

Comprehensive Zoning Bylaw Update and Zoning for MBTA Communities

City of Methuen

Housing Working Group Presentation

May 29, 2024



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Methuen's Requirements

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

Compliant Scenarios

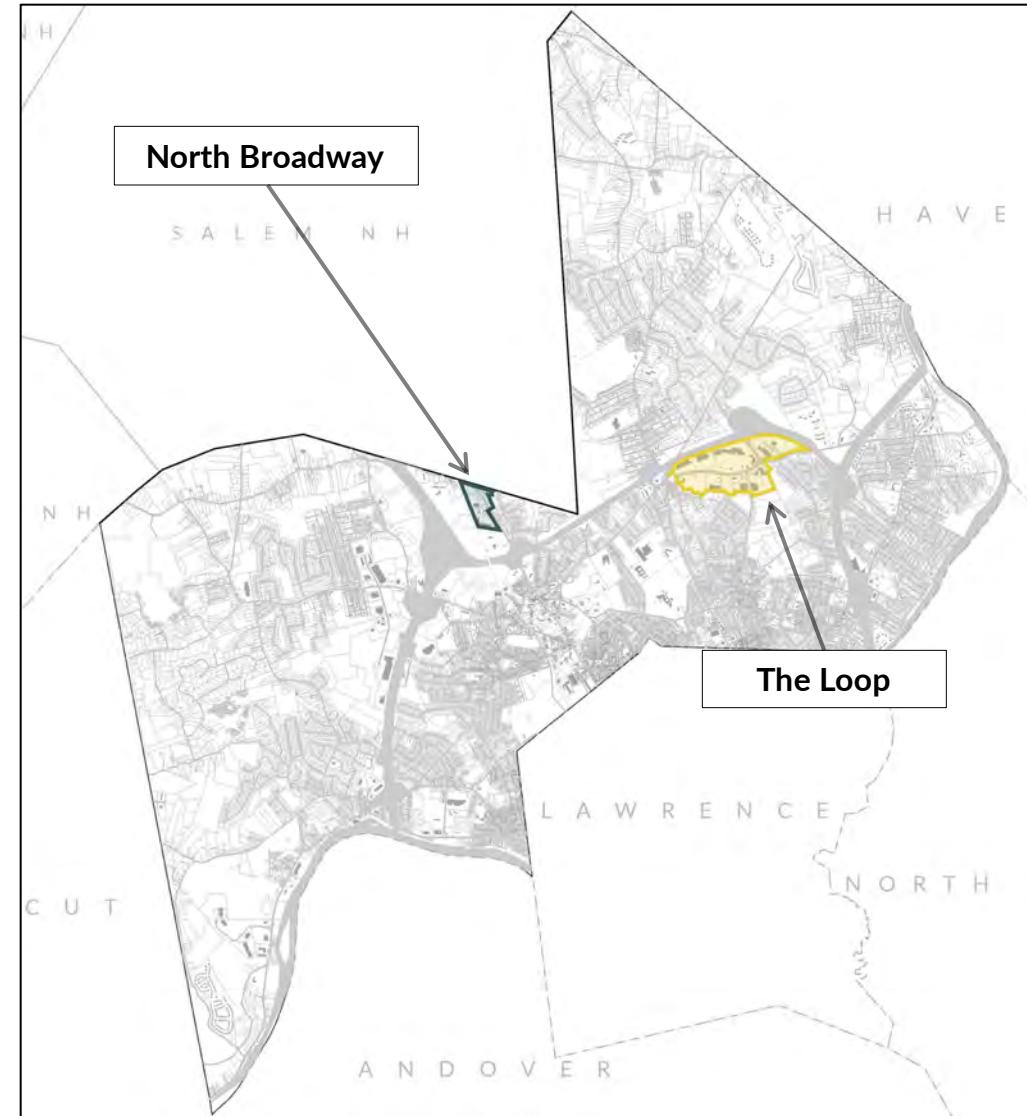
Model Results for Scenario 1

Scenario 1 is compliant.

Scenario 1 includes ***The Loop*** and the northern strip of Broadway St.

Potential District Name	North Broadway	The Loop	
Existing Zoning	BH - Highway Business	BH - Highway Business	Total
District Acreage	46.4	211.8	258.2
District Density Denominator	38.4	194.6	233
Final Unit Capacity per District	638	2,873	3,511
DU/AC	16.6	14.8	15.1

