



“Illegal neighborhoods”

How to use zoning to create great communities

Carsten Snow & Callie Clark, MHP

June 14, 2016



What is an “illegal neighborhood”?

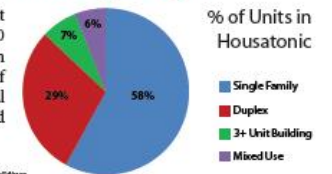
- Non-conforming uses
 - Smaller lot sizes, setback and frontage smaller than allowable under current zoning
- Mix of residential types
 - Single-family, duplexes, multi-family, small apartment buildings, etc.
- Mix of use types
 - Residential, commercial, etc.
- Often close to community center walkable to amenities and/or transit

Takeaways from previous research

- Large percentage of housing lots in desirable neighborhoods are non-conforming (Ex: 77 percent in Lexington Center and 82 percent in Concord Back of the Depot neighborhood)
- Mix of lot sizes, setback, housing types and architectural styles help to create a diverse neighborhood for a range of residents
- Smaller housing lots preserve open and recreational space
- Denser, mixed-use neighborhoods are often the most desirable areas in communities despite more housing inventory in other areas

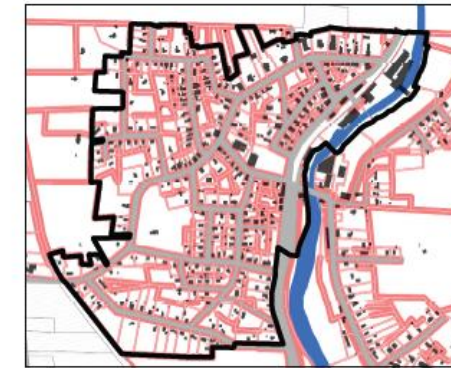
A Mix of Housing Types, but not By-Right

Nearly 100 of the estimated 342 units are duplexes, about 25 are in apartments with four or more units, and 20 are in mixed-use buildings. Despite their contribution to the character of the neighborhood and support of the commercial district, most parcels require a special permit from the Board of Selectmen for duplexes and multifamily.



*Number of multifamily and mixed use units estimated from total residential space in multifamily buildings.

Only 20% of Lots Conform to Setbacks



Because the zoning requires a 25' front yard in most districts, and a 50' in others, structures in almost 80% of the Village's parcels are in a no-build zone.

*Due to small distances, setback analysis should be considered as an estimate only.

Mixed Use Creates Affordable Opportunity

There are six parcels that are mixed-use, which has created opportunity for small business owners to creatively reuse historic structures near the mill with first-floor retail and upper-story dwellings. Even though mixed-use is allowed in only a small portion of the village, the existing conforming and nonconforming structures have benefited artists and non-artists alike, and created an area with amenities known throughout the region.



Williamstown: Mill Village

- Greek Revival neighborhood within walking distance of Williams College
- Almost all parcels are below lot size and frontage minimums
- Homes in neighborhood have lowest days-on-market in Williamstown even with more housing inventory growth in other parts of town

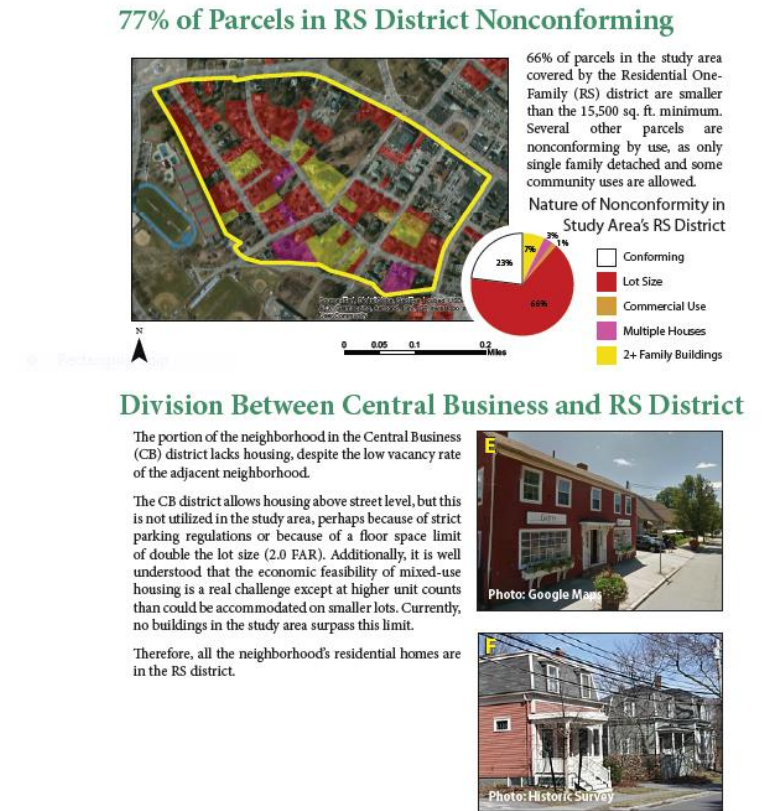
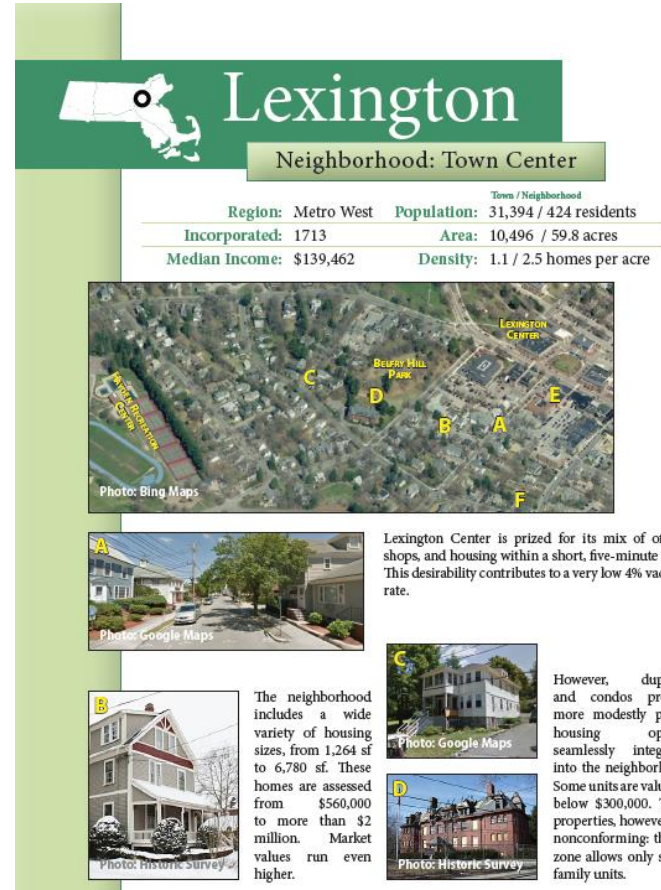
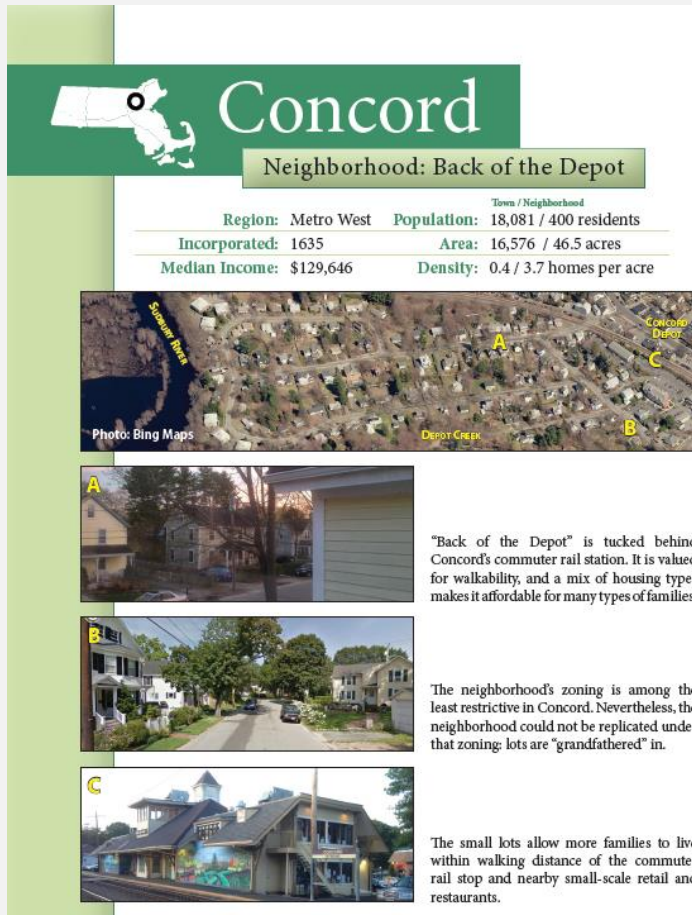


