TECHNICAL ASSISTANCE SUMMARY MEMORANDUM

For

MBTA SECTION 3A ZONING COMPLIANCE

TOWN OF MARBLEHEAD,
MASSACHUSETTS

Submitted to:
Massachusetts Housing Partnership
160 Federal Street,
Boston, MA 02110

Proponent:
Town of Marblehead
188 Washington Street
Marblehead, MA 01945

Prepared by:
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45 Franklin Street, Floor 5
Boston, MA 02110

May 17, 2024 #MAB230011.01

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PROJECT NARRATIVE & FINDINGS

MBTA 3A Criteria:

Bohler is providing technical assistance to the Town of Marblehead to achieve compliance with Section 3A of MGL c. 40A under the Commonwealth of Massachusetts, Department of Housing and Community Development (DHCD), now the Executive Office of Housing and Livable Communities (EOHLC), issued August 10, 2022, and revised August 17, 2023. Section 3A outlines compliance for an MBTA community as having a zoning by-law that provides at least 1 district of reasonable size in which multi-family housing can be permitted as of right. A district of reasonable size is outlined as having a minimum gross density of 15 units per acre, and have a minimum area located within an 0.5-mile radius from a commuter station, subway station, ferry terminal or bus station, if applicable, and no restrictions on age, and suitable for families with children.

For more information on the requirements related to Section 3A, please visit:
https://www.mass.gov/info-details/multi-family-zoning-requirement-for-mbta-communities

EOHLC has released a "compliance model" to calculate compliance within the municipality that was used in this report and is included as an attachment.

Components of Analysis:

The compliance model was used to analyze the proposed zoning district for compliance. The compliance model was broken out into a GIS component and Excel component. The 3A guidelines for both are outlined below:

- **Geographic Information System (GIS):**
  - **District Contiguity**
    At least half of compliant multi-family zoning district must comprise of contiguous lots of land, and no portion of a district that is fewer than 5 contiguous acres will count towards the minimum size requirement. If the unit capacity and gross density requirements can be achieved in a district of fewer than 5 acres, the district must consist of entirely contiguous lots.
  - **Unit Capacity**
    Through the GIS modeling, sensitive and contiguous lands are included. Both sensitive and excluded land counts towards the districts total acreage but only sensitive land can be modeled for unit capacity. EOHLC, formerly DHCD, prepared GIS files which included the total amount of sensitive and excluded land on each parcel.
  - **Sensitive lands**
    - Wellhead Protection Areas (Zone II and Interim Wellhead Protection Areas)
    - Special Flood Hazard Areas (A or V Flood Zones)
    - Active Farmland
    - Priority Habitats of Rare Species
    - Surface Water Protection Zones B and C
  - **Excluded land**
    - Hydrological features
    - Protected/open space
    - Wellhead Protection Areas (Zone I)
    - Title V setbacks and Surface Water Protection Zone A Right of Way
    - Most public land, except certain types

- **Gross density**
  "Gross density" is defined as "a units-per-acre density measurement that includes lands occupied by public rights-of-way and any recreational, civic, commercial, and other nonresidential uses." Some of these types of land are excluded from unit capacity calculations. However, according to the Zoning Act's definition of "gross density," public rights of way, public and institutional land, and restricted open spaces must be counted towards a district's total acreage when calculating units per acre. The Commonwealth has prepared a GIS shapefile which includes all lands that respect this definition.

- **Excel**
  - **Zoning Checklist**
    The municipality's basic zoning requirements and standards for the districts that are being analyzed.
  - **Multi-family Housing Conditions**
    Consists of any specific conditions that would prevent as-of-right multi-family development, and includes the following:
    - Age restrictions
    - Limitations on size of the unit
    - Restrictions to studio, 1-bed, or 2-bedroom units
    - Limitations on size of the bedroom
    - Restrictions on number of occupants
    - A requirement for a commercial ground floor
    - A requirement for mixed-use on any floor
    - Specific Inclusionary Zoning requirements or
    - 40R requirements

More information on specific compliance guidelines can be found here:
https://www.mass.gov/doc/compliance-guidelines-for-multi-family-zoning-districts-under-section-3a-of-the-zoning-act/download

Marblehead Criteria:

Under Section 3A of MGL. c. 40A, the Town of Marblehead is considered an Adjacent Community. An Adjacent Community is defined under 3A as an MBTA community that (i) has within its boundaries less than 100 acres of developable station area, and (ii) is not an adjacent small town. Adjacent Communities are required to achieve compliance by December 31, 2024.