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



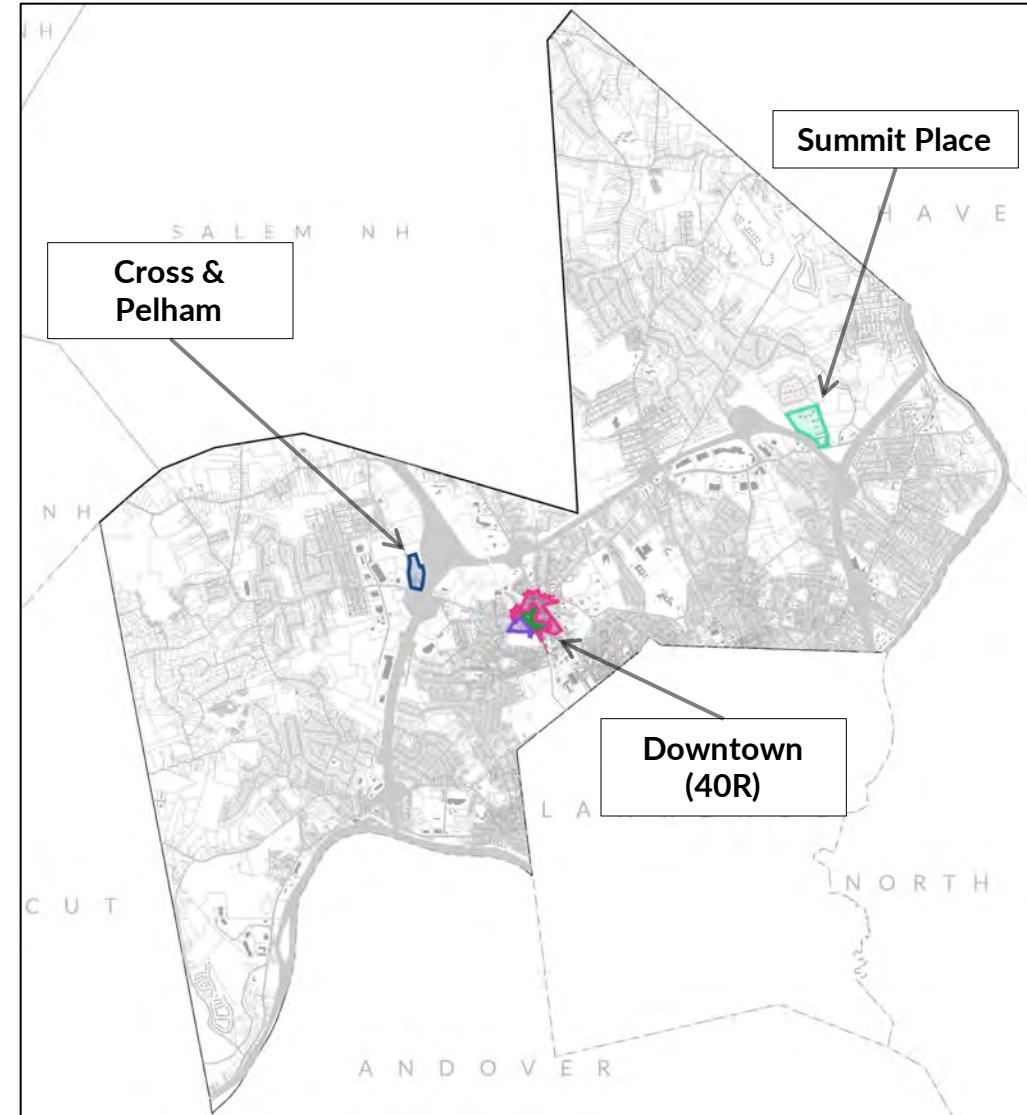
Model Results for Scenario 2

Scenario 2 is compliant.

Scenario 2 includes **The Downtown (40R)** while spreading density across the city.

Potential District Name	Cross & Pelham	Summit Place	Downtown (40R)	
Existing Zoning	BH - Highway Business	IL - Limited Industrial	MCSGOD	Total
District Acreage	21.4	44.5	71	136.9
District Density Denominator	16.8	44.5	61	122.3
Final Unit Capacity per District	258	668	1,323	2,249
DU/AC	15.4	15.0	21.7	18.4

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



Model Results for Scenario 3

Scenario 3 is compliant.

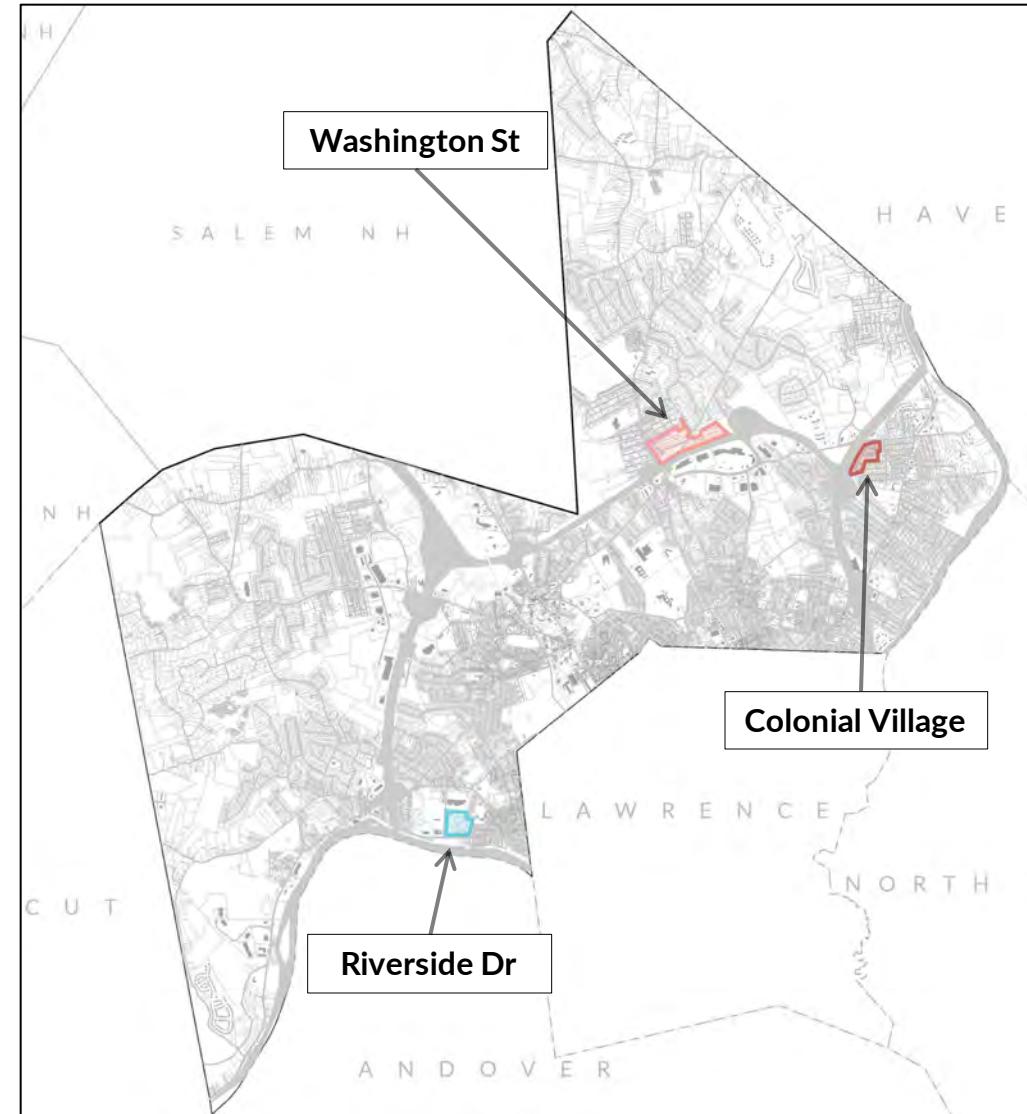
Scenario 3 comes closer to the minimum compliance for unit capacity.

Potential District Name	Riverside Drive	Washington St	Colonial Village	
Existing Zoning	MB - Multi-Family	MA - Multi-Family	MB - Multi-Family	Total
District Acreage	27.4	67.1	26.1	120.6
District Density Denominator	27.4	66.2	26	119.6
Final Unit Capacity per District	410	1,261	420	2,091
DU/AC	15.0	19.1	16.2	17.5

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

In this scenario, the **maximum DU/AC** for **Washington St** was **increased from 15 to 22** and for **Colonial Village** it was **increased from 15 to 20**. Building height was also **increased from 3 to 4 stories** in both districts.

The **minimum lot size** for **Washington St** was **reduced from 130,680 SF to 20,000 SF** and **Colonial Village** was **reduced from 43,560 SF to 20,000 SF**. We chose to do this because parcels under the original minimum were unable to be modeled for capacity.