Example: Ipswich Mills

- Dense housing in area that could not be created under current zoning
- Residential parcel median=3,400 sq. ft. but current zoning requirement calls for at least 10,000 sq. ft.
- Short, narrow streets contribute to street life and quality of pedestrian environment
- Easy way to reduce traffic speed



More profiles available at www.mhp.net



Effective Use of Zoning Tools



Powers

- Powers mostly reside in [outdated] M.G.L. Chapter 40A
- Specifies what must be allowed, what may be allowed, what may be regulated, and procedures
- Requires Town Meeting or City Council actions to regulate
- Comes with unique lexicon: as-of-right/special permit, variance/hardship, frontage/setbacks

Zoning Can:

- Define locations for defined uses
- Regulate lots and structures by dimensions
- Affect property values and assessments
- Influence development decisions

	<p>ELEVATION DIAGRAMS:</p> <p>JOHNSON STREET ELEVATION A-A'</p>	<p>AXONOMETRIC DIAGRAMS:</p> <p>JOHNSON STREET WIDE STREET</p>	<p>ZONING REFERENCE</p> <p>USE (UD4): Location: 205 Jay Street, Brooklyn, N.Y. 11201 Lot Area: 6,500 sq ft Floor Area: 10,000 sq ft Floor Area Ratio (FAR): 1.5</p> <p>SITE REGULATIONS:</p> <p>Article II</p> <p>Section 23-145 For Quality Housing buildings</p> <p>In the district indicated, the maximum permitted lot coverage for the maximum floor area ratio for a building shall be as set forth in the following table. The maximum floor coverage ratio for a building shall be as set forth in the following table. The maximum floor coverage ratio for a building shall be as set forth in the following table. The maximum floor coverage ratio for a building shall be as set forth in the following table.</p>	<p>ZONING</p> <p>Address: 205 JAY STREET BROOKLYN, NEW YORK</p> <p>ACRE</p> <p>HIGH LINE</p> <p>BLAR CELLAR</p>																																																																																																		
<p>LEGEND</p> <p>PRIMARY ZONING: C-4</p> <p>PUBLIC FACILITY/INSTITUTION</p> <p>PROPOSED BUILDING</p> <p>MAXIMUM BUILDING ENVELOPE</p> <p>BUILDING SETBACK</p> <p>ELEVATION DIAGRAM</p>	<p>JAY STREET ELEVATION B-B'</p>	<p>JAY STREET WIDE STREET</p>	<table border="1"> <thead> <tr> <th>Street</th> <th>Order</th> <th>Lot</th> <th>Width</th> <th>Depth</th> <th>Area</th> <th>Ratio</th> </tr> </thead> <tbody> <tr> <td>HS</td> <td>1</td> <td>80</td> <td>80</td> <td>2.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>2</td> <td>80</td> <td>80</td> <td>2.43</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>3</td> <td>80</td> <td>80</td> <td>3.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>4</td> <td>80</td> <td>80</td> <td>2.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>5</td> <td>80</td> <td>80</td> <td>2.44</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>6</td> <td>80</td> <td>80</td> <td>4.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>7</td> <td>80</td> <td>80</td> <td>4.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>8</td> <td>80</td> <td>80</td> <td>5.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>9</td> <td>80</td> <td>80</td> <td>6.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>10</td> <td>80</td> <td>80</td> <td>7.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>11</td> <td>80</td> <td>80</td> <td>8.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>12</td> <td>80</td> <td>80</td> <td>9.00</td> <td></td> <td></td> </tr> <tr> <td>HS</td> <td>13</td> <td>80</td> <td>80</td> <td>10.00</td> <td></td> <td></td> </tr> </tbody> </table>	Street	Order	Lot	Width	Depth	Area	Ratio	HS	1	80	80	2.00			HS	2	80	80	2.43			HS	3	80	80	3.00			HS	4	80	80	2.00			HS	5	80	80	2.44			HS	6	80	80	4.00			HS	7	80	80	4.00			HS	8	80	80	5.00			HS	9	80	80	6.00			HS	10	80	80	7.00			HS	11	80	80	8.00			HS	12	80	80	9.00			HS	13	80	80	10.00			<p>ZONING</p> <p>PROPOSED ZONING: C-4</p> <p>Current Zoning: C-4</p> <p>Professor Name: [Signature]</p> <p>Checked by: [Signature]</p> <p>A-001</p> <p>Date: [Date]</p> <p>Grade: [Grade]</p>
Street	Order	Lot	Width	Depth	Area	Ratio																																																																																																
HS	1	80	80	2.00																																																																																																		
HS	2	80	80	2.43																																																																																																		
HS	3	80	80	3.00																																																																																																		
HS	4	80	80	2.00																																																																																																		
HS	5	80	80	2.44																																																																																																		
HS	6	80	80	4.00																																																																																																		
HS	7	80	80	4.00																																																																																																		
HS	8	80	80	5.00																																																																																																		
HS	9	80	80	6.00																																																																																																		
HS	10	80	80	7.00																																																																																																		
HS	11	80	80	8.00																																																																																																		
HS	12	80	80	9.00																																																																																																		
HS	13	80	80	10.00																																																																																																		

Zoning Cannot:

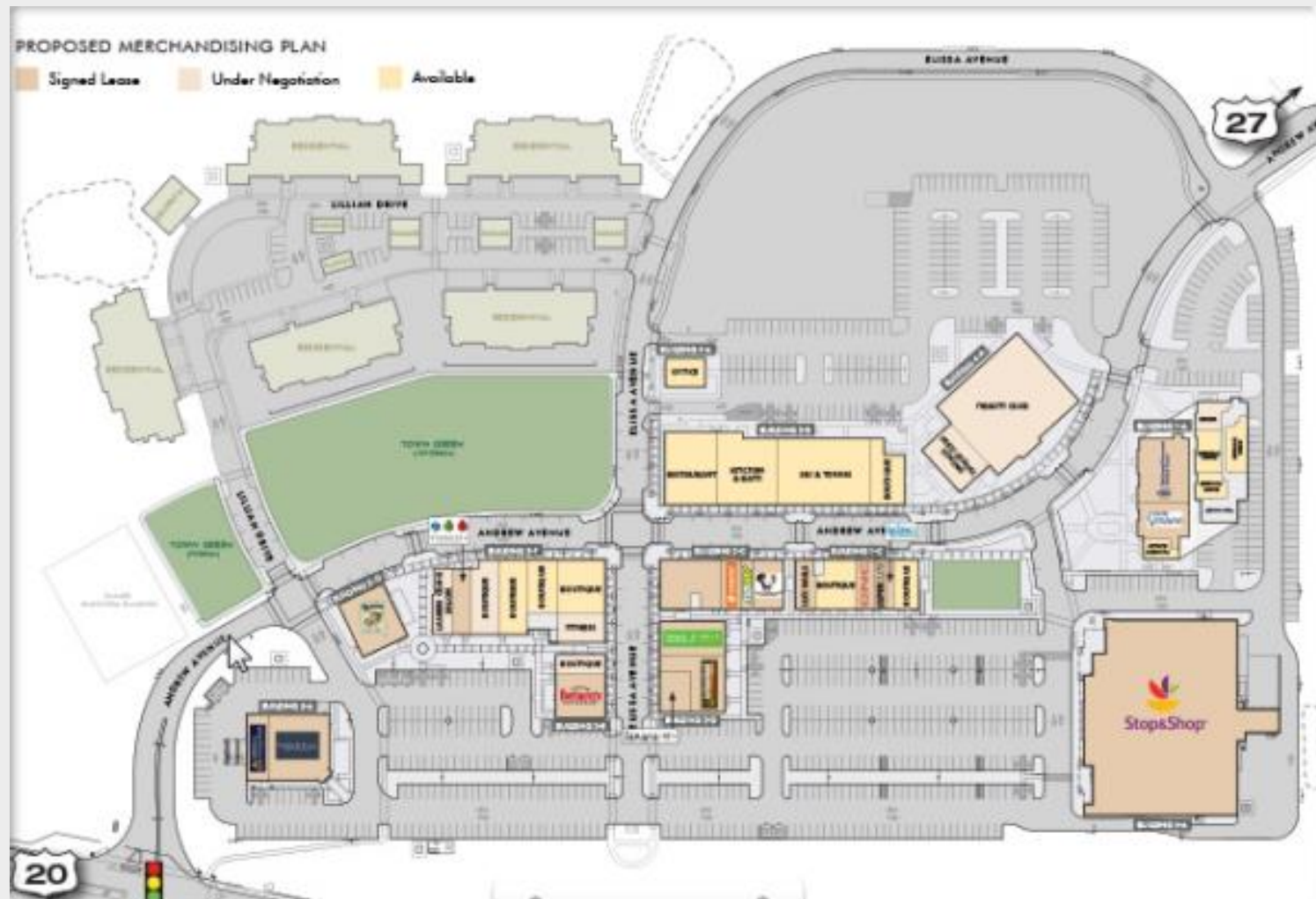
- Revert a non-conforming use or structure
- Trump the Building Codes
- Direct the real estate market



New Zoning Could:

- Direct the character of a project rather than simply create a framework for development
- Ask for or even demand specific design elements
- Plan the whole development by linking infrastructure and land use
- Take deliberate steps through the planning and approval process to reassure all sides at all times
- Use support from Developer's Agreements to create great projects

Example: Wayland Town Center



Four-Step Process

- Preliminary Concept
- Special Permit
- Site Plan Review
- Implementation and Use







Open Space and Public Space



AUG
12



WAILIN' WEDNESDAYS AT THE WAYLAND TOWN CENTER

River Trail Place Townhouses



Wayland Commons Condos



HOW TO MAKE GREAT NEIGHBORHOODS THROUGH ZONING

10th ANNUAL MASSACHUSETTS HOUSING INSTITUTE

JUNE 14, 2016



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

Paul Attemann

www.unionstudioarch.com

*Union Studio was founded in 2001 with one overriding goal:
to use our skills as architects and urban designers to make a
civic contribution to communities of all types*





UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

UNION STUDIO
ARCHITECTURE & COMMUNITY DESIGN

- Architectural Design & Interiors
- Community Design and Master Planning
- Sustainable Design from a Holistic Perspective
- Adaptive Reuse & Historic Preservation
- Design Charrettes



We believe that our public places, neighborhoods and individual structures are the stage on which the life of the community is expressed and that the design of these places can either strengthen or detract from civic life.

TRADITIONAL NEIGHBORHOOD



SUBURBAN SPRAWL

THE MARKETS (and most zoning ordinances) HAVE BEEN PROVIDING MOSTLY ONE IDEA OF THE AMERICAN DREAM







