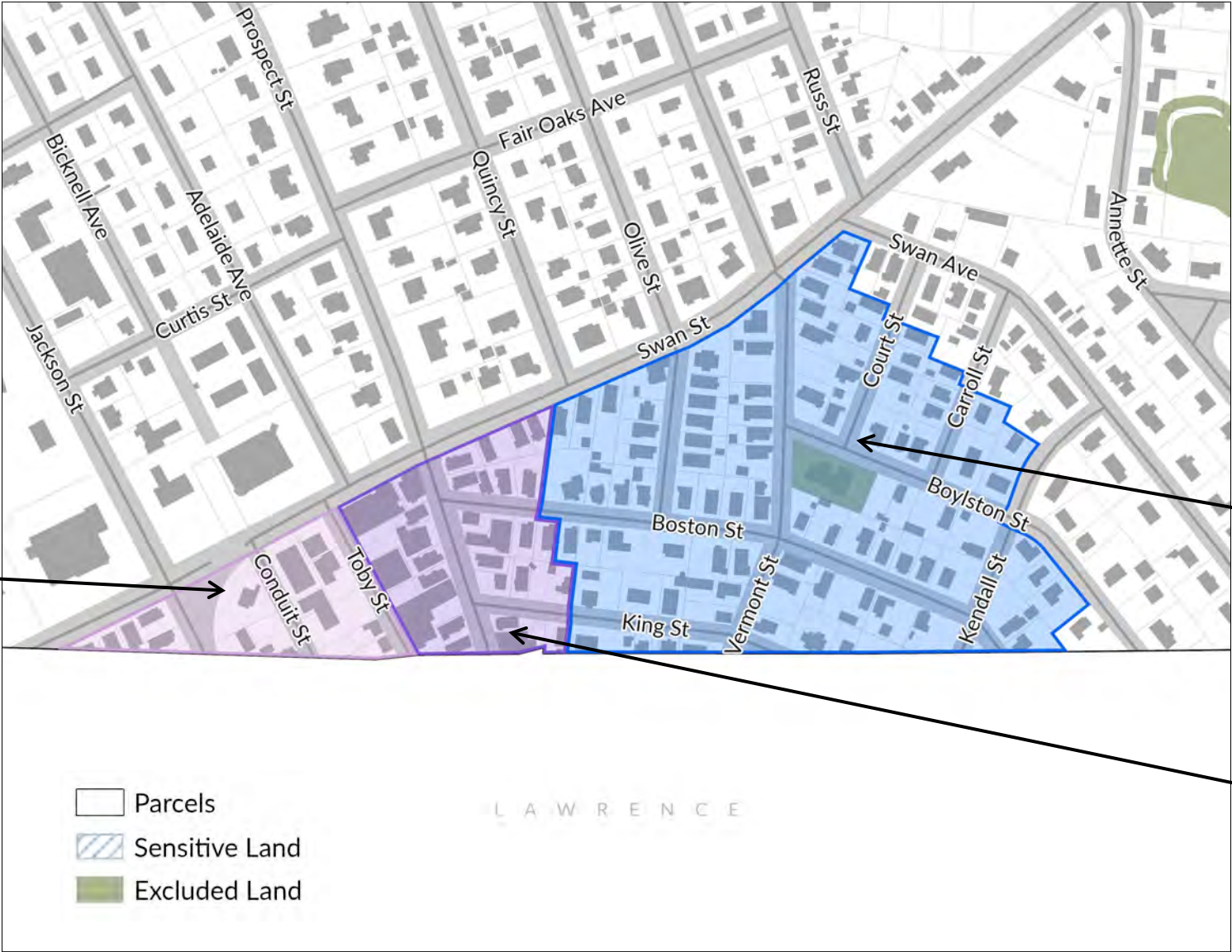
Merrimack SW
8.9 acres

Merrimack SE
9.3 acres



Potential Districts: Swan Subdistricts

Lower Swan
3.1 acres



Upper Swan
17.6 acres

Middle Swan
4.4 acres

Section 3A 101 and Methuen's Requirements

Overview of the MBTA Communities Act

What is the MBTA Communities Act MGL c. 40A Section 3A?

The law established a requirement that each of the 177 designated MBTA Communities (MGL c. 161A Section 1) must have zoning that:

1. Provides for at least 1 district of reasonable size in which multifamily housing is permitted as of right.
2. Cannot have age-restrictions and shall be suitable for families with children.
3. Must have a minimum gross density of 15 dwelling units per acre.
4. Part of the district must be located within 0.5 miles from a commuter rail, subway, ferry, or bus station, as applicable.

What is the purpose behind the new law?

1. Massachusetts has a housing shortage, and we need to produce more housing.
2. The amount of housing that is financially attainable to most households is dwindling.
3. The Commonwealth is at a disadvantage to compete for businesses, jobs, and talent.
4. Placing housing near transit is good housing, economic, transportation, and climate policy.

Overview of the MBTA Communities Act

How is multifamily housing defined under Section 3A?

“Multi-family housing” is defined as a building with 3 or more residential dwelling units or 2 or more buildings on the same lot with more than 1 residential dwelling unit in each building.



Image Source: Opticos



Overview of the MBTA Communities Act

What the MBTA Communities Act is **NOT**.

- ▶ It is **NOT**: A mandate to build housing.
- ▶ It is **NOT**: A housing production target.
- ▶ It is **NOT**: Restricted to only addressing affordable housing needs.
- ▶ It is **NOT**: A one-size fits all tool to address all housing needs in a community.
- ▶ It is **NOT**: Viewed as optional by the Commonwealth & Attorney General.

Methuen's Requirements

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

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

Existing Zoning, Modifications, and Results

Existing Zoning Dimensions for Potential Districts

	Merrimack NE Merrimack NW Merrimack SE Merrimack SW	Washington St	Riverside Drive Colonial Village Upper Swan	Merrimack St Corridor Middle Swan	Burnham Rd Cross & Pelham Mystic & Pelham North Broadway The Loop Lower Swan	Summit Place	Downtown (40R)
Zoning District	RD – Single Residence	MA – Multi-Family	MB – Multi-Family	BN – Neighborhood Business	BH – Highway Business	IL – Limited Industrial	MCSGOD
Minimum Lot Size	10,000 SF	130,680 SF	43,560 SF	10,000 SF	10,000 SF	40,000 SF	0 SF
Maximum Lot Coverage	25%	40%	40%	25%	35%	35%	70%
Open Space Minimum	20%	30%	30%	-	-	-	30%
Building Height (stories)	3	3	3	3	3	4	4
Parking Requirement	2.2	2.2	2.2	2.2	2.2	2.2	1.2
Maximum Density	None	2 DU/AC	4 DU/AC	None	None	None	30 DU/AC
Multi-Family Permitted	No	Yes (Special Permit)	Yes (Special Permit)	No	No	No	Yes (As of Right)

Model Results: Existing Zoning

Potential District Name	Riverside Drive	Burnham Rd	Downtown (40R)	Cross & Pelham	Mystic & Pelham	North Broadway	Washington St	The Loop	Summit Place	Colonial Village	Merrimack St Corridor	Merrimack NW	Merrimack NE	Merrimack SW	Merrimack SE	Lower Swan	Middle Swan	Upper Swan
Existing Zoning	MB - Multi-Family	BH - Highway Business	MSCGOD	BH - Highway Business	BH - Highway Business	BH - Highway Business	MA - Multi-Family	BH - Highway Business	IL - Limited Industrial	MB - Multi-Family	BN - Neighborhood Business	RD - Single Residence	RD - Single Residence	RD - Single Residence	RD - Single Residence	BH - Highway Business	BN - Neighborhood Business	MB - Multi-Family
District Acreage	27.4	32.1	71.0	21.4	30.1	46.4	67.1	211.8	44.5	26.1	40.8	5.7	16.0	8.9	9.3	3.1	4.4	17.6
District Density Denominator	27.4	32.1	61.0	16.8	13.4	38.4	66.2	194.6	44.5	26.0	40.8	5.7	16.0	8.9	8.3	3.1	4.4	17.6
Final Unit Capacity per District	110	0	1,323	0	0	0	104	0	0	32	0	0	0	0	0	0	0	0
DU/AC	4.0	0.0	21.7	0.0	0.0	0.0	1.6	0.0	0.0	1.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Zoning Dimensions																		
Maximum Density	4 DU/AC	None	30 DU/AC	None	None	None	2 DU/AC	None	None	4 DU/AC	None	None	None	None	None	None	None	4 DU/AC
Multi-family Allowed	SP	NO	YES	NO	NO	NO	SP	NO	NO	SP	NO	NO	NO	NO	NO	NO	NO	SP

SP – Multi-family allowed by Special Permit
NO – Multi-family is not allowed.
YES – Multi-family is allowed by right.