Summary Results: Scenarios 1 - 3

	North Broadway	Cross & Pelham	Riverside Drive	
	The Loop	Summit Place	Washington St	
		Downtown (40R)	Colonial Village	
	Scenario 1	Scenario 2	Scenario 3	Compliant?
Total Acreage of Potential Districts	258.2	136.9	120.6	✓
Total Acreage of Districts Density Denominator	233	122.3	119.6	✓
Final Unit Capacity of Potential Districts	3,511	2,249	2,091	✓
DU/AC	15.1	18.4	17.5	✓

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

Appendix of Potential Districts

Potential Districts



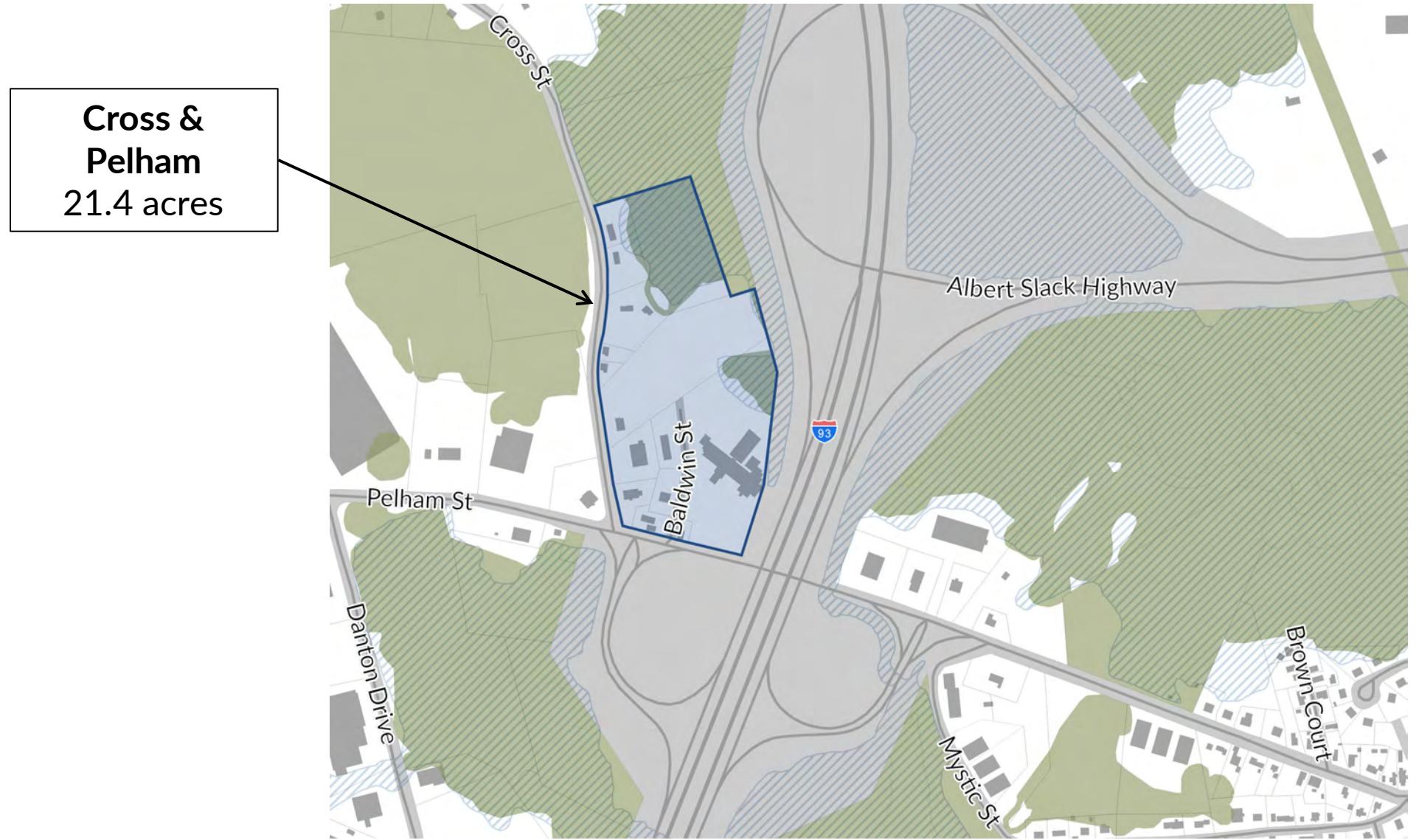
Potential Districts: North Broadway

North Broadway
46.4 acres



- Parcels
- Sensitive Land
- Excluded Land

Potential Districts: Cross & Pelham



Potential Districts: Downtown (40R)