PLACES WE LOVE – CAN'T BE BUILT WITH TODAY'S ZONING ORDINANCES IN PLACE



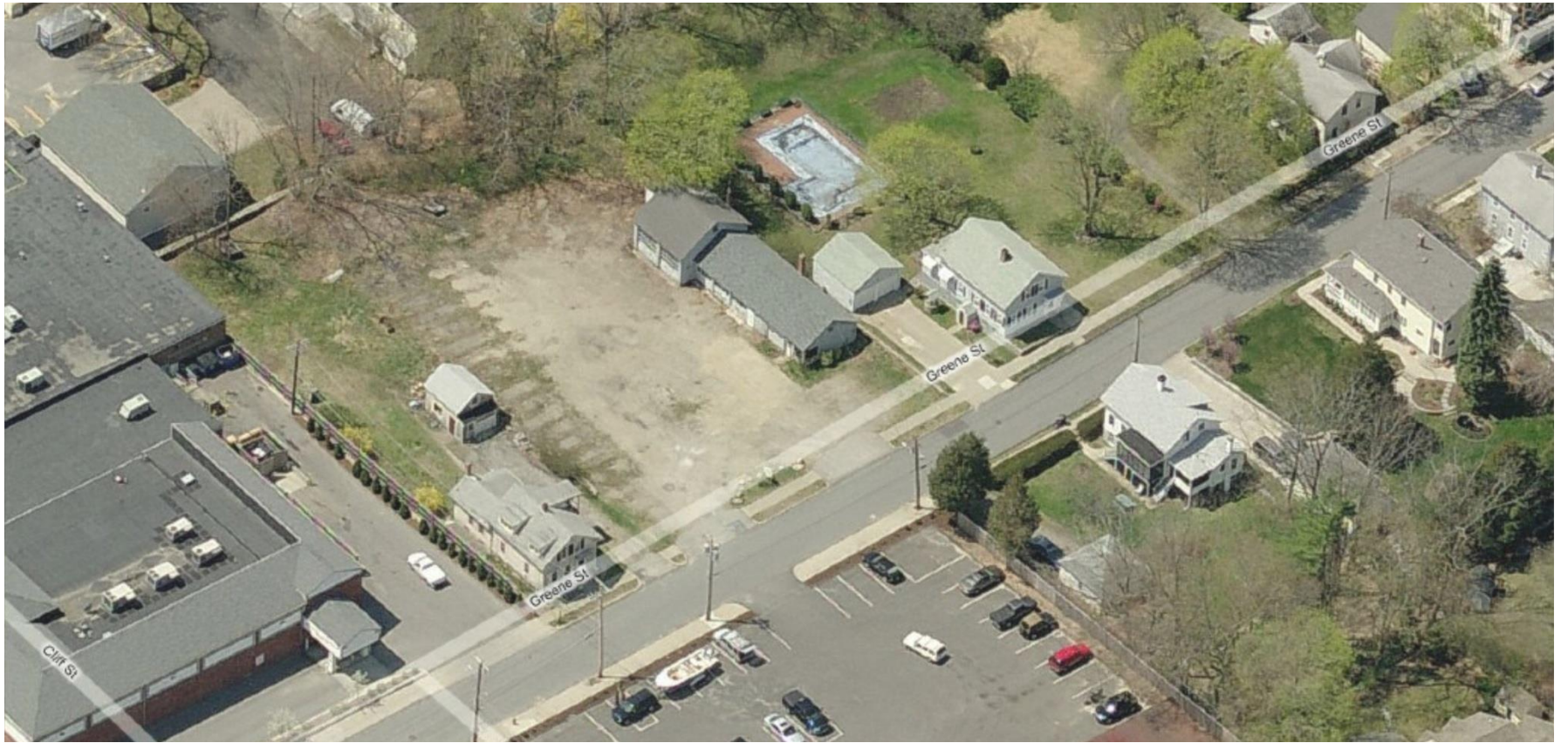
Cottages on Greene

East Greenwich, RI





- ① MAIN STREET
- ② TOWN HALL
- ③ POLICE STATION
- ④ LIBRARY
- ⑤ ELEMENTARY SCHOOL
- ⑥ POST OFFICE
- ⑦ TOWN PLAYING FIELDS
- ⑧ GOVERNOR'S HOUSE



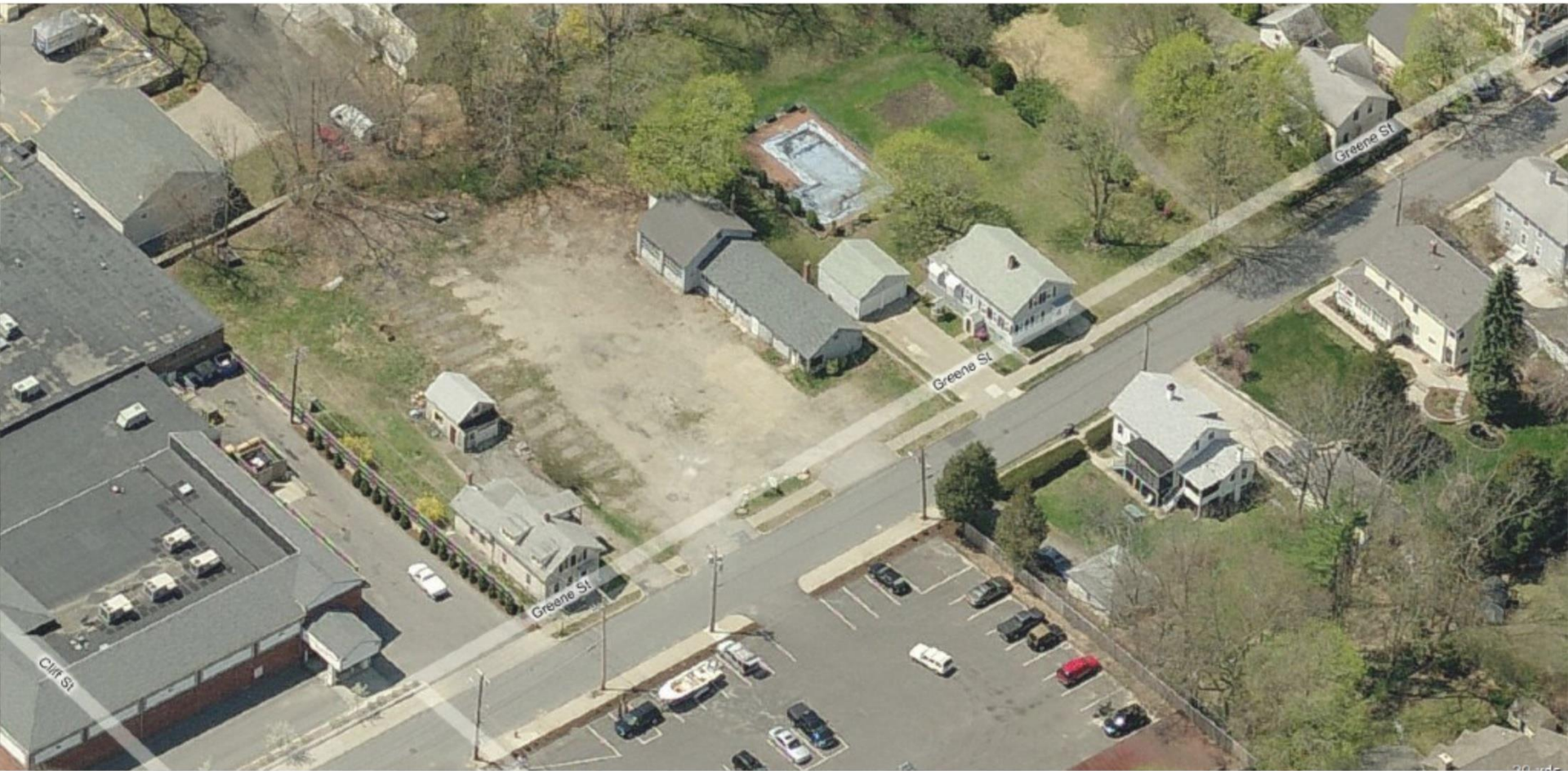
Site originally zoned “Highway Commercial”



Identified by town as a place for “high Density” Residential



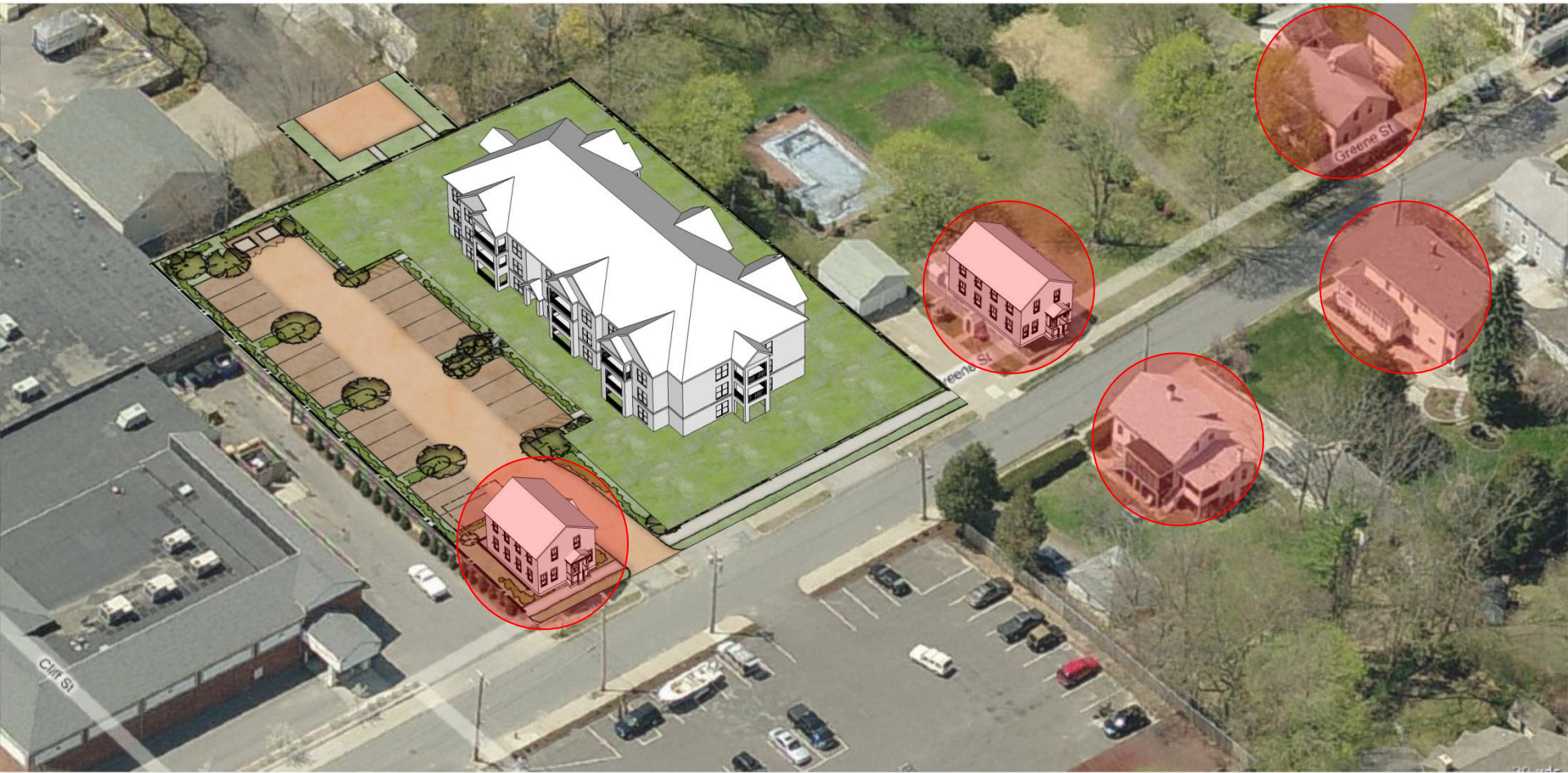
Code for: Double loaded Multi-family construction