The Town of Marblehead has 8,965 housing units per the 2020 census and a required minimum of 897 multi-family units for compliance. A total of twenty-seven (27) acres of land area is required for compliance. Marblehead does not have a Developable Station area (half-mile radius around the MBTA commuter rail station, rapid transit, or ferry terminal).

Proposed Districts and Compliance Model Findings:

Bohler, working in conjunction with the Town of Marblehead Planning Department, and Planning Board Chairman, has identified three (3) subdistricts which together, create their MBTA Communities Multi-Family Overlay District (MCMOD) in order to achieve compliance. The sub-district areas were chosen based on initial community feedback, and working sessions offered by the Town Planner. These areas were then refined through virtual meetings with the Town Planner and Planning Board and were ran through the Compliance model for further refinement through zoning parameters. The refined areas were then presented to the community in a Community Engagement session. These areas were well received and therefore finalized for the Town's warrant submission for their Spring Town Meeting.

The first of the three sub-districts, making up 50% of the overall district overlay area at 29.8 acres, is located just north of Marblehead's downtown area and designated as the Tioga Way District. The second sub-district, the Pleasant Street District, is located in Marblehead's downtown area and proximate to their bus route. This sub-district contains 20.6 acres. The third and last sub-district, the Broughton Road District, is just south of Marblehead's downtown area and contains 8.0 acres. Included in Appendix A are map exhibits showing each of these sub-districts. The compliance model showing the proposed zoning parameters of each sub-district and overall results has been included in Appendix B. A summary of these results is reflected in **Table 1** below.

Table 1: Compliance Model Results Summary

	MCMOD 1 Tioga Way District	MCMOD 2 Pleasant St District	MCMOD 3 Broughton Road District	Totals
District Size (acres)	29.8	20.6	8.0	**58.4**
Final Unit Capacity Per District	483	295	119	**897**
Density (units/acre)	17.3	14.3	14.9	**15.9**

Conclusion:

As a result of this analysis, the following parameters must be applied to the as of right multi-family overlay district:

- The max allowed density by right must be 20 units/acre within each sub-district.
- The minimum lot size requirement must be 6,000 s.f. within the Tioga Way District, 5,400 s.f. within the Pleasant St District, and 7,500 s.f. within the Broughton Road District.
- The open space requirement has been reduced from 1 s.f. for each 1 s.f. of gross floor area to 1 s.f. for each 50 s.f. of gross floor area.