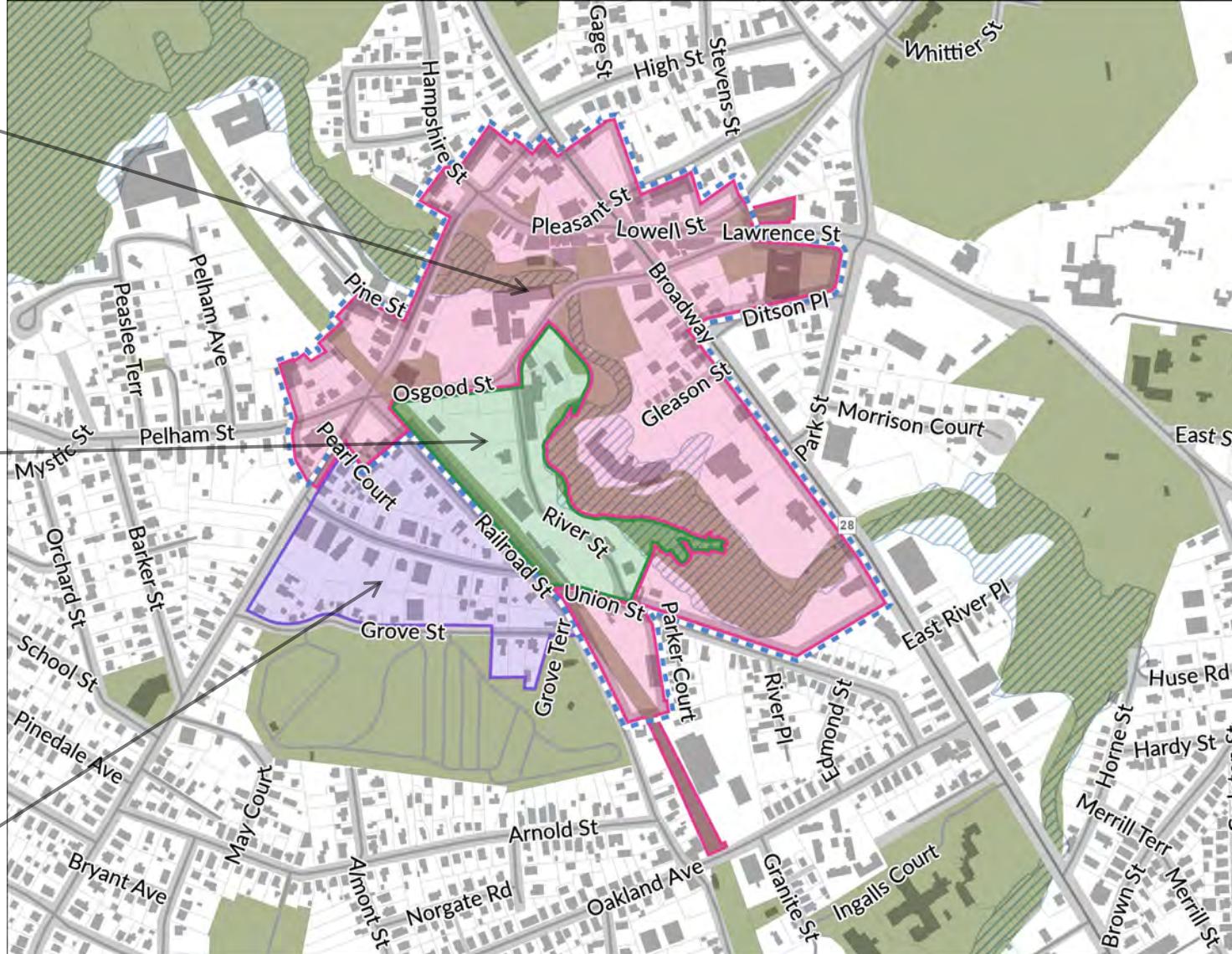
Subdistrict A
48.6 acres

Subdistrict B
9.5 acres

Subdistrict C
12.9 acres

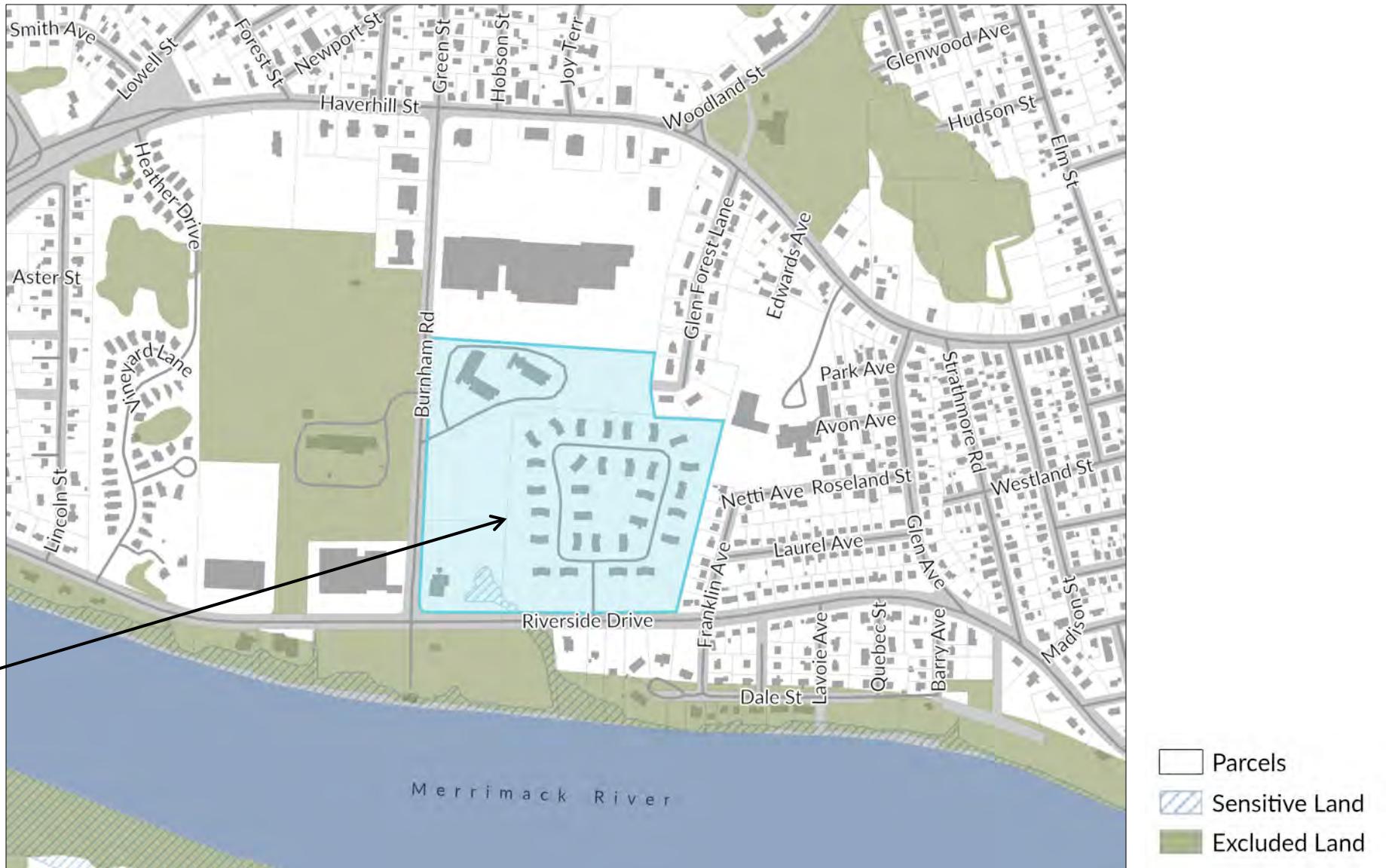
Downtown (40R)
includes all three
subdistricts (ABC)
71 acres

The Original 40R
58.09 acres



- Original 40R
- Parcels
- Sensitive Land
- Excluded Land

Potential Districts: Riverside Dr



Potential Districts: Washington, Loop, Summit & Colonial



Existing Zoning, Modifications, and Results

Existing Zoning Dimensions for Potential Districts

Zoning District	Washington St	Riverside Drive	Cross & Pelham		Downtown (40R)
	MA - Multi-Family	MB - Multi-Family	North Broadway	The Loop	
Minimum Lot Size	130,680 SF	43,560 SF	10,000 SF	40,000 SF	0 SF
Maximum Lot Coverage	40%	40%	35%	35%	70%
Open Space Minimum	30%	30%	-	-	30%
Building Height (stories)	3	3	3	4	4
Parking Requirement	2.2	2.2	2.2	2.2	1.2
Maximum Density	2 DU/AC	4 DU/AC	None	None	30 DU/AC
Multi-Family Permitted	Yes (Special Permit)	Yes (Special Permit)	No	No	Yes (As of Right)

Model Results: Existing Zoning

This table shows model results under existing zoning.