Code for: Double loaded Multi-family construction



At odds with the residential character of the remainder of Greene Street



What had been feared as “density” became.....









A GREENE STREET ELEVATION

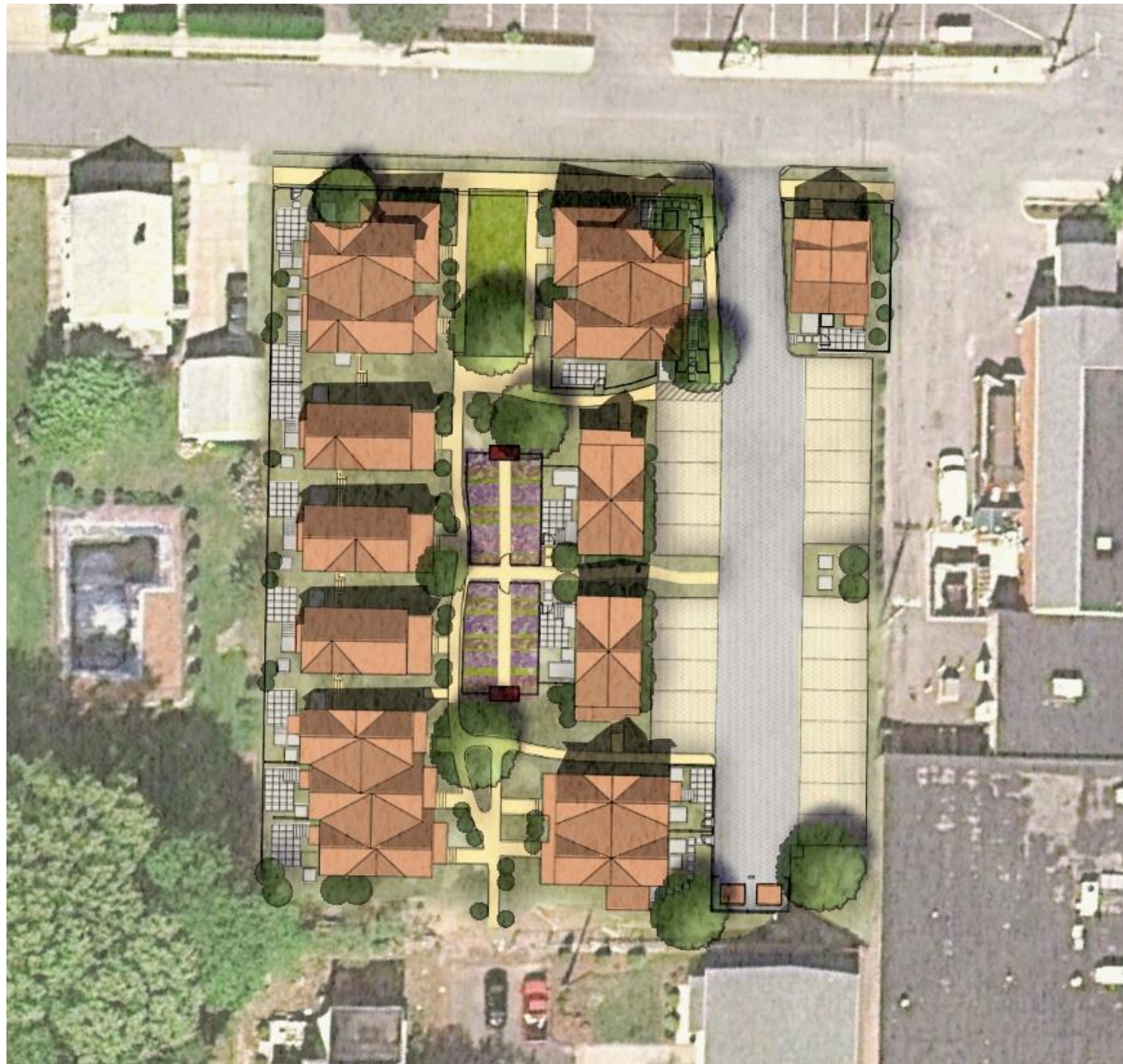
SCALE: 1/8" = 1'-0"











- 39,000 SF (.89 Acres)
- 15 Units (+/- 17 Units per acre)
- 900 SF 2br units arranged as singles, duplexes and tri's
- Adjacent to town recreational amenities
- 1/4 mile from main street
- Common Green and small community garden
- 22 Parking Spaces