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

Modified Zoning Dimensions for Potential Districts

	Merrimack NE Merrimack NW Merrimack SE Merrimack SW	Washington St	Riverside Drive Colonial Village Upper Swan	Merrimack St Corridor Middle Swan	Burnham Rd Cross & Pelham Mystic & Pelham North Broadway The Loop Lower Swan	Summit Place	Downtown (40R)
Zoning District	RD – Single Residence	MA – Multi-Family	MB – Multi-Family	BN – Neighborhood Business	BH – Highway Business	IL – Limited Industrial	MCSGOD
Minimum Lot Size	10,000 SF	130,680 SF	43,560 SF	10,000 SF	10,000 SF	40,000 SF	0 SF
Maximum Lot Coverage	25%	40%	40%	25%	35%	35%	70%
Open Space Minimum	20%	30%	30%	-	-	-	30%
Building Height (stories)	3	3	3	3	3	4	4
Parking Requirement	2.2	2.2	2.2	2.2	2.2	2.2	1.2
Maximum Density	None 15 DU/AC	2 DU/AC 15 DU/AC	4 DU/AC 15 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	30 DU/AC
Multi-Family Permitted	No Yes	Yes (Special Permit)	Yes (Special Permit)	No Yes	No Yes	No Yes	Yes (As of Right)

Model Results: Modified Zoning

In this table, the **only** zoning change modeled is a **maximum density of 15 DU/AC** and allowing **multi-family as of right**.

Potential District Name	Riverside Drive	Burnham Rd	Downtown (40R)	Cross & Pelham	Mystic & Pelham	North Broadway	Washington St	The Loop	Summit Place	Colonial Village	Merrimack St Corridor	Merrimack NW	Merrimack NE	Merrimack SW	Merrimack SE	Lower Swan	Middle Swan	Upper Swan
Existing Zoning	MB - Multi-Family	BH - Highway Business	MSCGOD	BH - Highway Business	BH - Highway Business	BH - Highway Business	MA - Multi-Family	BH - Highway Business	IL - Limited Industrial	MB - Multi-Family	BN - Neighborhood Business	RD - Single Residence	RD - Single Residence	RD - Single Residence	RD - Single Residence	BH - Highway Business	BN - Neighborhood Business	MB - Multi-Family
District Acreage	27.4	32.1	71.0	21.4	30.1	46.4	67.1	211.8	44.5	26.1	40.8	5.7	16.0	8.9	9.3	3.1	4.4	17.6
District Density Denominator	27.4	32.1	61.0	16.8	13.4	38.4	66.2	194.6	44.5	26.0	40.8	5.7	16.0	8.9	8.3	3.1	4.4	17.6
Final Unit Capacity per District	110 410	0 473	1,323	0 258	0 154	0 638	104 784	0 2,873	0 668	32 122	0 369	0 51	0 133	0 52	0 48	0 9	0 13	0
DU/AC	4.0 15.0	0.0 14.7	21.7	0.0 15.4	0.0 11.5	0.0 16.6	1.6 11.8	0.0 14.8	0.0 15.0	1.2 4.7	0.0 9.0	0.0 9.0	0.0 8.3	0.0 5.8	0.0 5.8	0.0 2.9	0.0 2.9	0.0
Zoning Dimensions																		
Maximum Density	4 DU/AC 15 DU/AC	None 15 DU/AC	30 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	2 DU/AC 15 DU/AC	None 15 DU/AC	None 15 DU/AC	4 DU/AC 15 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	4 DU/AC 15 DU/AC
Multi-family Allowed	SP YES	NO YES	YES	NO YES	NO YES	NO YES	SP YES	NO YES	NO YES	SP YES	NO YES	NO YES	NO YES	NO YES	NO YES	NO YES	NO YES	SP YES

SP – Multi-family allowed by Special Permit
NO – Multi-family is not allowed.
YES – Multi-family is allowed by right.

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

What do these tables tell us?

The identified potential districts have more area and unit capacity than is needed for minimum compliance.

Methuen has options for both meeting its housing needs and complying with the state's requirements.

The first priority should be addressing the appropriate strategy for housing in Methuen.

Section 3A compliance is one part of that strategy.

Which areas should be removed from this list?

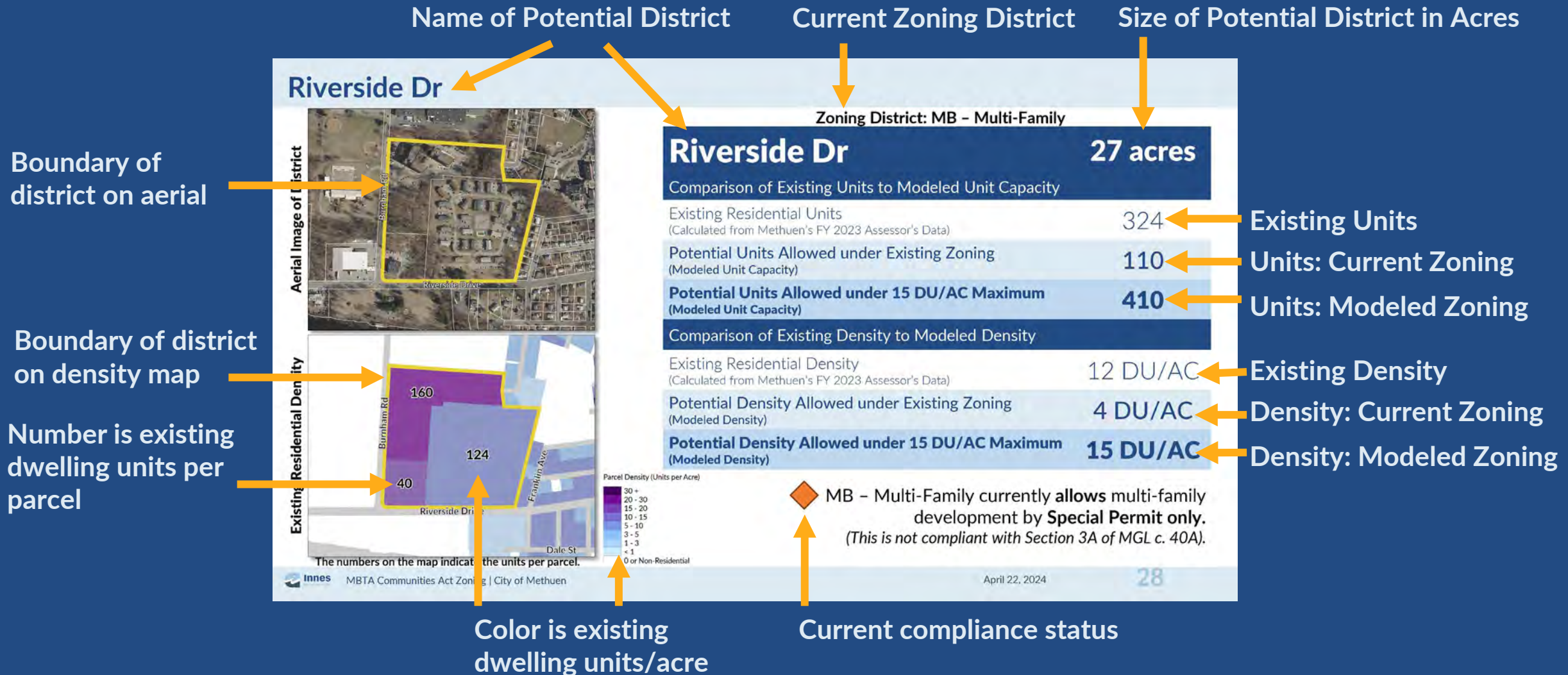
Washington St 67.1 acres	Downtown (40R) 71 acres	The Loop 211.8 acres	Merrimack St Corridor 41 acres	Upper Swan 17.6 acres
North Broadway 46.4 acres	Burnham Rd 32.1 acres	Summit Place 44.5 acres	Merrimack SE 9.3 acres	Middle Swan 4.4 acres
Cross & Pelham 21.4 acres	Riverside Dr 27.4 acres	Colonial Village 26.1 acres	Merrimack SW 8.9 acres	Lower Swan 3.1 acres
Mystic & Pelham 30.1 acres		Merrimack NW 5.7 acres		
		Merrimack NE 16 acres		

