

Proposed Zoning Amendments to the Use and Dimensional Requirements for 1,2,3 Family and Multifamily Housing

City Council - Planning and Development
January 19, 2022



Overview

- Clarifications & General Comment Responses
- History of Two Family in Gloucester
- Summary of Buildout
- Building Height in the Region



General Comment Responses

- Each of the proposals is not designed to solely create affordable housing, HPP goal is to create housing options across markets
- Any lot that currently complies with two-family requirements could be torn down and a two-family can be constructed, these amendments are about process
- HPP addresses affordability through CDBG programs, inclusionary, ADUs, and partnering with non-profit housing groups with ATF and CPC funding
- **These amendments are entirely within the City Council's control** (MAPC provided support in development of local plan)
- Only increase in potential of two-family is by reduction in lot area requirements in R-30, R-40, R-80 and allowance in RC-40
- Only way affordability is protected is by deed restriction – city currently has over 1000 units of subsidized housing

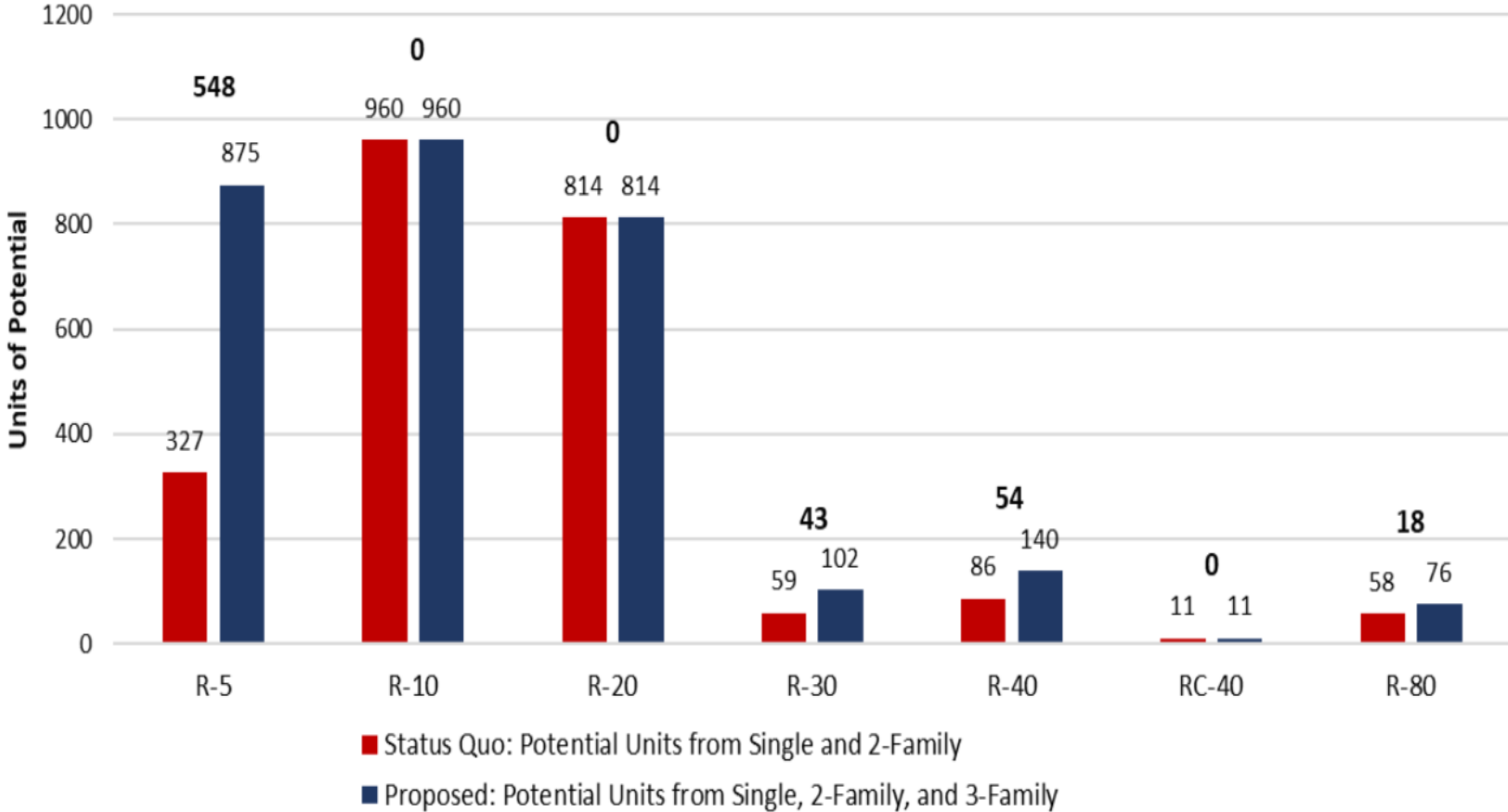
History of Two-Family

- Introduction of two-family in residential districts in early 1980s by special permit
- Allowance by-right for both new and conversions 1993