GREENE STREET ELEVATION



COURTYARD ELEVATION - WEST



COURTYARD ELEVATION - EAST











Concord Riverwalk

West Concord, MA

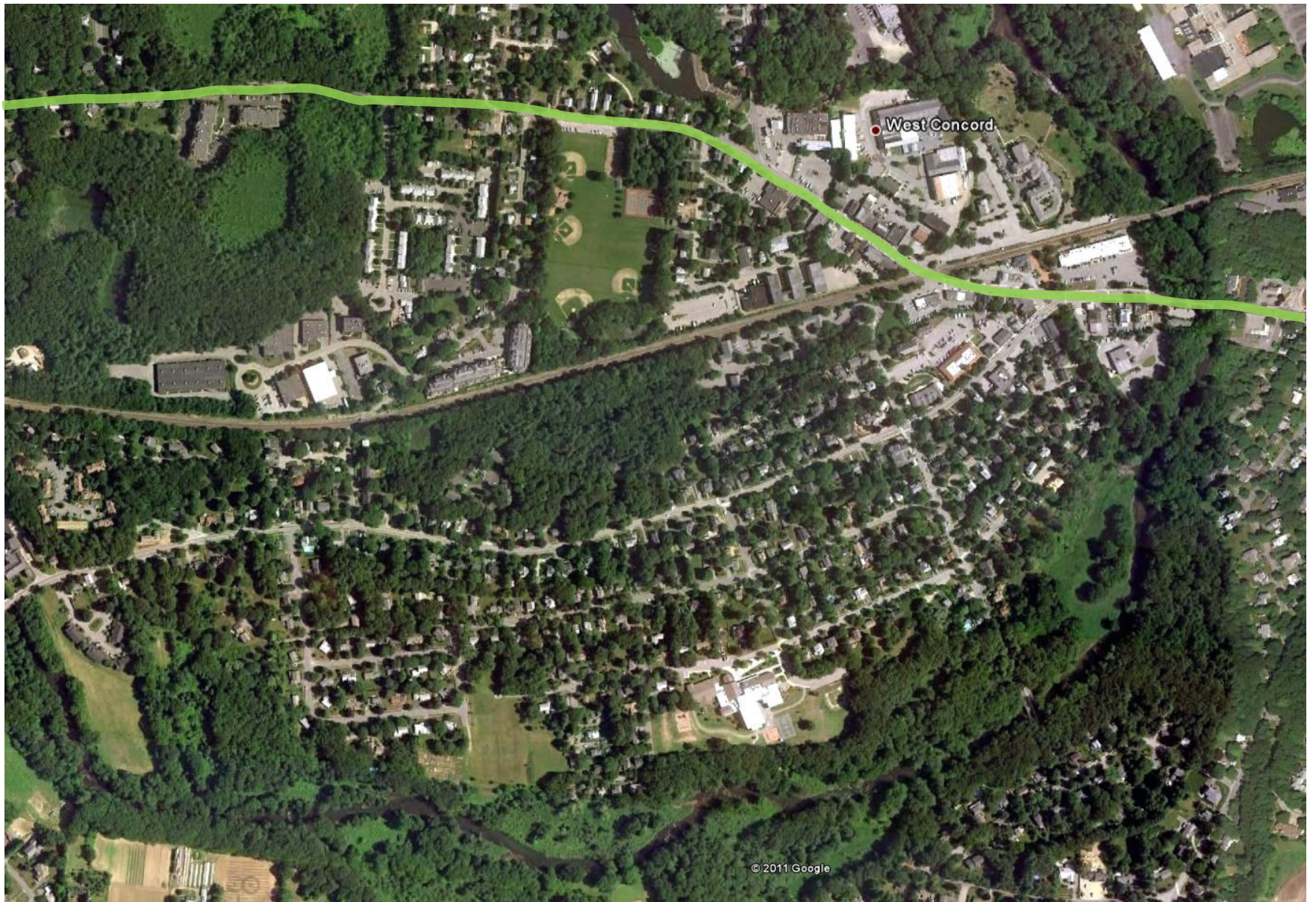






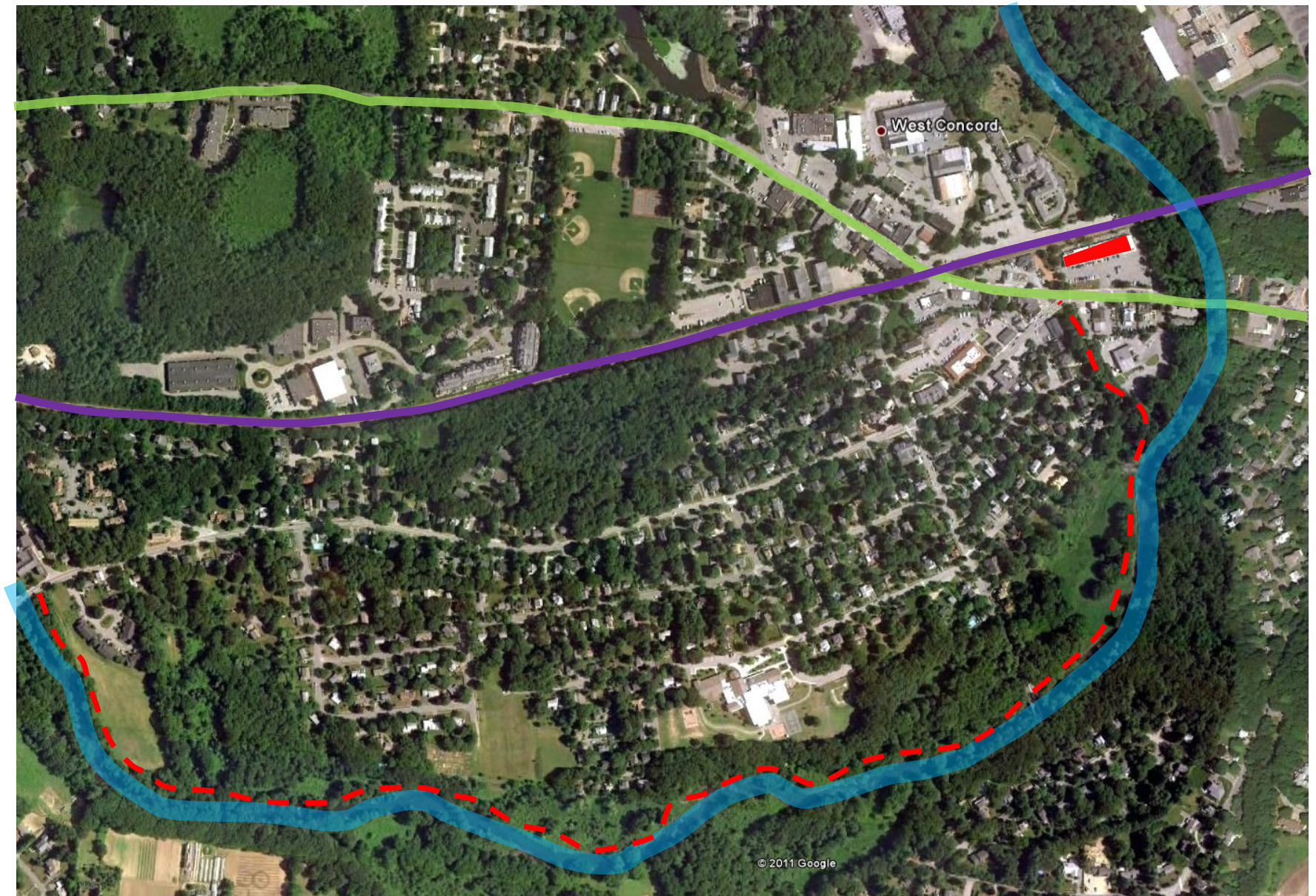


© 2011 Google

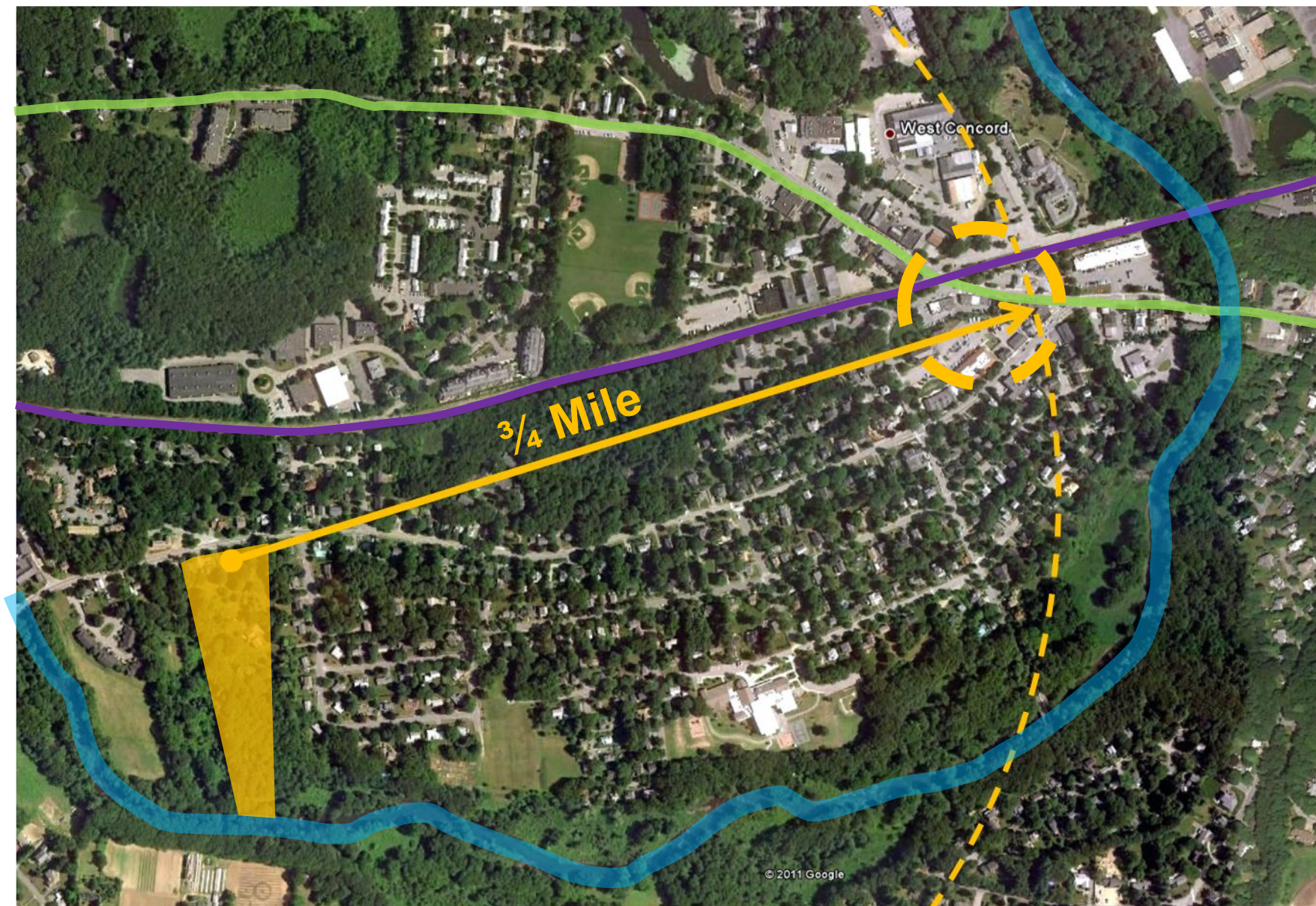












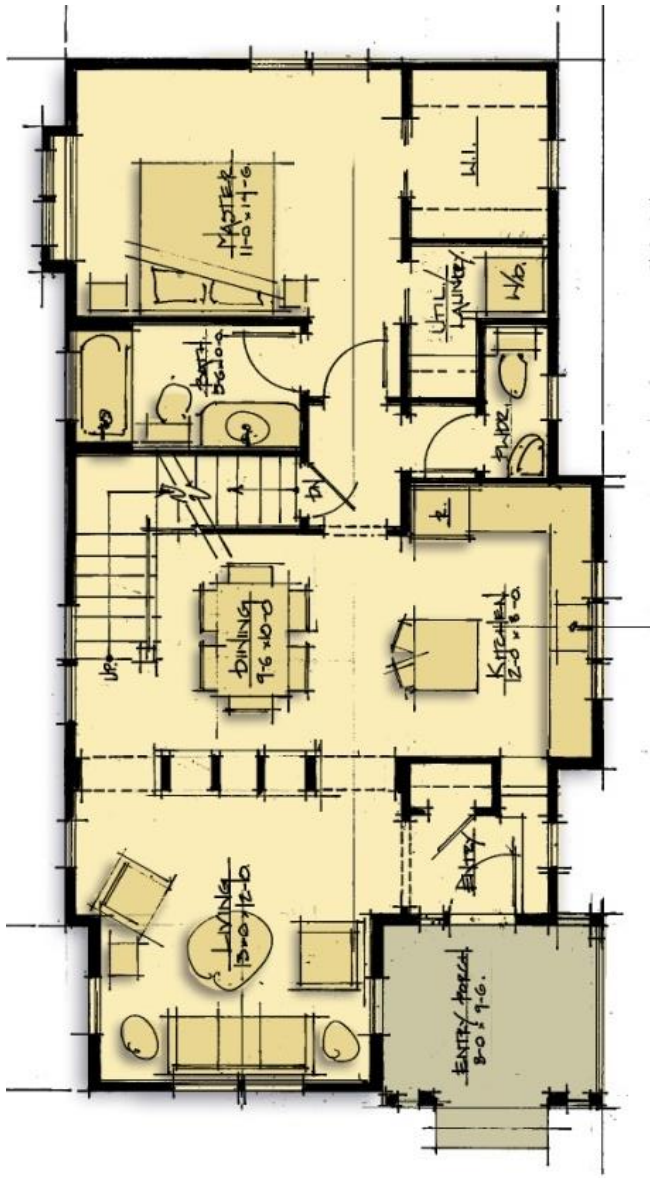