Potential Districts



Appendix of Results by District

Guide to the Information in the Appendix

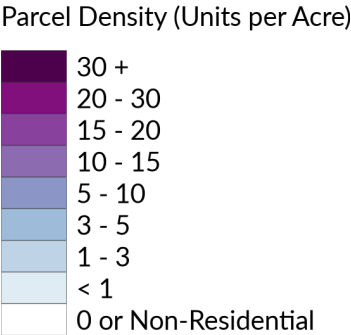
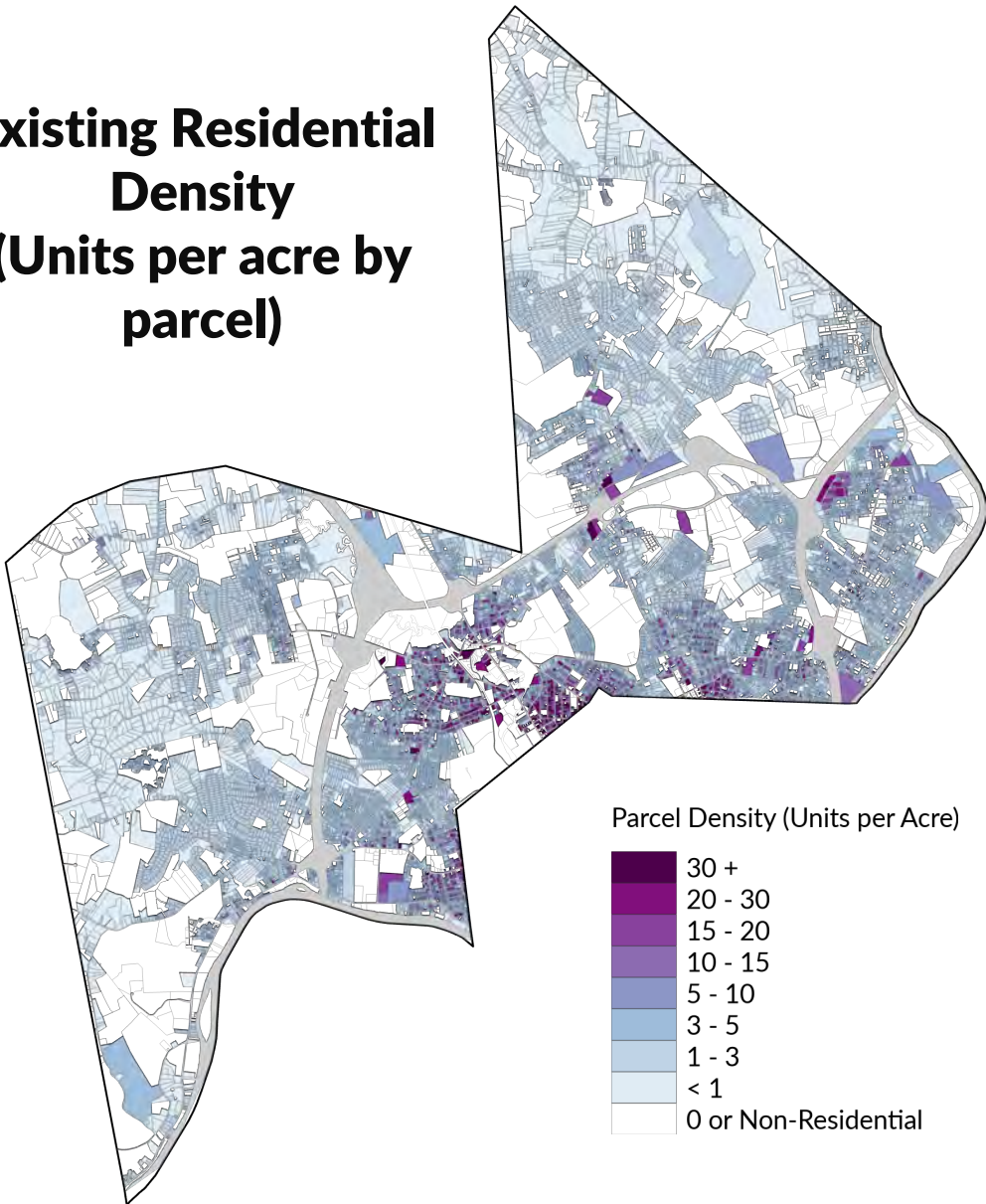


Mapping Existing Residential Density

Aerial Image of
Methuen



Existing Residential
Density
(Units per acre by
parcel)

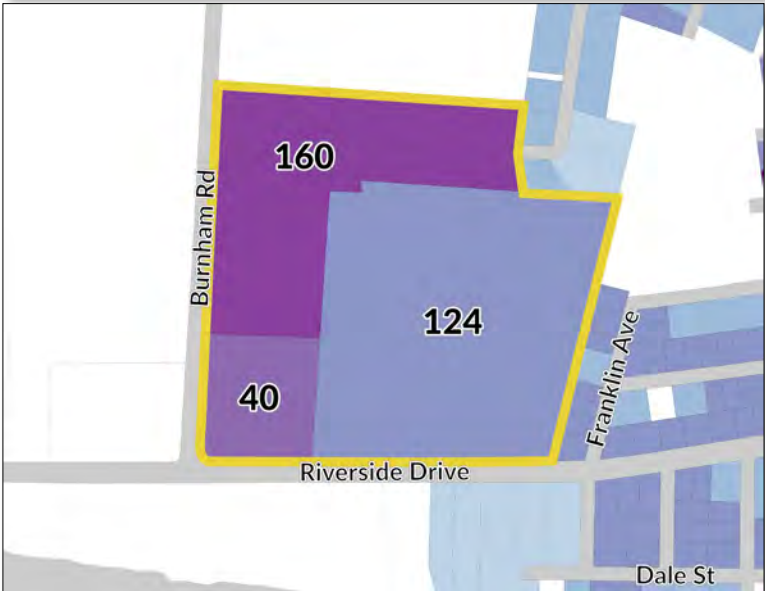


Riverside Dr

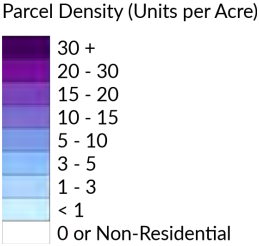
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: MB – Multi-Family

Riverside Dr 27 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	324
Potential Units Allowed under Existing Zoning (Modeled Unit Capacity)	110
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	410

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	12 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	4 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	15 DU/AC

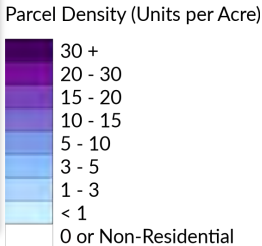
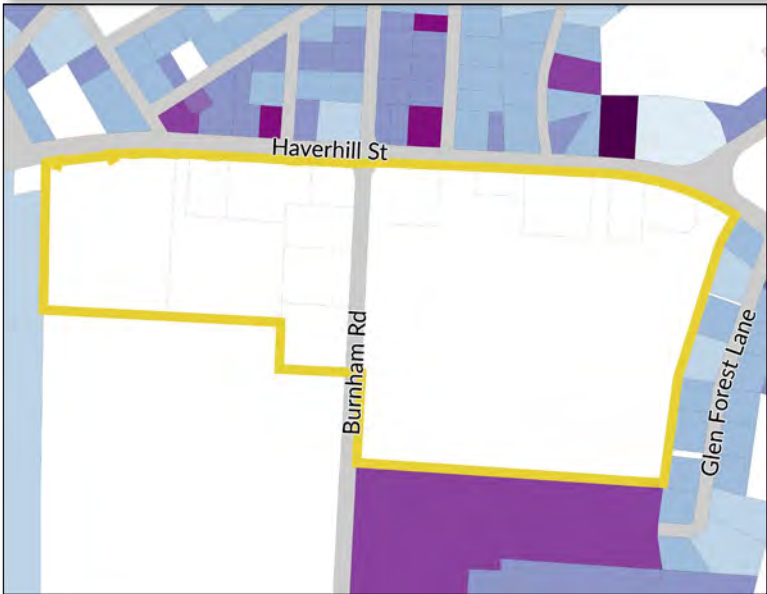
◆ MB – Multi-Family currently **allows** multi-family development by **Special Permit only**.
(This is not compliant with Section 3A of MGL c. 40A).