- Re-introduction of special permit for conversions with exterior change 1998
- Current ordinance allows tear-down or new construction, conversions without exterior change, and requires special permit for conversion with exterior change.

Recent Conversions & New Two Family Three Family 2018-Present

Use	Structures	New Units
One to Two Family	47	47
New Two Family	8	16
Two to Three Family	11	11
One to Three Family	4	8
	Total	82

Potential Change in Development of 2 and 3 Family



Potential from Changes to Two-Family Use and Allowance

Zoning District	Total Lots	Compliant Lots	1 – 2-Family Conversion	New 2-Family	Total Potential Units
R-10	3543	909	858	102	960
R-20	4215	717	620	194	814
R-30	775	89	70	32	102
R-40	432	118	96	44	140
RC-40	287	11	0	0	11*
R-80	514	76	36	40	76

Buildout based on the following criteria: Frontage, Lot Area, Minimum lot area to include <25% wetland, land use code (vacant, sf)

Excludes: conservation land, city land, utility owned etc.

Does not consider Title V, location of structure on a lot, utility limitations, private deed restrictions or easements

Potential from Changes to Three-Family Allowance

Zoning District	Total Lots	Compliant Lots	1 – 3-Family Conversion	2 – 3-Family Conversion	New 3-Family	Total Potential Units
R-5	2183	791	317	102	5	875

Buildout based on the following criteria: Frontage, Lot Area, Minimum lot area to include <25% wetland, land use code (vacant, sf)