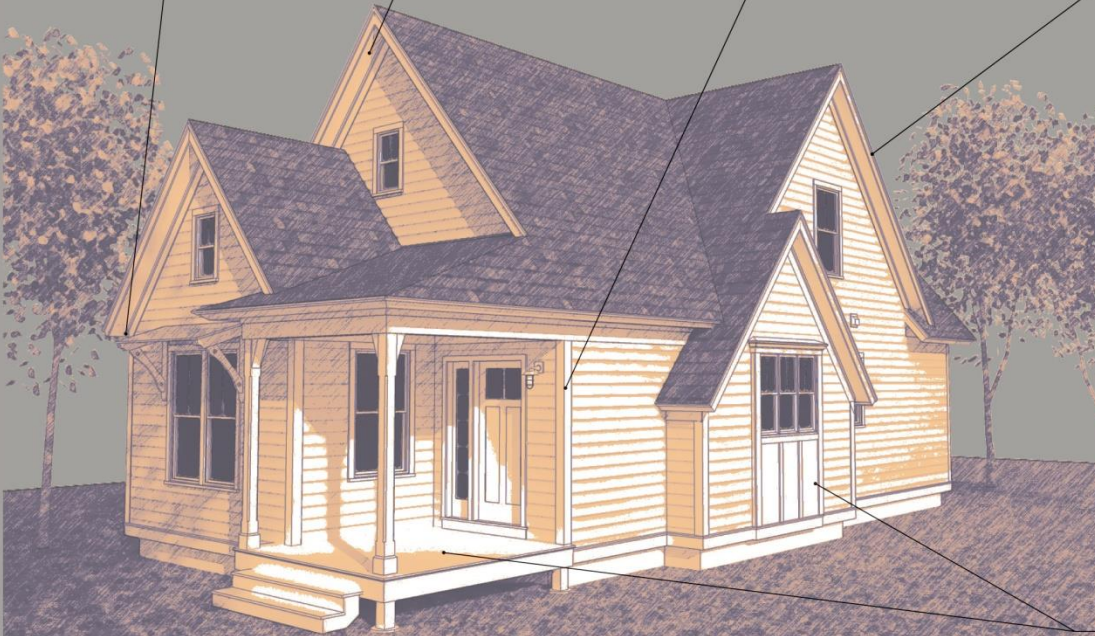




- 3.87 Total Acres
- +/- 2 Acres Buildable (6.5 units/acre effectively)
- 13 2-3 bedroom units
- 1,200 – 1,800 SF (+/- 7 units to the acre)
- 1 covered parking space per unit (second space surface)
- Net Zero “possible” construction and mechanical systems
- Connected to riverfront trail system





