Burnham Rd

Aerial Image of District



Existing Residential Density



Zoning District: BH – Highway Business

Burnham Rd 32 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen's FY 2023 Assessor's Data) 0

Potential Units Allowed under Existing Zoning
(Modeled Unit Capacity) 0

Potential Units Allowed under 15 DU/AC Maximum
(Modeled Unit Capacity) 473

Comparison of Existing Density to Modeled Density

Existing Residential Density
(Calculated from Methuen's FY 2023 Assessor's Data) 0 DU/AC

Potential Density Allowed under Existing Zoning
(Modeled Density) 0 DU/AC

Potential Density Allowed under 15 DU/AC Maximum
(Modeled Density) 15 DU/AC

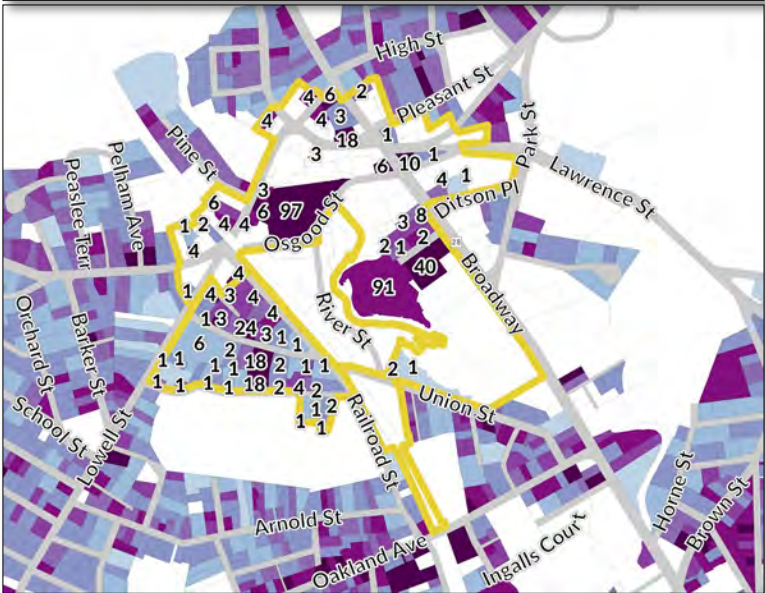
 BH – Highway Business currently prohibits multi-family development.

Downtown (40R)

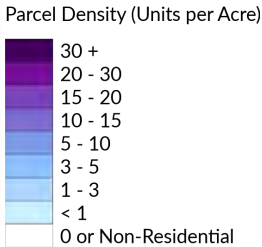
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: MSCGOD

Downtown (40R)

71 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen's FY 2023 Assessor's Data)

501

Potential Units Allowed under Existing Zoning
(Modeled Unit Capacity)

1,323

Comparison of Existing Density to Modeled Density

Existing Residential Density
(Calculated from Methuen's FY 2023 Assessor's Data)

7 DU/AC

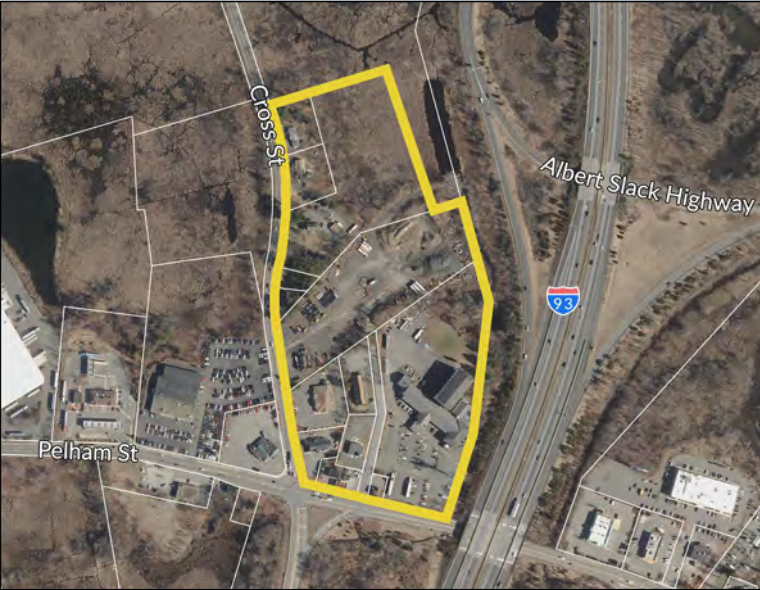
Potential Density Allowed under Existing Zoning
(Modeled Density)

22 DU/AC

✓ MCSGOD currently **allows** multi-family development **as-of-right** with a **maximum of 30 DU/AC**

Cross & Pelham

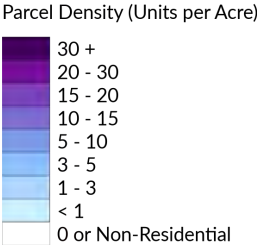
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: BH – Highway Business


Cross & Pelham21 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen’s FY 2023 Assessor’s Data)	4
Potential Units Allowed under Existing Zoning (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	258

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen’s FY 2023 Assessor’s Data)	0.2 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	15 DU/AC

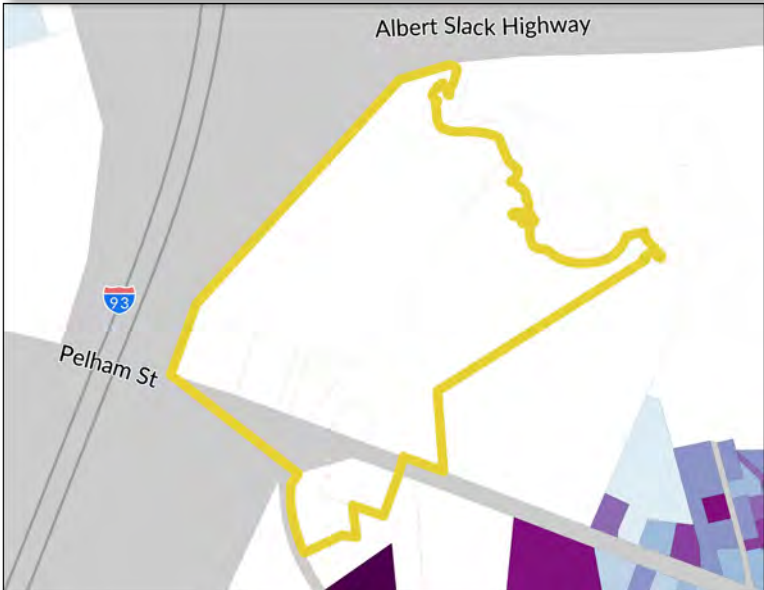
 BH – Highway Business currently prohibits multi-family development.

Mystic & Pelham

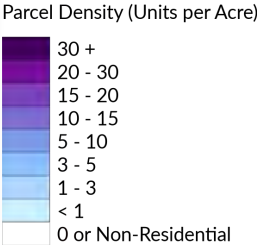
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: BH – Highway Business

Mystic & Pelham 30 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen’s FY 2023 Assessor’s Data) 0

Potential Units Allowed under Existing Zoning
(Modeled Unit Capacity) 0


Potential Units Allowed under 15 DU/AC Maximum
(Modeled Unit Capacity) 154

Comparison of Existing Density to Modeled Density

Existing Residential Density
(Calculated from Methuen’s FY 2023 Assessor’s Data) 0 DU/AC