Potential District Name	Riverside Drive	Downtown (40R)	Cross & Pelham	North Broadway	Washington St	The Loop	Summit Place	Colonial Village
Existing Zoning	MB - Multi-Family	MSCGOD	<i>BH - Highway Business</i>	<i>BH - Highway Business</i>	MA - Multi-Family	<i>BH - Highway Business</i>	IL - Limited Industrial	MB - Multi-Family
District Acreage	27.4	71	21.4	46.4	67.1	211.8	44.5	26.1
District Density Denominator	27.4	61	16.8	38.4	66.2	194.6	44.5	26
Final Unit Capacity per District	110	1,323	0	0	104	0	0	32
DU/AC	4.0	21.7	0.0	0.0	1.6	0.0	0.0	1.2
<hr/>								
Maximum Density	4 DU/AC	30 DU/AC	None	None	2 DU/AC	None	None	4 DU/AC
Multi-family Allowed	SP	YES	NO	NO	SP	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 min. 25 contiguous acres | 2,019 units | 15 du/acre

Modified Zoning Dimensions for Scenarios 1 & 2

Zoning District	Cross & Pelham			
	North Broadway	The Loop	Summit Place	Downtown (40R)
Minimum Lot Size	10,000 SF	40,000 SF	0 SF	
Maximum Lot Coverage	35%	35%	70%	
Open Space Minimum	-	-	30%	
Building Height (stories)	3	4	4	
Parking Requirement	2.2	2.2	1.2	
Maximum Density	None 15 DU/AC	None 15 DU/AC	30 DU/AC	
Multi-Family Permitted	No Yes	No Yes	Yes (As of Right)	

Model Results: Modified Zoning for Scenarios 1 & 2

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	Downtown (40R)	Cross & Pelham	North Broadway	The Loop	Summit Place
Existing Zoning	MSCGOD	BH - Highway Business	BH - Highway Business	BH - Highway Business	IL - Limited Industrial
District Acreage	71	21.4	46.4	211.8	44.5
District Density Denominator	61	16.8	38.4	194.6	44.5
Final Unit Capacity per District	1,323	0 258	0 638	0 2,873	0 668
DU/AC	21.7	0.0 15.4	0.0 16.6	0.0 14.8	0.0 15.0
Maximum Density	30 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC	None 15 DU/AC
Multi-family Allowed	YES	NO YES	NO YES	NO YES	NO 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 min. 25 contiguous acres |

2,019 units | 15 du/acre

Modified Zoning Dimensions for Scenario 3

In Scenario 3, all districts will also allow multi-family as of right. Riverside Drive will have a maximum density of 15 DU/AC, but the following two districts will have additional modifications:

Washington St: The minimum lot size is reduced from 130,680 to 20,000 SF, the maximum density is increased from 15 to 22 DU/AC, and the building height is increased from 3 to 4 stories.

Colonial Village: The minimum lot size is reduced from 43,560 to 20,000 SF, the maximum density is increased from 15 to 20 DU/AC, and the building height is increased from 3 to 4 stories.

Zoning District	MA – Multi-Family	MB – Multi-Family	Riverside Drive
Minimum Lot Size	130,680 SF 20,000 SF	43,560 SF 20,000 SF	43,560 SF
Maximum Lot Coverage	40%	40%	40%
Open Space Minimum	30%	30%	30%
Building Height (stories)	3 4	3 4	3
Parking Requirement	2.2	2.2	2.2
Maximum Density	2 DU/AC 15 DU/AC 22 DU/AC	4 DU/AC 15 DU/AC 20 DU/AC	4 DU/AC 15 DU/AC
Multi-Family Permitted	(Special Permit) Yes	(Special Permit) Yes	(Special Permit) Yes

Model Results: Modified Zoning for Scenario 3

Remember, zoning was further modified for **Washington St** and **Colonial Village** in **Scenario 3**. These changes are reflected in the table below. Riverside Drive is still modeled with a maximum density of 15 DU/AC and allowing multi-family by right.

Potential District Name	Riverside Drive	Washington St	Colonial Village
Existing Zoning	MB – Multi-Family	MA – Multi-Family	MB – Multi-Family
District Acreage	27.4	67.1	26.1
District Density Denominator	27.4	66.2	26
Final Unit Capacity per District	110 410	104 1,261	32 420
DU/AC	4.0 15.0	1.6 19.1	1.2 16.2
Maximum Density	4 DU/AC 15 DU/AC	2 DU/AC 22 DU/AC	4 DU/AC 20 DU/AC
Multi-family Allowed	SP YES	SP YES	SP YES

SP – Multi-family allowed by Special Permit

NO – Multi-family is not allowed.

YES – Multi-family is allowed by right.

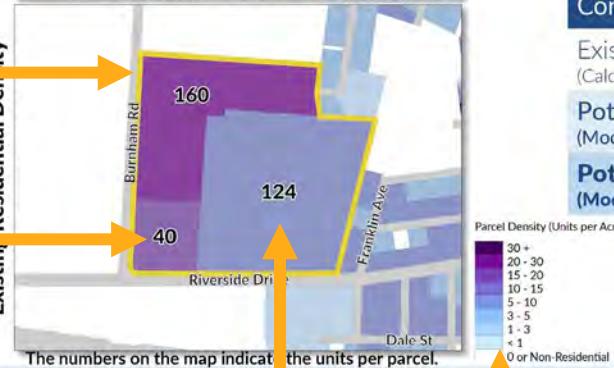
Compliance Targets: 50 acres | 50% or min. 25 contiguous acres |

2,019 units | 15 du/acre

Appendix of Results by District

Guide to the Information in the Appendix

Boundary of district on aerial

Name of Potential District	Current Zoning District	Size of Potential District in Acres
Riverside Dr	Zoning District: MB - Multi-Family	27 acres
<i>Aerial Image of District</i>		
		
<i>Existing Residential Density</i>		
		
The numbers on the map indicate the units per parcel.		
Color is existing dwelling units/acre		
	MB - Multi-Family currently allows multi-family development by Special Permit only . (This is not compliant with Section 3A of MGL c. 40A).	
	April 22, 2024	28

