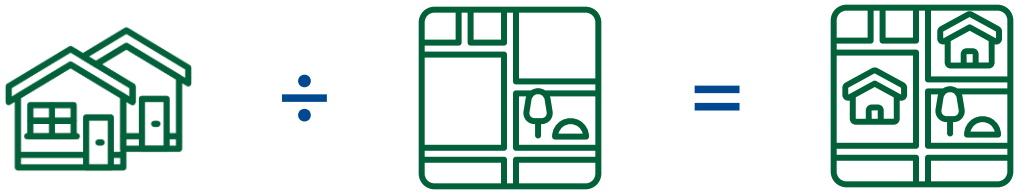
Visualizing a Density of 15 Units Per Acre

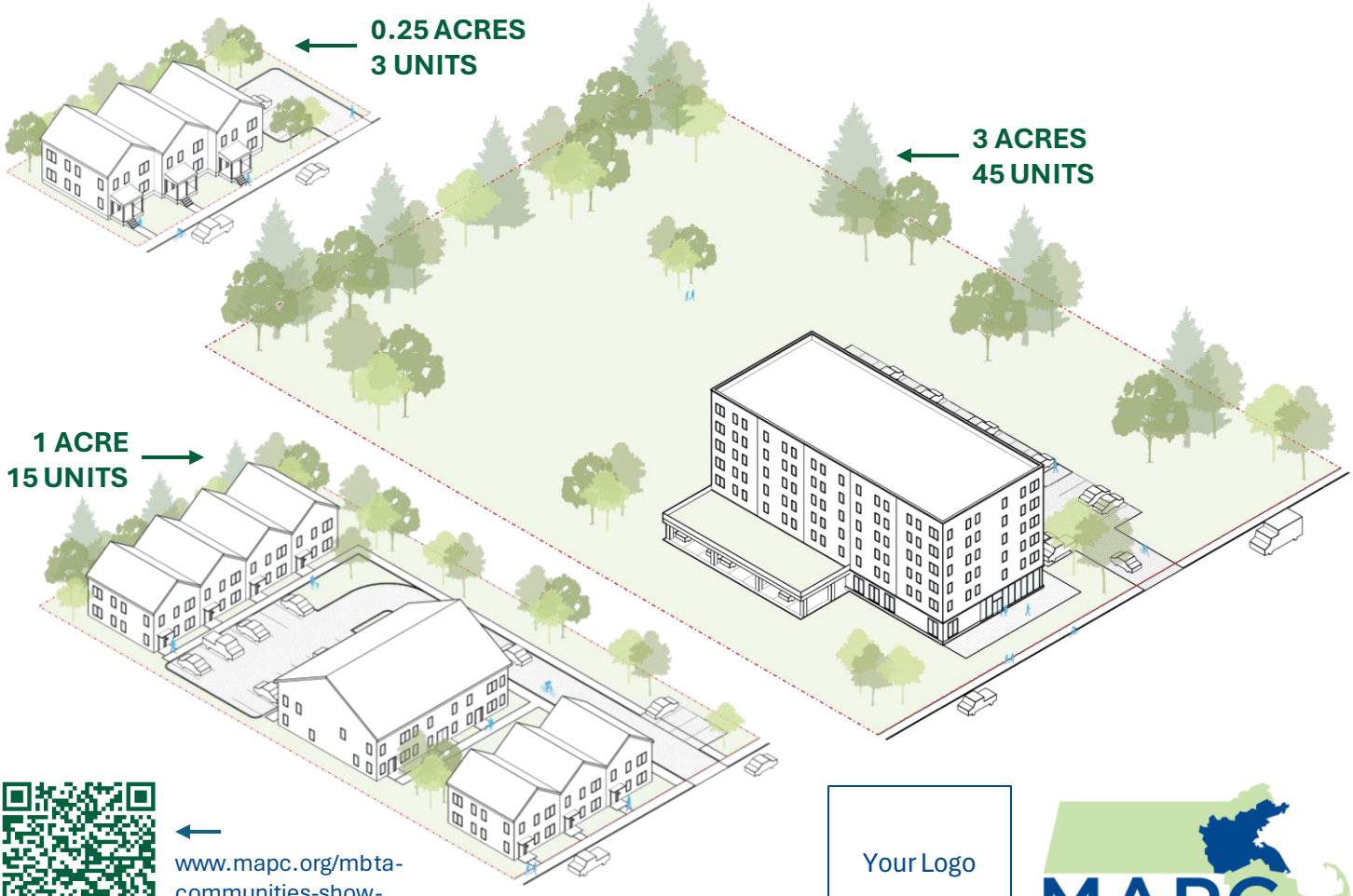
Gross density is calculated by adding together the number of multifamily units that could theoretically be built on every parcel in a Section 3A-compliant zoning district(s) and then divided by the total acreage of the district. The total "gross" acreage includes both buildable parcels and unbuildable areas like roads or recreation lands. Subdistricts of lower densities are allowed as long as they are counterbalanced by subdistricts with higher densities so that the average gross density is at least 15 units per acre.



Number of Units ÷ **Total Acreage** = **Gross Density**

At the parcel level, the look of 15 units per acre will vary based on the parcel size. It could mean a three-unit townhouse on a 10,000 square foot (approximately ¼ of an acre) parcel or a 45-unit building on a three-acre parcel. This density doesn't mean high-rises will be built. In many places, this density can be achieved by allowing for a maximum height of only two or three stories.

The following visualizations show what 15 units per acre looks like on sites of different scales:



www.mapc.org/mbta-communities-show-your-support-toolkit

Your Logo

MAPC

Examples of Housing at Different Densities

Address: 528 Boston Post Road, Sudbury
Units: 250 **Acres:** 17 **Density:** 15 Units/Acre

Address: 160 Green Street, Melrose
Units: 6 **Acres:** 0.22 **Density:** 27 Units/Acre

Address: 17-33 East Central Street, Franklin
Units: 20 **Acres:** 0.99 **Density:** 20 Units/Acre

Address: 28 Austin Street, Newton
Units: 68 **Acres:** 1.7 **Density:** 40 Units/Acre

Address: 75 South Main Street, Sharon
Units: 75 **Acres:** 2.9 **Density:** 26 Units/Acre

Address: 531 Main Street, Reading
Units: 7 **Acres:** 0.13 **Density:** 54 Units/Acre

Helpful Sources to Visualize Density

Residensity: Tool by MHP to analyze housing unit counts and residential density for any location in MA.
Exploring Housing at Different Densities: Tool by SRPEDD & MHP to tour multifamily developments in MA.

Contact:
Name Email
Title Phone

Your Logo

MAPC