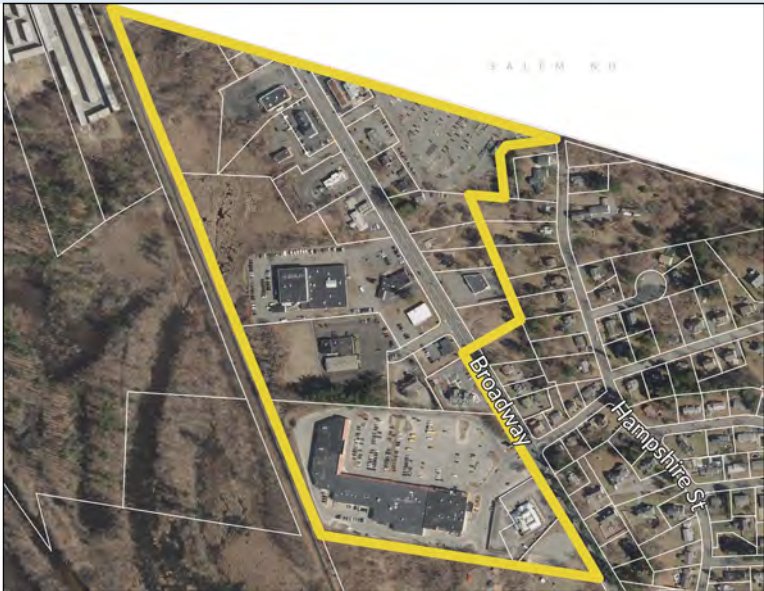
Potential Density Allowed under Existing Zoning
(Modeled Density) 0 DU/AC

Potential Density Allowed under 15 DU/AC Maximum
(Modeled Density) 12 DU/AC

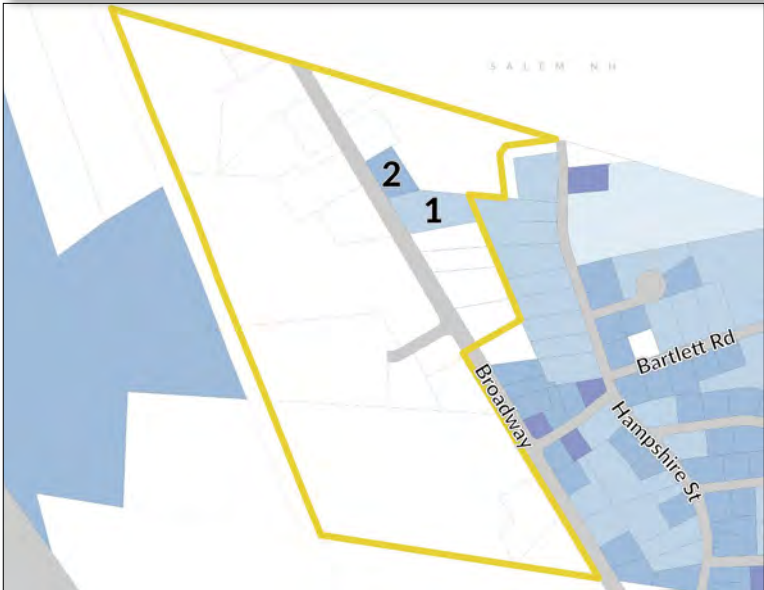
 BH – Highway Business currently prohibits multi-family development.

North Broadway

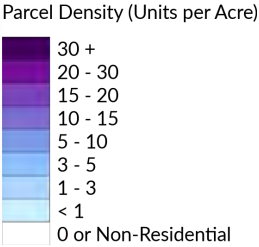
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: BH – Highway Business

North Broadway 46 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen's FY 2023 Assessor's Data) 3

Potential Units Allowed under Existing Zoning
(Modeled Unit Capacity) 0


Potential Units Allowed under 15 DU/AC Maximum
(Modeled Unit Capacity) 638

Comparison of Existing Density to Modeled Density

Existing Residential Density
(Calculated from Methuen's FY 2023 Assessor's Data) 0.1 DU/AC

Potential Density Allowed under Existing Zoning
(Modeled Density) 0 DU/AC

Potential Density Allowed under 15 DU/AC Maximum
(Modeled Density) 17 DU/AC

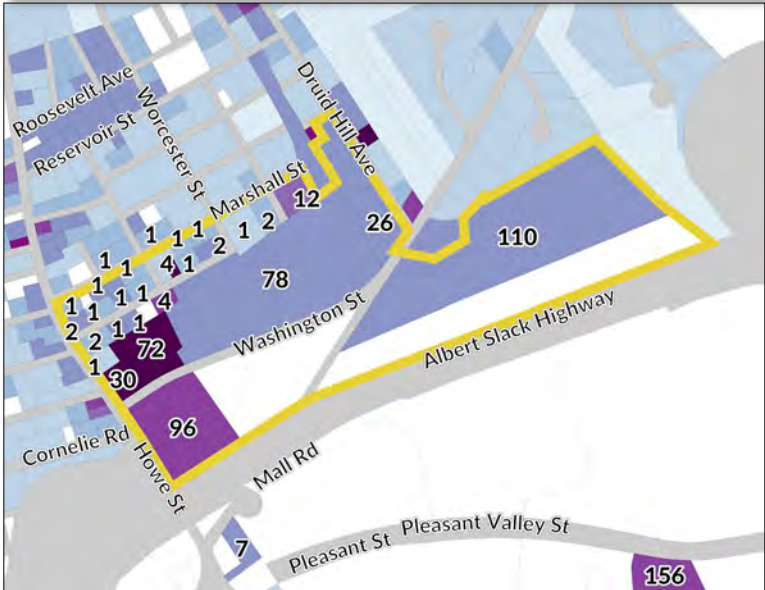
 BH – Highway Business currently prohibits multi-family development.

Washington St

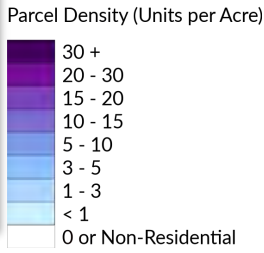
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: MA – Multi-Family

Washington St 67 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen’s FY 2023 Assessor’s Data) 455

Potential Units Allowed under Existing Zoning
(Modeled Unit Capacity) 104

Potential Units Allowed under 15 DU/AC Maximum
(Modeled Unit Capacity) 784

Comparison of Existing Density to Modeled Density

Existing Residential Density
(Calculated from Methuen’s FY 2023 Assessor’s Data) 7 DU/AC

Potential Density Allowed under Existing Zoning
(Modeled Density) 2 DU/AC

Potential Density Allowed under 15 DU/AC Maximum
(Modeled Density) 12 DU/AC

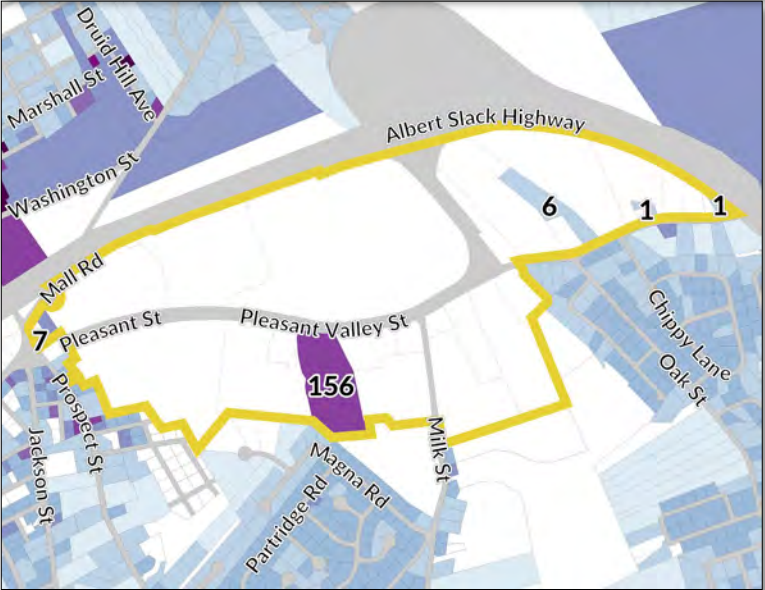
MA – Multi-Family currently allows multi-family development by **Special Permit only**.
(This is not compliant with Section 3A of MGL c. 40A).