Boundary of district on density map

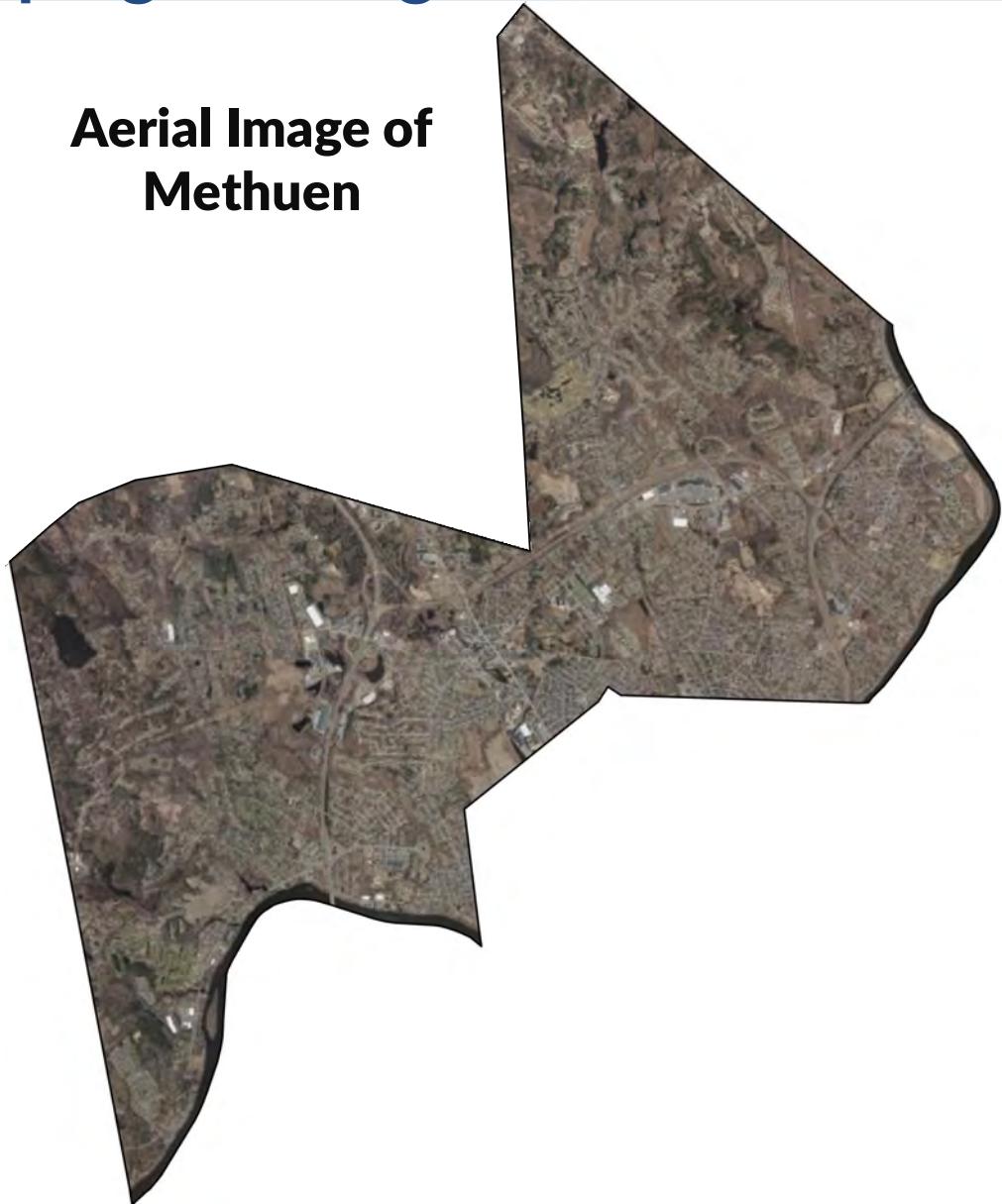
Number is existing dwelling units per parcel

Color is existing dwelling units/acre

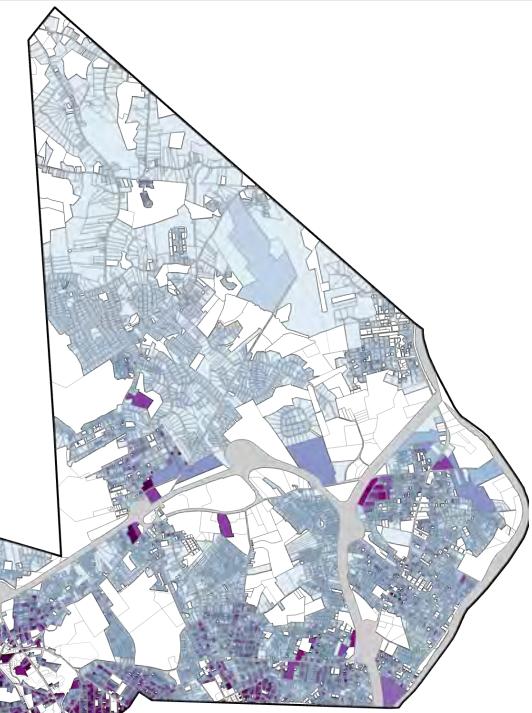
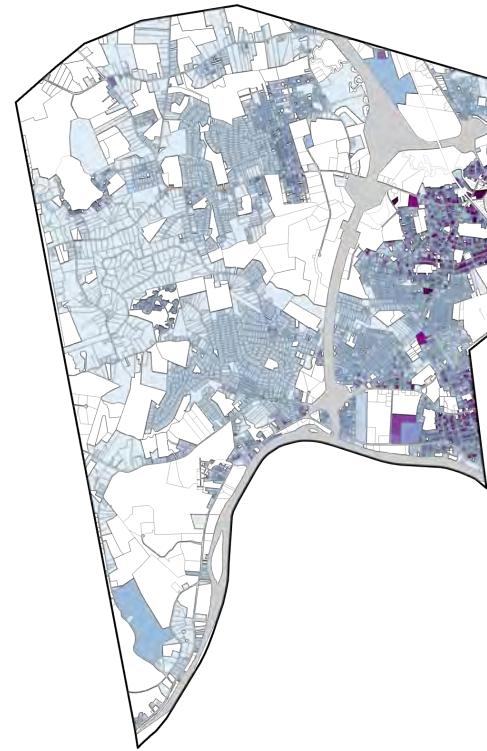
Current compliance status

Mapping Existing Residential Density

**Aerial Image of
Methuen**



**Existing Residential
Density
(Units per acre by
parcel)**



Parcel Density (Units per Acre)
30 +
20 - 30
15 - 20
10 - 15
5 - 10
3 - 5
1 - 3
< 1
0 or Non-Residential

North Broadway

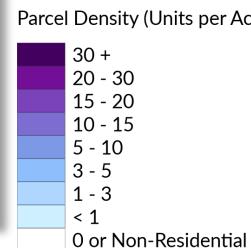
Aerial Image of District



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 from Existing Zoning

0

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

638

Comparison of Existing Density to Modeled Density

Existing Residential Density

0.1 DU/AC

(Calculated from Methuen's FY 2023 Assessor's Data)

Potential Density Allowed from Existing Zoning
(Modeled Density)