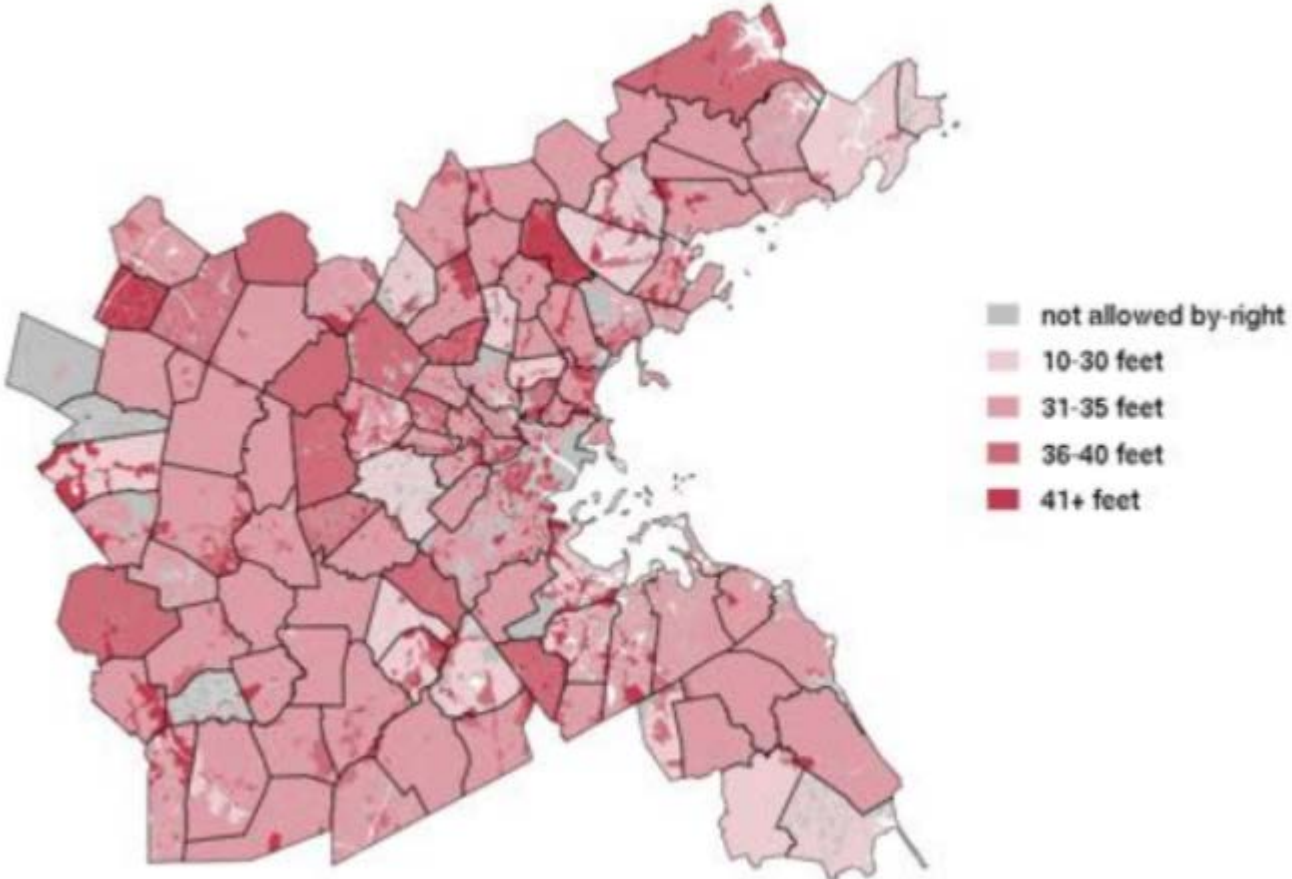
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Building Height Defined