The Loop

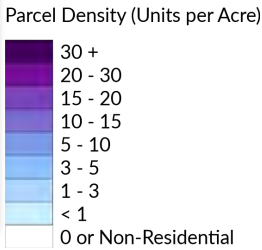
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: BH – Highway Business

The Loop

212 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen's FY 2023 Assessor's Data)

171

Potential Units Allowed under Existing Zoning
(Modeled Unit Capacity)

0

Potential Units Allowed under 15 DU/AC Maximum
(Modeled Unit Capacity)

2,873

Comparison of Existing Density to Modeled Density

Existing Residential Density
(Calculated from Methuen's FY 2023 Assessor's Data)

1 DU/AC

Potential Density Allowed under Existing Zoning
(Modeled Density)

0 DU/AC

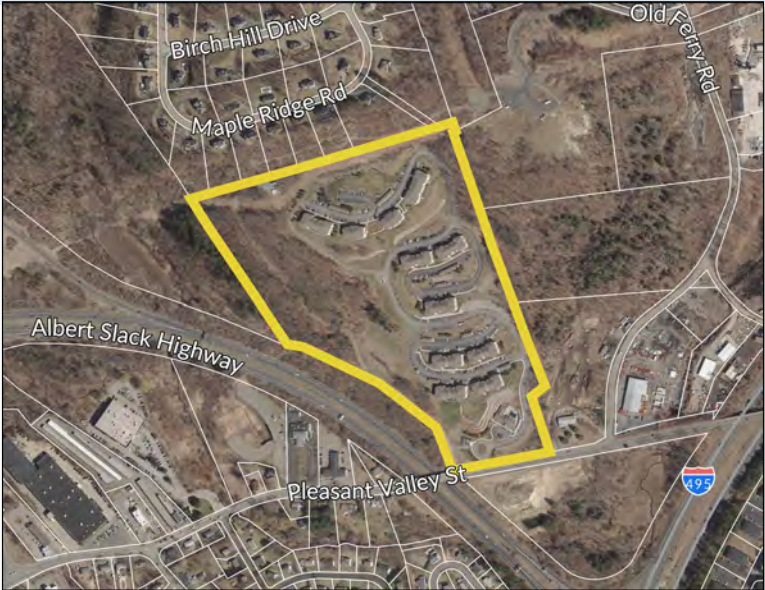
Potential Density Allowed under 15 DU/AC Maximum
(Modeled Density)

15 DU/AC

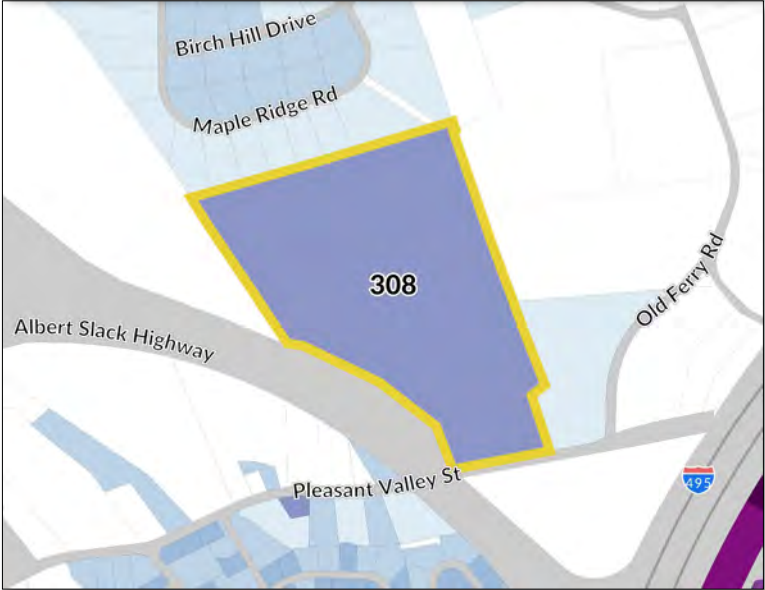
 BH – Highway Business currently prohibits multi-family development.

Summit Place

Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.

Zoning District: IL – Limited Industrial

Summit Place

44 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen's FY 2023 Assessor's Data) 308

Potential Units Allowed under Existing Zoning
(Modeled Unit Capacity) 0


Potential Units Allowed under 15 DU/AC Maximum
(Modeled Unit Capacity) 668

Comparison of Existing Density to Modeled Density

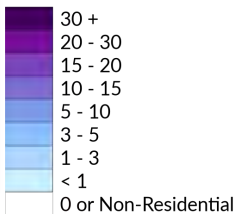
Existing Residential Density
(Calculated from Methuen's FY 2023 Assessor's Data) 7 DU/AC

Potential Density Allowed under Existing Zoning
(Modeled Density) 0 DU/AC

Potential Density Allowed under 15 DU/AC Maximum
(Modeled Density) 15 DU/AC

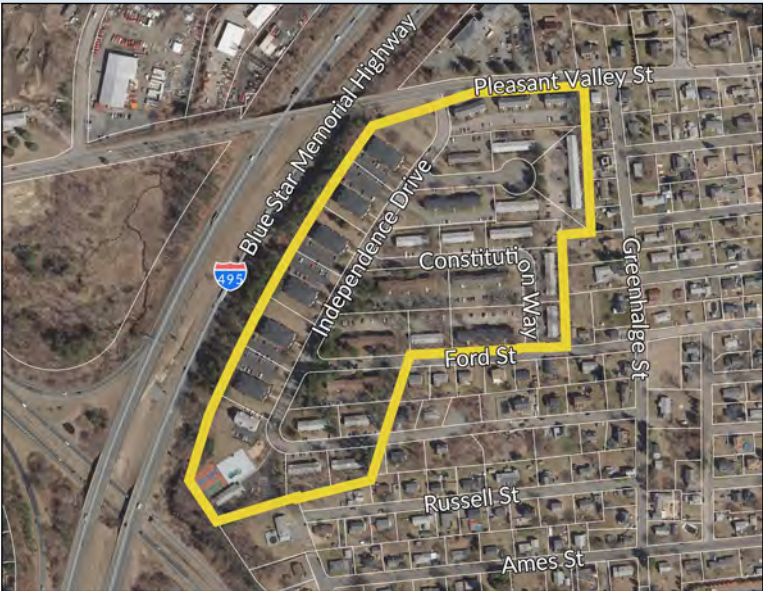
 IL – Limited Industrial currently prohibits multi-family development.

Parcel Density (Units per Acre)

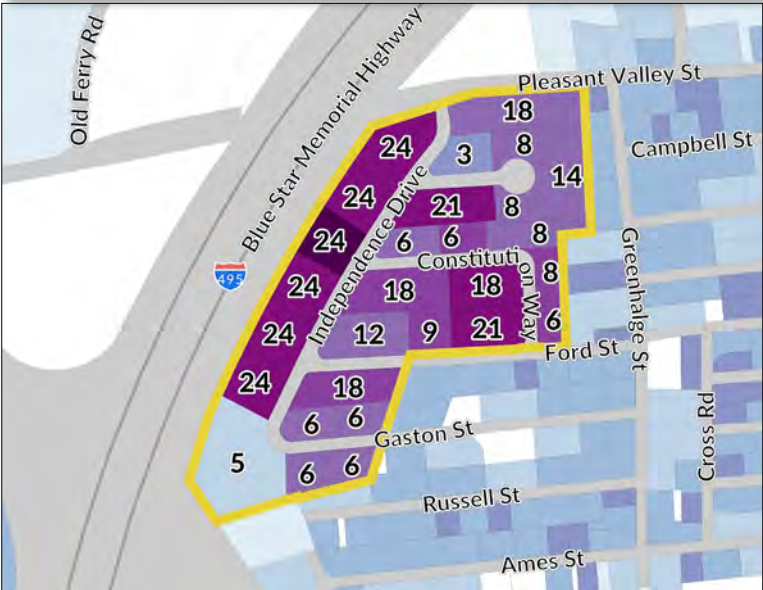


Colonial Village

Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.