0 DU/AC

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

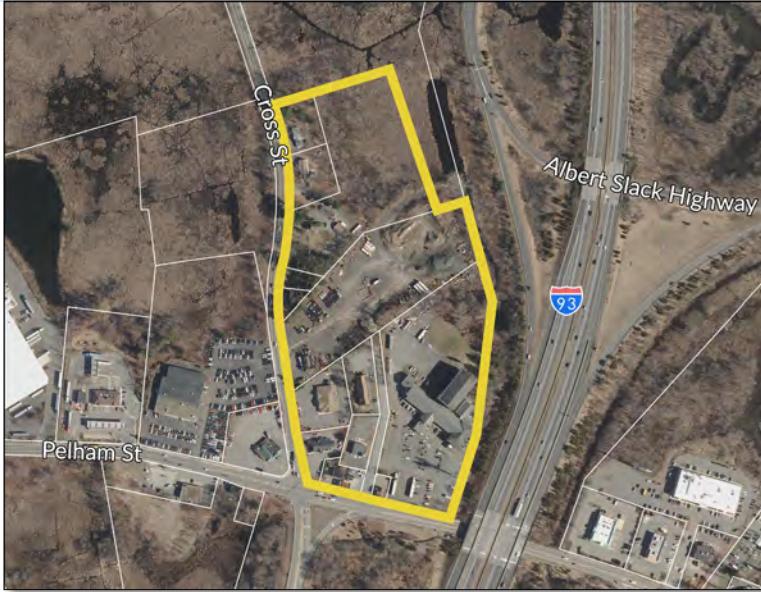
17 DU/AC



**BH - Highway Business currently prohibits
multi-family development.**

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 & Pelham

21 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 from Existing Zoning

(Modeled Unit Capacity)

0

Potential Units Allowed from 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 from Existing Zoning
(Modeled Density)

0 DU/AC

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

15 DU/AC



BH – Highway Business currently prohibits multi-family development.

Parcel Density (Units per Acre)

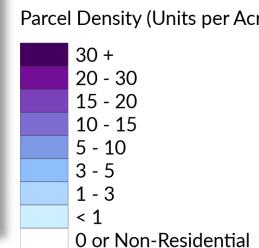
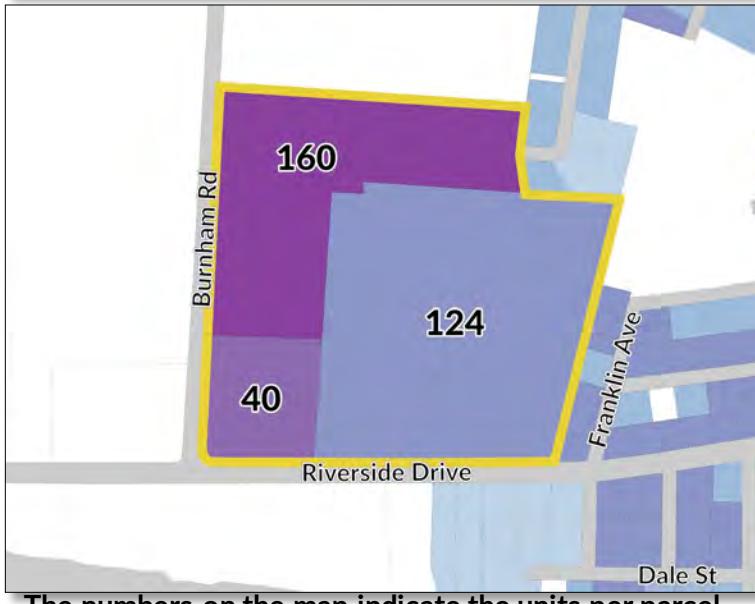
30 +
20 - 30
15 - 20
10 - 15
5 - 10
3 - 5
1 - 3
< 1
0 or Non-Residential

Riverside Dr

Aerial Image of District



Existing Residential Density



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 from Existing Zoning

(Modeled Unit Capacity)

110

Potential Units Allowed from 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 from Existing Zoning

(Modeled Density)

4 DU/AC

Potential Density Allowed from 15 DU/AC Maximum

(Modeled Density)

15 DU/AC



MB – Multi-Family currently **allows** multi-family development by **Special Permit only**.

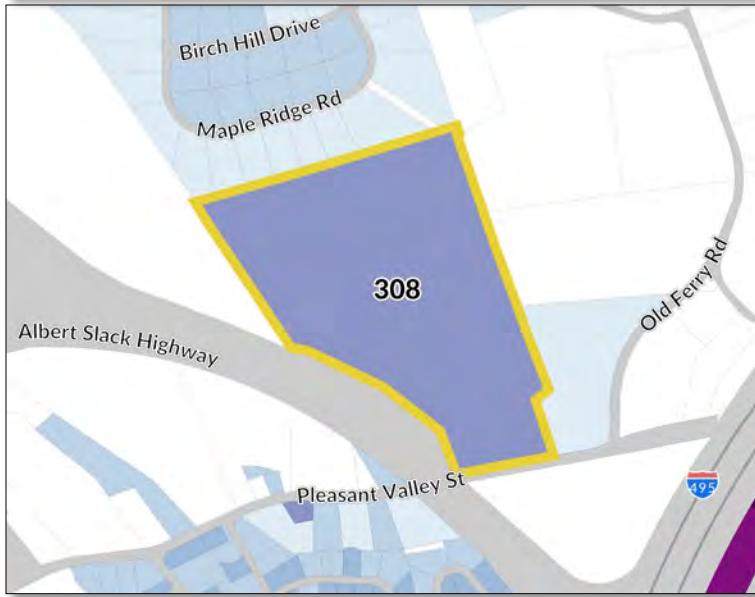
(This is not compliant with Section 3A of MGL c. 40A).

Summit Place

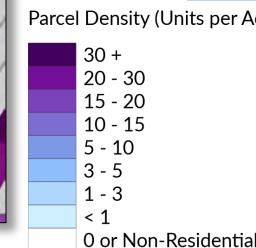
Aerial Image of District



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 from Existing Zoning
(Modeled Unit Capacity) **0**

Potential Units Allowed from 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**

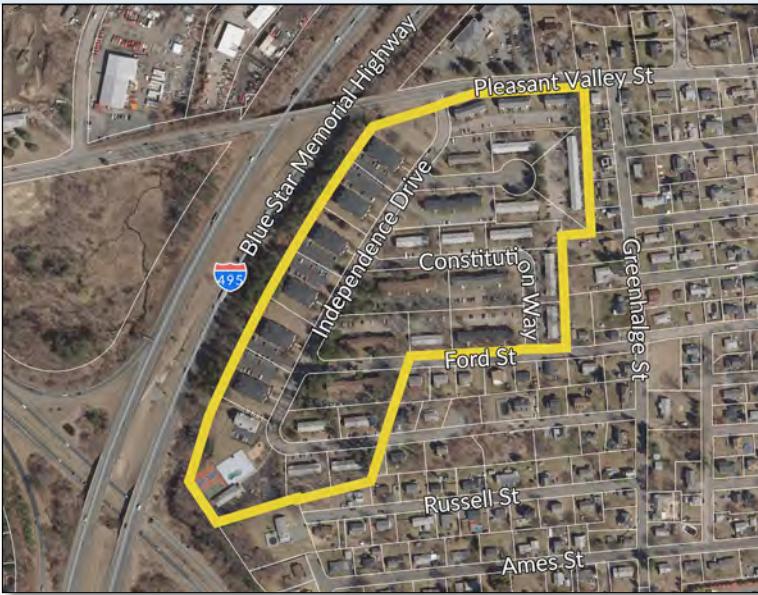
Potential Density Allowed from Existing Zoning
(Modeled Density) **0 DU/AC**

Potential Density Allowed from 15 DU/AC Maximum
(Modeled Density) **15 DU/AC**

 IL - Limited Industrial currently **prohibits** multi-family development.

