

1. Review the map and the various building types
2. Consider where you think the building types would be appropriate. Focus within the study area but feel free to suggest other areas
3. Write the letter of the building type on a dot and place dot on the map at the desired location
4. Optional: Add note(s) explaining your reasoning



A. Triple Decker

- 3 Stories
- 3 stacked units
- Works well on small lots to achieve high-density development
- Difficult on its own to achieve unit capacity requirement

B. 3-4 Unit

- Often a conversion of large home into multiple units
- Maintains architectural character of original home

C. Townhomes

- 3 or more homes attached side-by-side
- Additional units may be placed in rear of deep lots

D. 3-Story Multifamily

- Multifamily is sometimes called an apartment building, although it may be rental or condos
- This example shows between 20-30 units

E. 4-Story Multifamily

- This example shows between 28-33 units

F. 5-Story Multifamily

- This example shows between 35-40 units

G. Mixed-Use

- Ground-floor commercial space with homes above
- Number of floors can vary

H. Adaptive Reuse

- Conversion of existing building into homes. Examples include schools, churches, mills.

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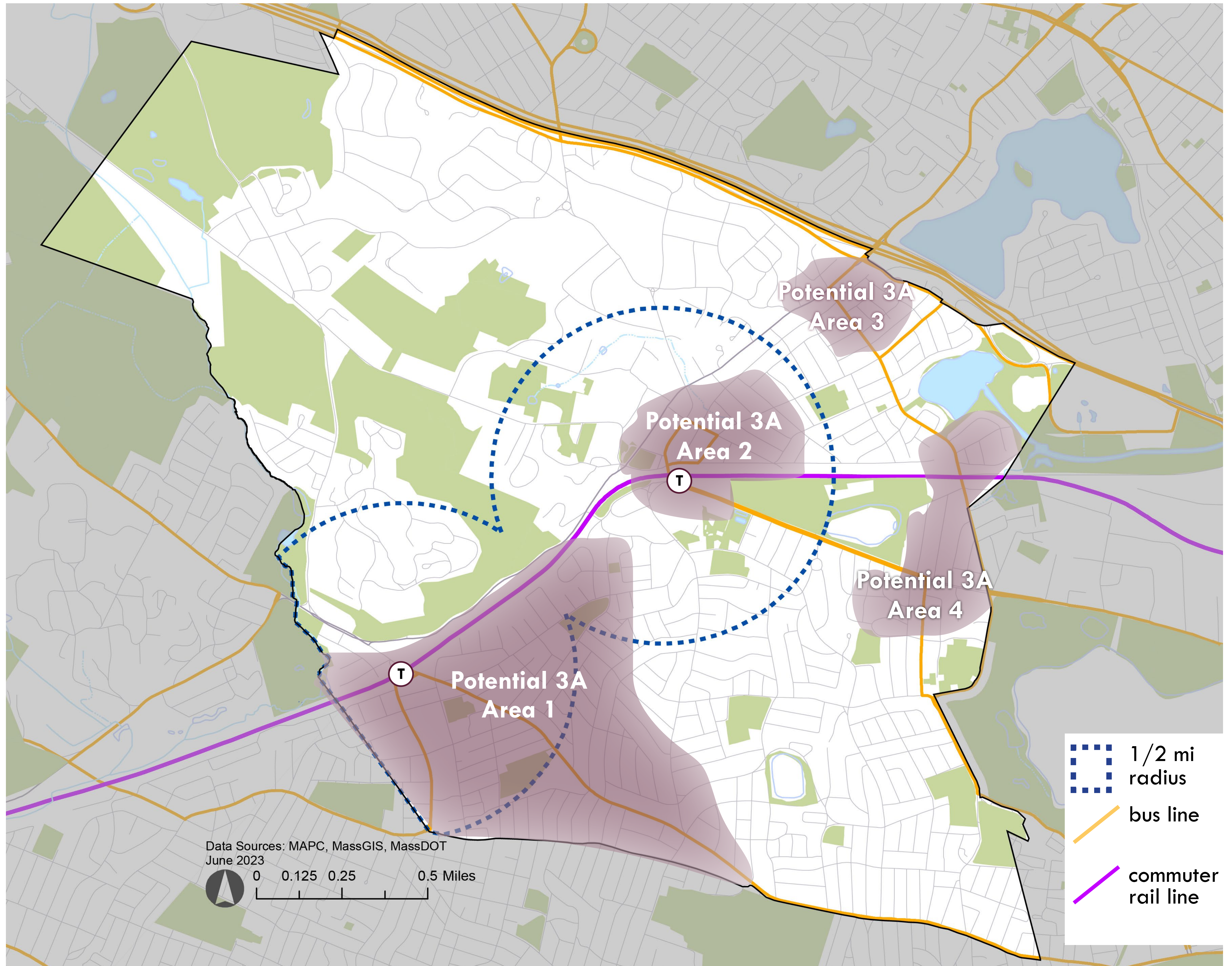
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BELMONT POTENTIAL 3A DISTRICT LOCATIONS