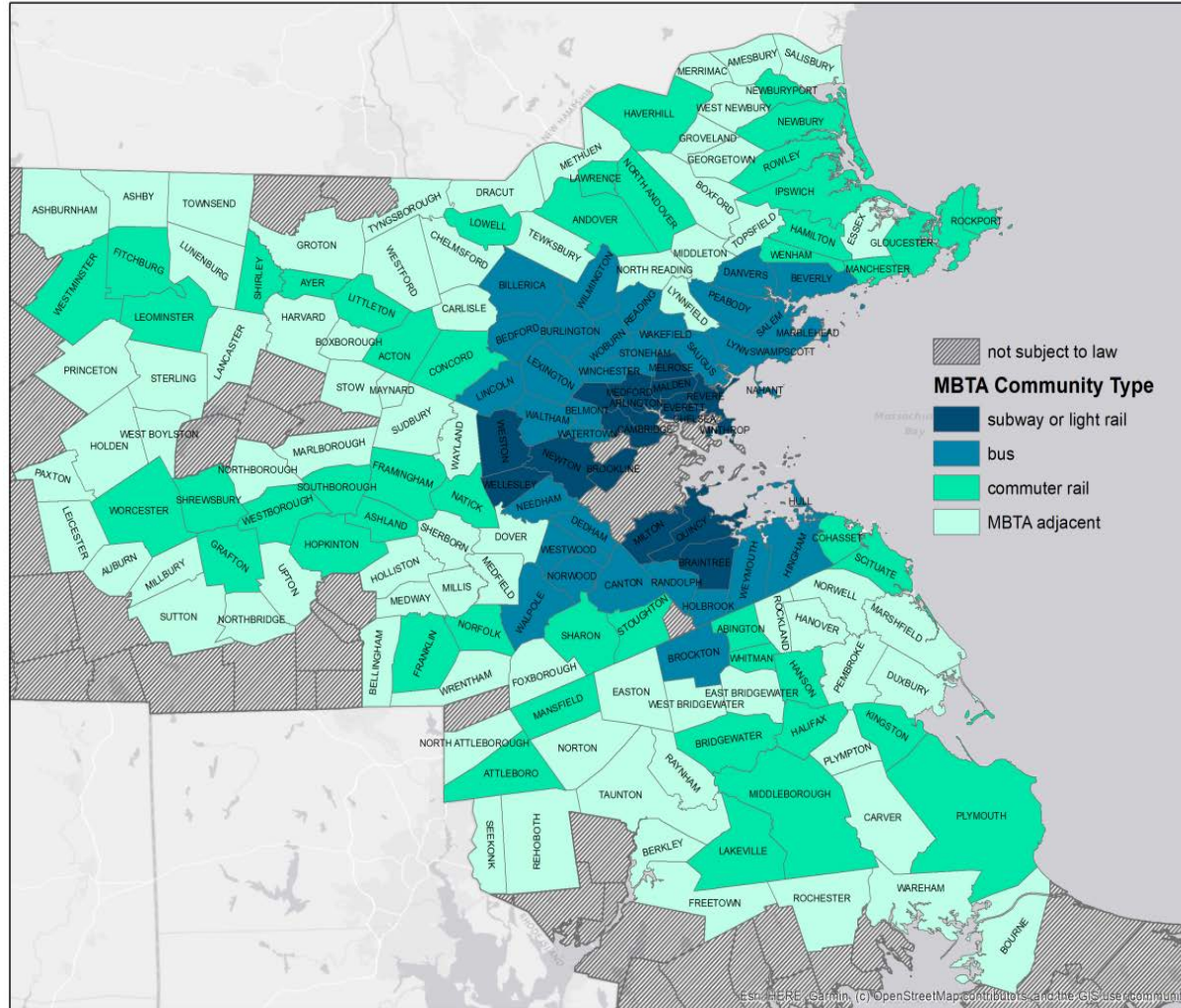
- **Building Height**: In the case of a flat roof, the vertical distance measured from the average grade prior to building construction to the highest point of the roof assembly (including parapets). In the case of a sloping roof, the vertical distance measured from the average grade prior to building construction to the highest point of the peak or ridge.
- The average grade prior to building construction is established by determining the elevation of the building at all of its corners and deriving the average thereof. Included in the determination of height are widow's walks, towers or cupolas that are more than four feet long, four feet wide and four feet tall. Not included in the determination of height are accessory features such as chimneys, skylights, television antennae and building mechanicals in large commercial, apartment and condominium buildings.

Maximum Building Height



MBTA Communities (Source: mass.gov)

New State Requirement for Increased By-Right Multi-family Development near Transit Nodes



MBTA Communities

Municipality	MBTA Community Type	2020 Housing Units (Census PL-94)	Minimum multifamily district unit capacity requirement
Gloucester	commuter rail	15,133	2,270

- Unit Potential Based on 15% of 2020 Census Housing
- Districts must be within .5 miles of transit node
- Districts must be a minimum of 50 acres
- Density must be no less than 15 units/acre (R-5 26u/a)
- District Capacity must be > or = 2,270 units
- Failure to comply affects access to several state grant funding sources, **this is also a local decision**