Colonial Village

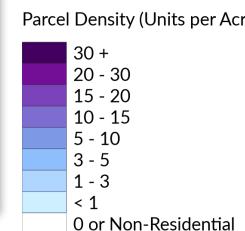
Aerial Image of District



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 from Existing Zoning
(Modeled Unit Capacity)

32

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

122

Potential Units Allowed from 20 DU/AC Maximum & Reduced
Lot Minimum to 20,000 SF (Modeled Unit Capacity)

420

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 from Existing Zoning
(Modeled Density)

1 DU/AC

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

5 DU/AC

Potential Units Allowed from 20 DU/AC Maximum & Reduced
Lot Minimum to 20,000 SF (Modeled Density)

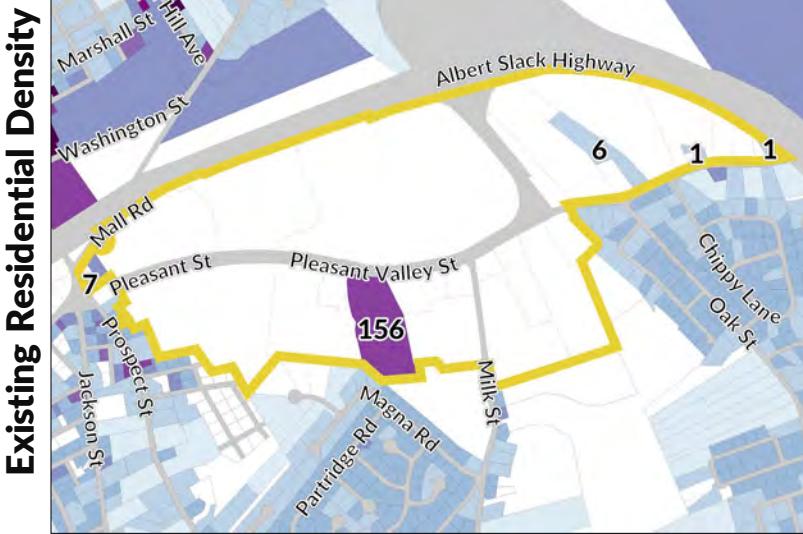
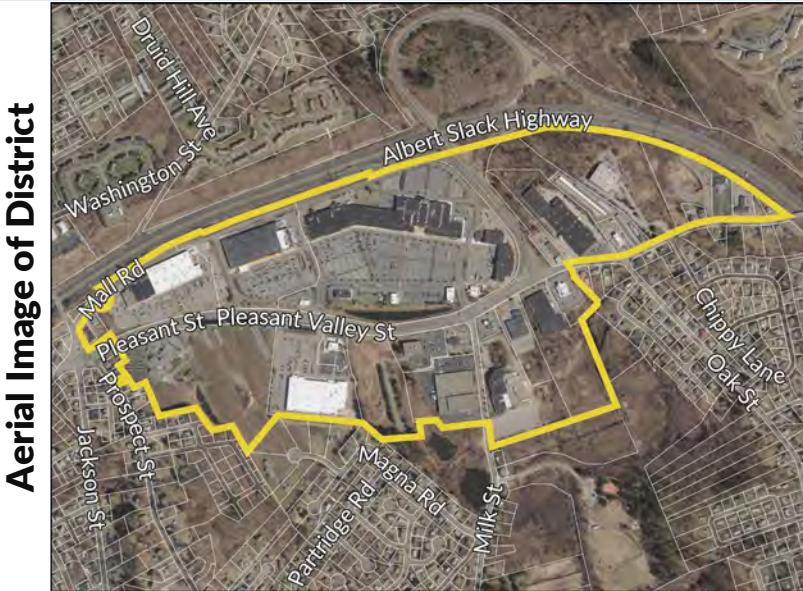
16 DU/AC



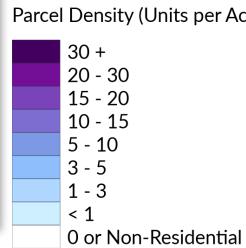
MB - Multi-Family currently allows multi-family
development by **Special Permit only**.

(This is not compliant with Section 3A of MGL c. 40A).

The Loop



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 from Existing Zoning

(Modeled Unit Capacity)

0

Potential Units Allowed from 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 from Existing Zoning

(Modeled Density)

0 DU/AC

Potential Density Allowed from 15 DU/AC Maximum

(Modeled Density)

15 DU/AC

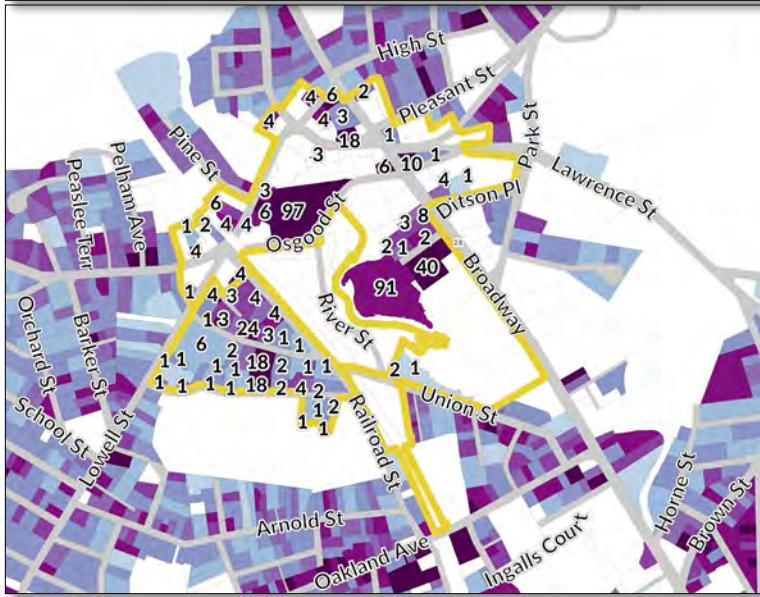
 BH - Highway Business currently prohibits multi-family development.

Downtown (40R)

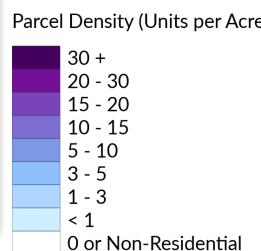
Aerial Image of District



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 from 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 from Existing Zoning
(Modeled Density)

22 DU/AC

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