Zoning District: MB - Multifamily

Colonial Village

26 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	375
Potential Units Allowed under Existing Zoning (Modeled Unit Capacity)	32
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	122

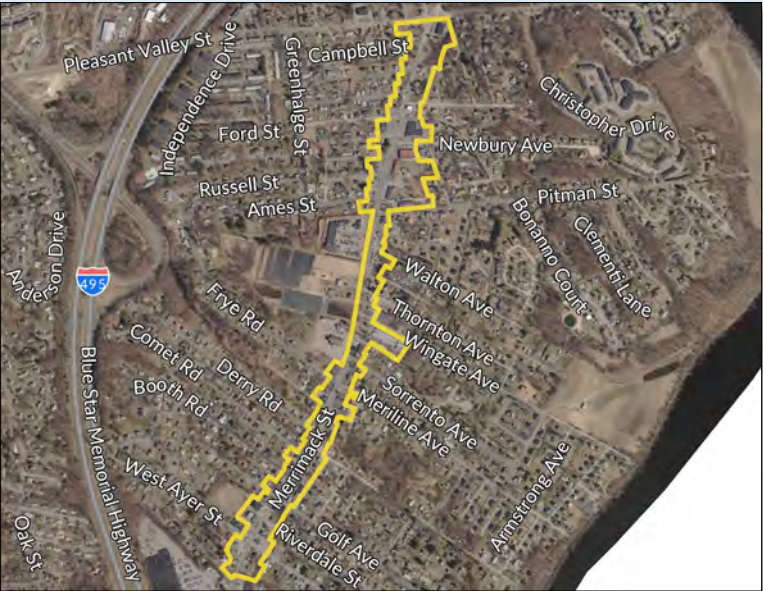
Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	14 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	1 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	5 DU/AC

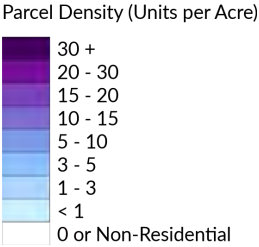
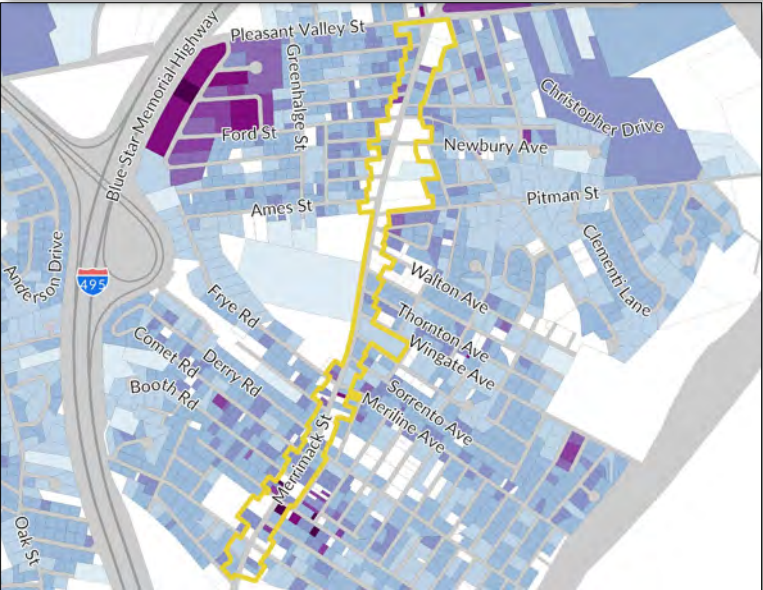
MB – Multi-Family currently allows multi-family development by **Special Permit only**.
(This is not compliant with Section 3A of MGL c. 40A).

Merrimack St Corridor

Aerial Image of District



Existing Residential Density



Zoning District: BN – Neighborhood Business


Merrimack St Corridor 41 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	88
Potential Units Allowed under Existing Zoning (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	369

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	2 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	9 DU/AC

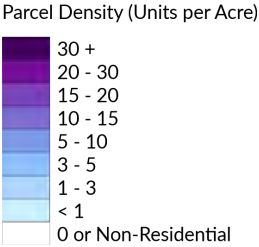
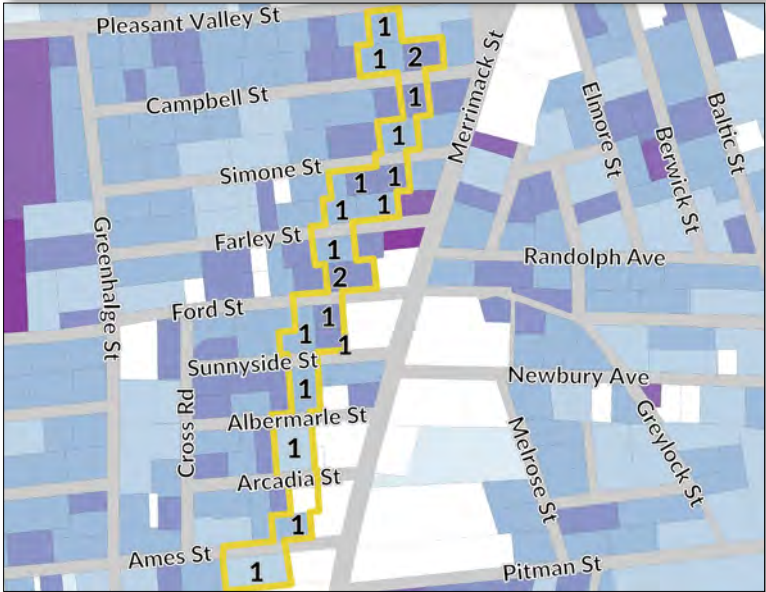
 BN – Neighborhood Business currently prohibits multi-family development.

Merrimack NW

Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.

Zoning District: RD – Single Residence

Merrimack NW


6 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	20
Potential Units Allowed under Existing Zoning (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	51

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	4 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	9 DU/AC

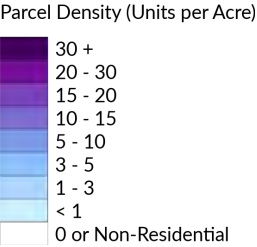
 RD – Single Residence currently prohibits multi-family development.

Merrimack NE

Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.

Zoning District: RD – Single Residence

Merrimack NE


16 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	58
Potential Units Allowed under <i>Existing Zoning</i> (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	133

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	4 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	8 DU/AC

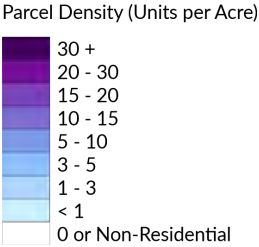
 RD – Single Residence currently prohibits multi-family development.

Merrimack SE

Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.

Zoning District: RD – Single Residence


Merrimack SE 9 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	42
Potential Units Allowed under <i>Existing Zoning</i> (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	48

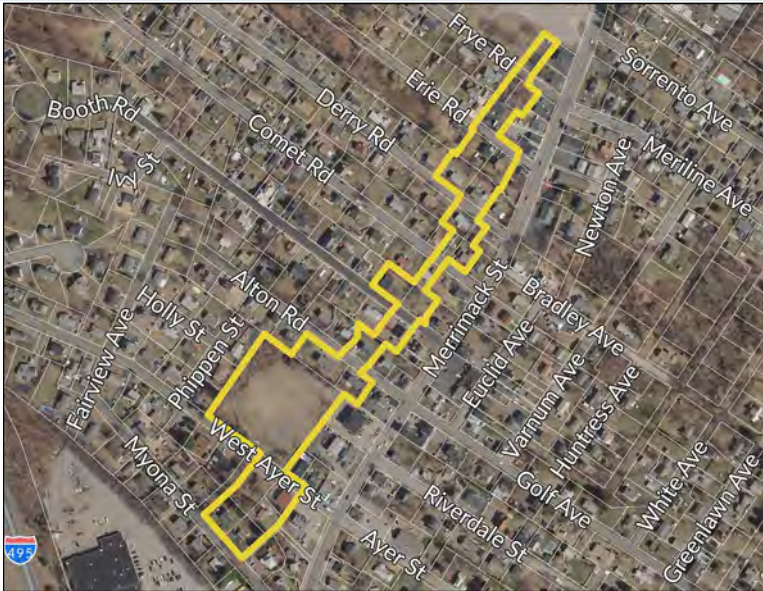
Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	5 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	6 DU/AC

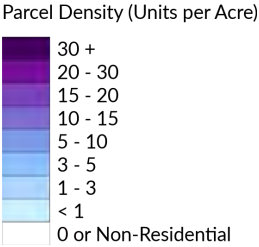
 RD – Single Residence currently prohibits multi-family development.

Merrimack SW

Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.