The areas highlighted on the map below depict starting points for the Multifamily District areas. Please use the Post-It notes to provide any general comments on the boundaries. Examples may include if they seem appropriate, if areas are missing, or any other comments. You can provide comments specific to each of the potential districts at the following stations.



Use this space for comments



MBTA COMMUNITIES ACT SECTION 3A FACT SHEET

What is Section 3A?

In 2021, the Massachusetts Legislature passed a law, Section 3A of the Zoning Act, that requires communities served by MBTA transit to have zoning in place that allows multifamily housing to be built. The purpose of the law is to encourage the creation of more housing options in locations with access to public transit. Belmont has until December 31, 2024, to adopt a zoning amendment that complies with 3A.

Note: Belmont is setting 3A-compliant zoning requirements to allow and regulate housing development. The Town is not building any housing. These decisions must be made by private property owners based on financial feasibility, development constraints, and other factors.

What does compliant zoning look like?

The Executive Office of Housing and Livable Communities (HLC, formerly DHCD) has set regulations that explain how cities and towns can comply with 3A. There are several key requirements:

- Multifamily development must be allowed by right (as opposed to by special permit).
- “Multifamily” means 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.
- The zoning must allow for a minimum gross density of 15 dwelling units per acre.

Belmont is required to meet the following targets:

1) Minimum land area

28 Acres

*This is approximately the size of Belmont Center (see shaded box for approximate size of 28 acres)



2) Minimum 50% of 3A District within 1/2 Mile of Stations

The red circles indicate the half-mile radius from each of Belmont’s two train stations



1,632 homes



3) Zoning capacity

The zoning district must allow for a theoretical buildout of 1,632 homes. Note, this is *zoning*, not actual development requirements. It is not in addition to existing homes and there is no requirement that this number of homes be built, as long as they are *allowed* to be built.



MBTA COMMUNITIES ACT SECTION 3A FACT SHEET

What can we do?

Decide where the zoning should go. The Town can choose where one or more zoning districts will be located based on community goals and priorities.

Set development standards. The zoning can be written with specific standards for the size, shape, and appearance of development.

Require site plan review. Although the zoning must allow multifamily housing by-right, it can require site plan review of proposed developments. Site plan review provides the opportunity for the town to require reasonable changes in line with the zoning.

Allow varying levels of density. The Town can choose to have some areas with higher-density zoning and other areas with lower-density zoning to fit in with existing neighborhoods.

Require affordability. The zoning can require that a percentage of the housing units be made permanently affordable to households that qualify.

What can't we do?

Restrict age. The zoning must be suitable for families with children, so it cannot allow for senior-only housing.

Include areas where development is infeasible. Land that is environmentally sensitive, publicly owned, or conserved for open space do not count towards compliance.