Heritage Sands

Dennisport, MA





Quick Discussion on:

Previous site conditions

Dennisport's historical zoning and summer colonies (trailer parks and cottages) which allowed such uses

Changes to Dennisport's zoning that disallowed traditional building patterns

Revisions to Dennisport's zoning to once again allow summer cottage communities

(need to develop a bit with Douglas' input)

NEW SUMMER COTTAGE COLONY ON CAPE COD



- 65 cottages
- 7.9 Acres – 8 units / acre
- 1-3 bedroom units
- Max. ground floor 900 SF
- Max. total area 1200 SF
- Walking paths
- community parks
- club house



1 BEDROOM COTTAGE

FRONT ELEVATION
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN



2 BEDROOM COTTAGE

FRONT ELEVATION

SCALE: $\frac{3}{16}" = 1'-0"$



FIRST FLOOR PLAN



SECOND FLOOR PLAN



3 BEDROOM COTTAGE

FRONT ELEVATION

SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN



SECOND FLOOR PLAN





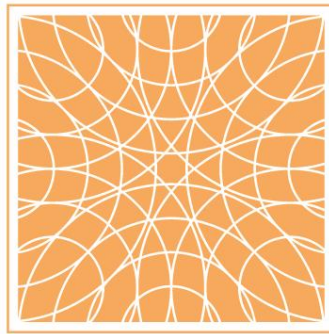









Thank you



UNION STUDIO

ARCHITECTURE & COMMUNITY DESIGN

www.unionstudioarch.com



NEEDHAM: MIXED USE OVERLAY DISTRICT

Devra Bailin, Economic Development Director
Town of Needham

Upcoming 40B Project

- 390 unit project

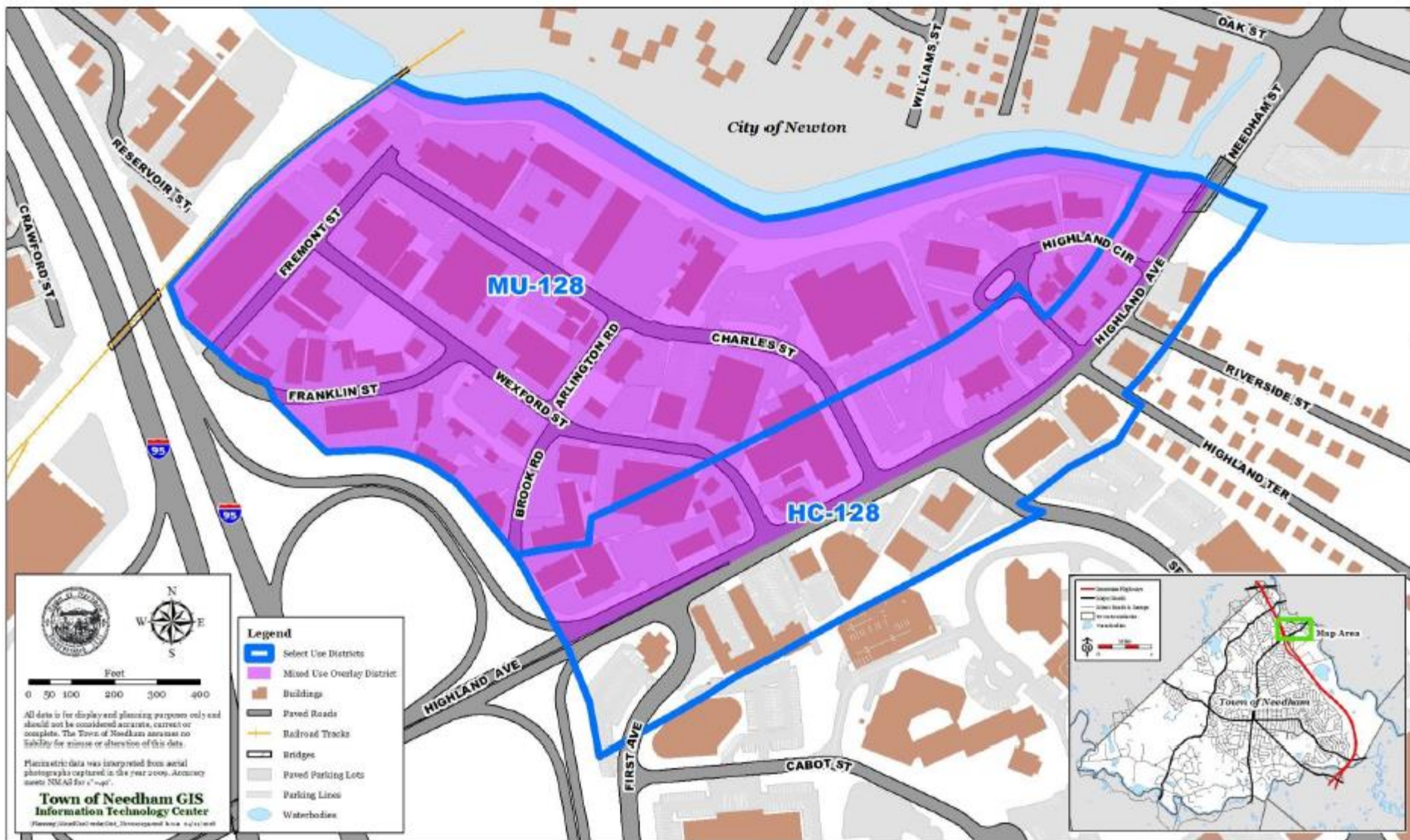


Proposed Overlay District:

- Allow Multifamily dwellings (above commercial uses or independently)
- Maximum of 250 units permitted within District
- Increase FAR: 3.0
- Require 1.5 parking spaces per unit (1 for affordable unit)
- Increase Minimum Lot Size: 2 acres

Underlying District not changing

Article 19: Amend Zoning By-Law - Map Change to Mixed Use Overlay District



Town Meeting Warrant Article

3.14.1 Purpose of District

The purposes of the Mixed-Use Overlay District (hereinafter referred to as the “MUOD”) include but are not limited to:

- (a) Promoting a range and balance of land uses;
- (b) Facilitating integrated physical design and encouraging interaction among activities;
- (c) Permitting mixed use (commercial and residential) on individual development sites that are currently zoned within Mixed Use-128 and the northern Highland Commercial-128, i.e. the northern portion of Highland Commercial-128 abutting the Mixed Use-128 zoning district (hereinafter “the abutting Highland Commercial-128”);
- (d) Permitting mixed use (commercial and residential) within the area currently zoned Mixed Use-128 and the abutting Highland Commercial-128;
- (e) Establishing controls which will facilitate responsible development while protecting the public interest by limiting the aggregate amount of development;
- (f) Permitting flexible development on individual lots;
- (g) Promoting site features and layouts conducive to a variety of uses;
- (h) Promoting a pedestrian-friendly living and working environment; and
- (i) Providing housing in Needham.

Contact Info

Devra Bailin

Economic Development Director

Town of Needham

dbailin@needhamma.gov