Zoning District: RD – Single Residence


Merrimack SW 9 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	23
Potential Units Allowed under <i>Existing Zoning</i> (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	52

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	3 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	6 DU/AC

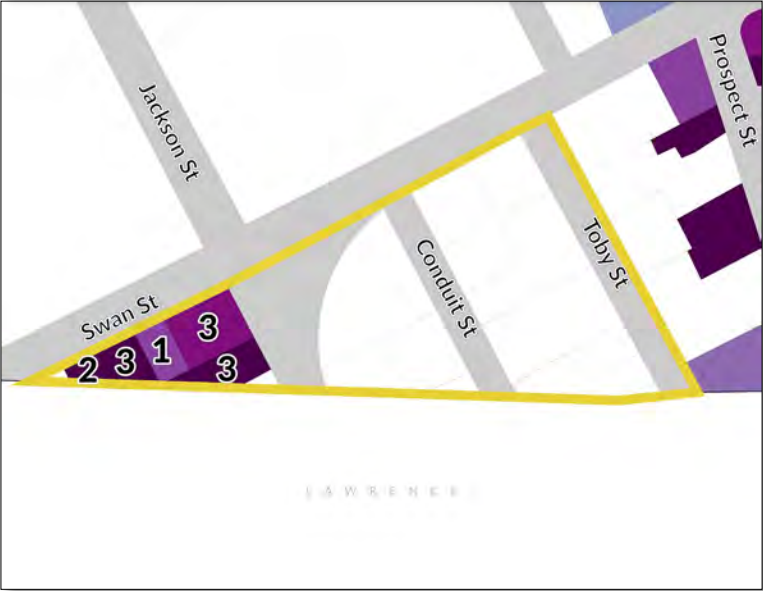
 RD – Single Residence currently prohibits multi-family development.

Lower Swan

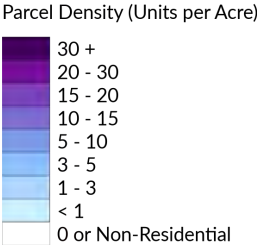
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: BH – Highway Business

Lower Swan

3 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units
(Calculated from Methuen's FY 2023 Assessor's Data) 12

Potential Units Allowed under *Existing Zoning*
(Modeled Unit Capacity) 0


Potential Units Allowed under 15 DU/AC Maximum
(Modeled Unit Capacity) 9

Comparison of Existing Density to Modeled Density

Existing Residential Density
(Calculated from Methuen's FY 2023 Assessor's Data) 4 DU/AC

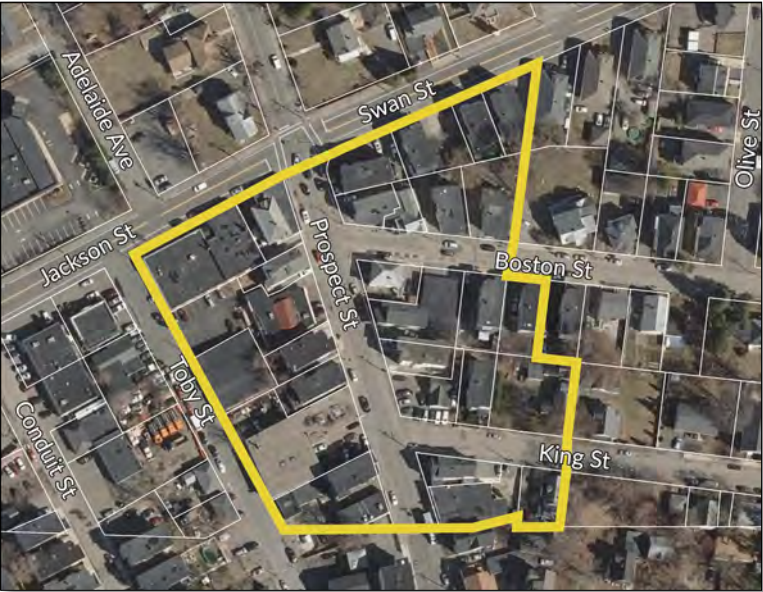
Potential Density Allowed under Existing Zoning
(Modeled Density) 0 DU/AC

Potential Density Allowed under 15 DU/AC Maximum
(Modeled Density) 3 DU/AC

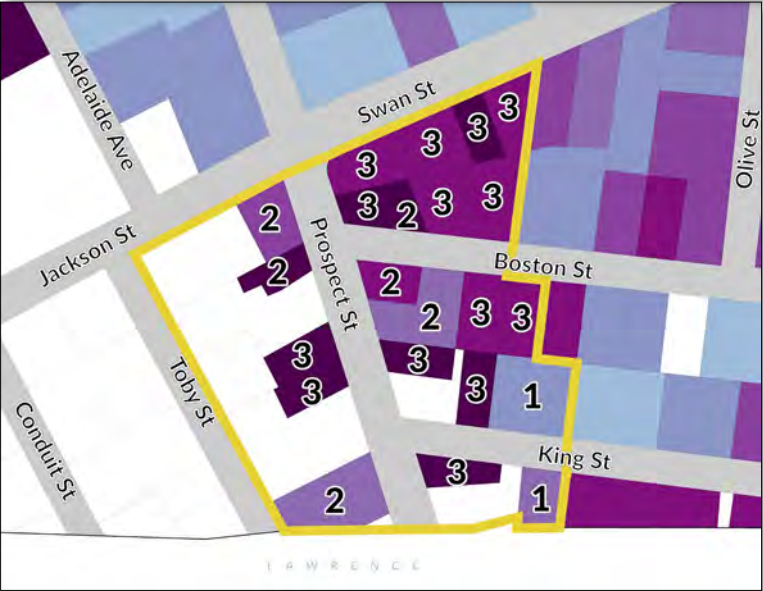
 BH – Highway Business currently prohibits multi-family development.

Middle Swan

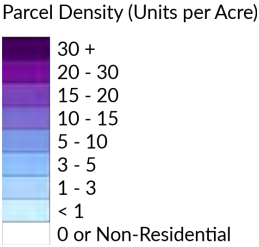
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: BN – Neighborhood Business


Middle Swan 4 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen's FY 2023 Assessor's Data)	56
Potential Units Allowed under <i>Existing Zoning</i> (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	13

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen's FY 2023 Assessor's Data)	13 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	3 DU/AC

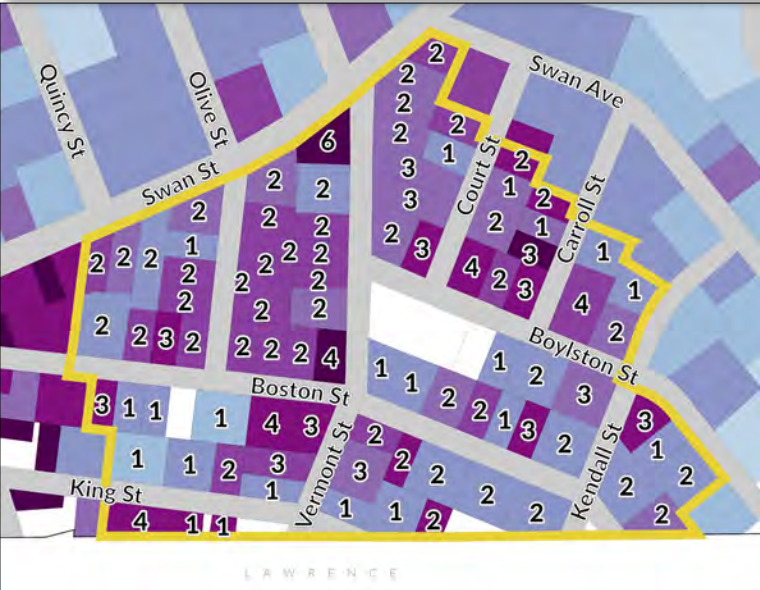
 BN – Neighborhood Business currently prohibits multi-family development.

Upper Swan

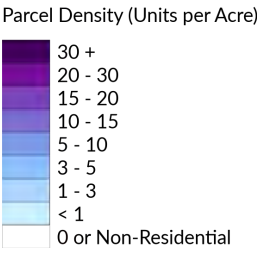
Aerial Image of District



Existing Residential Density



The numbers on the map indicate the units per parcel.



Zoning District: MB – Multi-Family

Upper Swan18 acres

Comparison of Existing Units to Modeled Unit Capacity

Existing Residential Units (Calculated from Methuen’s FY 2023 Assessor’s Data)	182
Potential Units Allowed under <i>Existing Zoning</i> (Modeled Unit Capacity)	0
Potential Units Allowed under 15 DU/AC Maximum (Modeled Unit Capacity)	0

Comparison of Existing Density to Modeled Density

Existing Residential Density (Calculated from Methuen’s FY 2023 Assessor’s Data)	10 DU/AC
Potential Density Allowed under Existing Zoning (Modeled Density)	0 DU/AC
Potential Density Allowed under 15 DU/AC Maximum (Modeled Density)	0 DU/AC

◆ MB – Multi-Family currently **allows** multi-family development by **Special Permit only**.
(This is not compliant with Section 3A of MGL c. 40A).