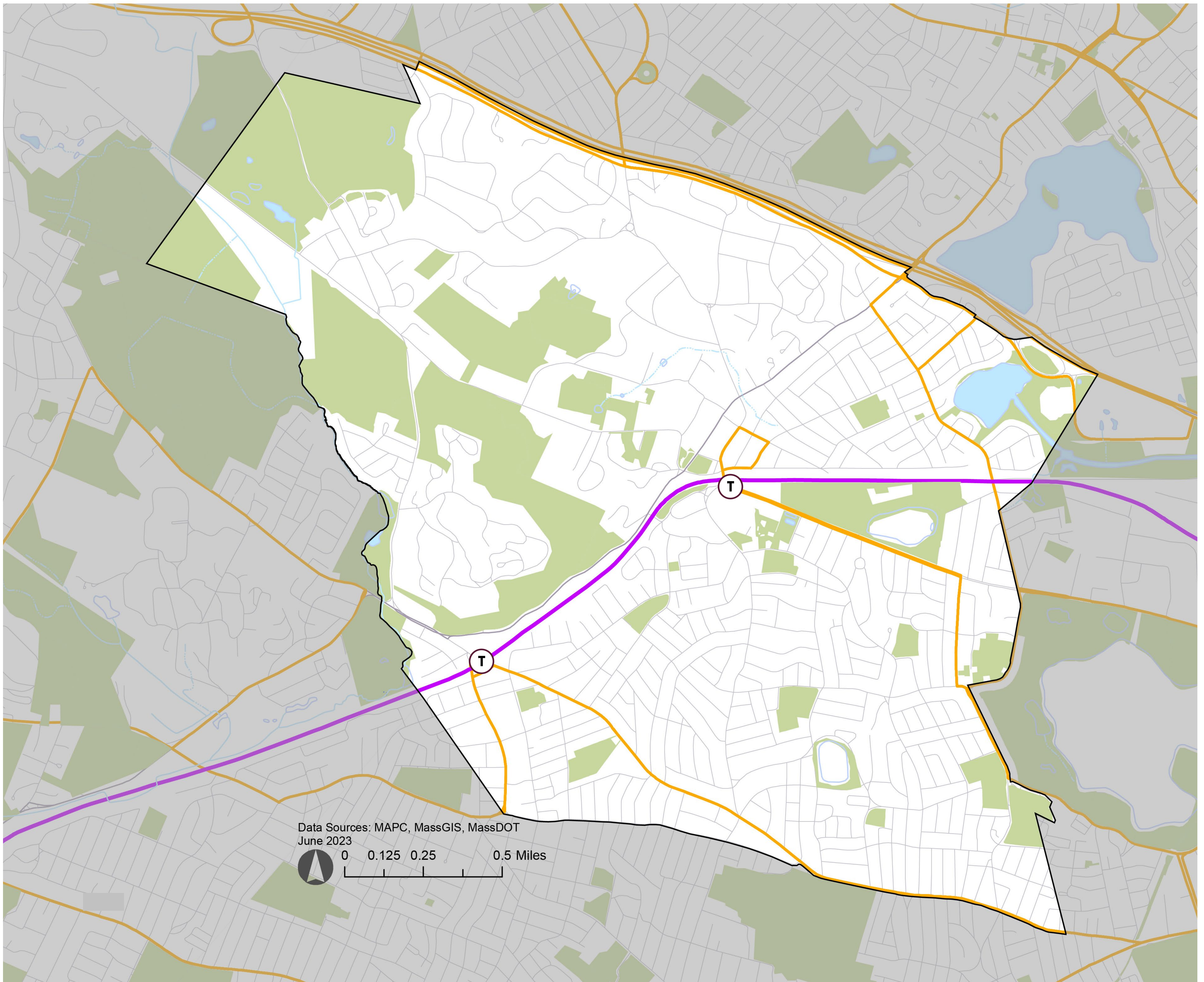
Choose not to comply. All MBTA Communities must comply with the Law. Communities that fail to comply with the Law may be subject to civil enforcement action, rendered ineligible to receive certain forms of state funding, and risk liability under federal and state fair housing laws.

Use Post-It notes to write down any comments, questions, or concerns.



WHERE DO YOU LIVE?

Place a dot on where you live in Town or in one of the boxes below.



FOR NON-RESIDENTS

I work in Belmont

I own property in Belmont

Other