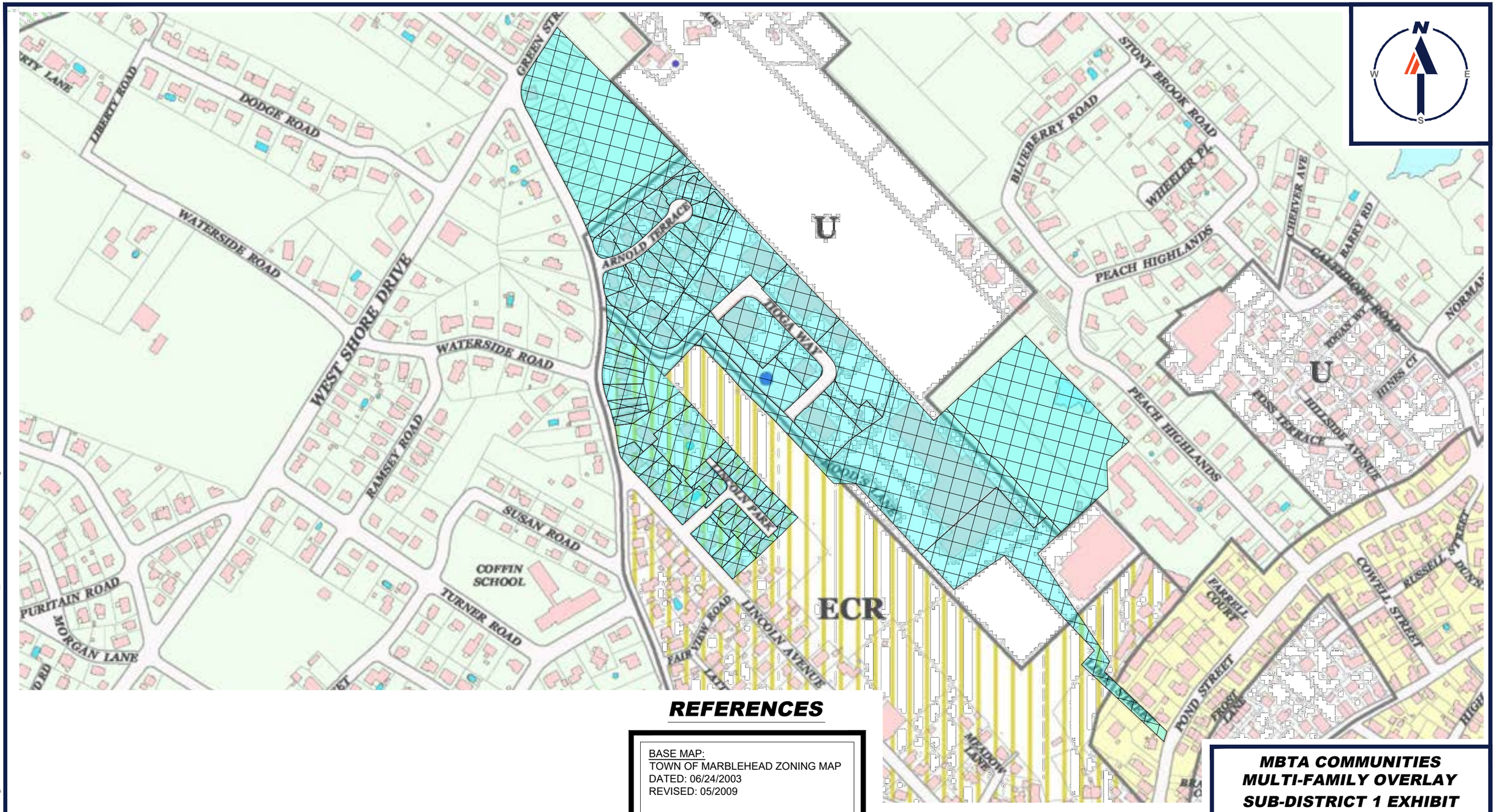
Per the above contemplated Zoning revisions, the overlay districts will provide a total of 58.4 acres for as of right multi-family housing, with a total of 897potential dwelling units and overall average density of 15.9 units/acre.

This analysis relies on zoning information supplied by the Town of Marblehead. Representatives from the Town have reviewed the analysis to confirm the interpretation of zoning and any other assumptions made in the Compliance Model.

Next steps:

Marblehead has successfully submitted their Pre-Adoption Review Application EOHLC for review and feedback on the proposed zoning and await their comments back to continue their path Toward Compliance. Unfortunately, the community did not support the MBTA Zoning Amendment at their Spring Town Meeting on May 7, 2024, and the Town plans to present the article again at a Special Town meeting later in the year.

APPENDIX A:
MAPPING EXHIBITS



REFERENCES

BASE MAP:
TOWN OF MARBLEHEAD ZONING MAP
DATED: 06/24/2003
REVISED: 05/2009

* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.

LEGEND - DISTRICTS

	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 1
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)

MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 1 EXHIBIT

MARBLEHEAD
MASSACHUSETTS

PREPARED BY
BOHLER

SCALE:1"=300' DATE: 03/15/2024

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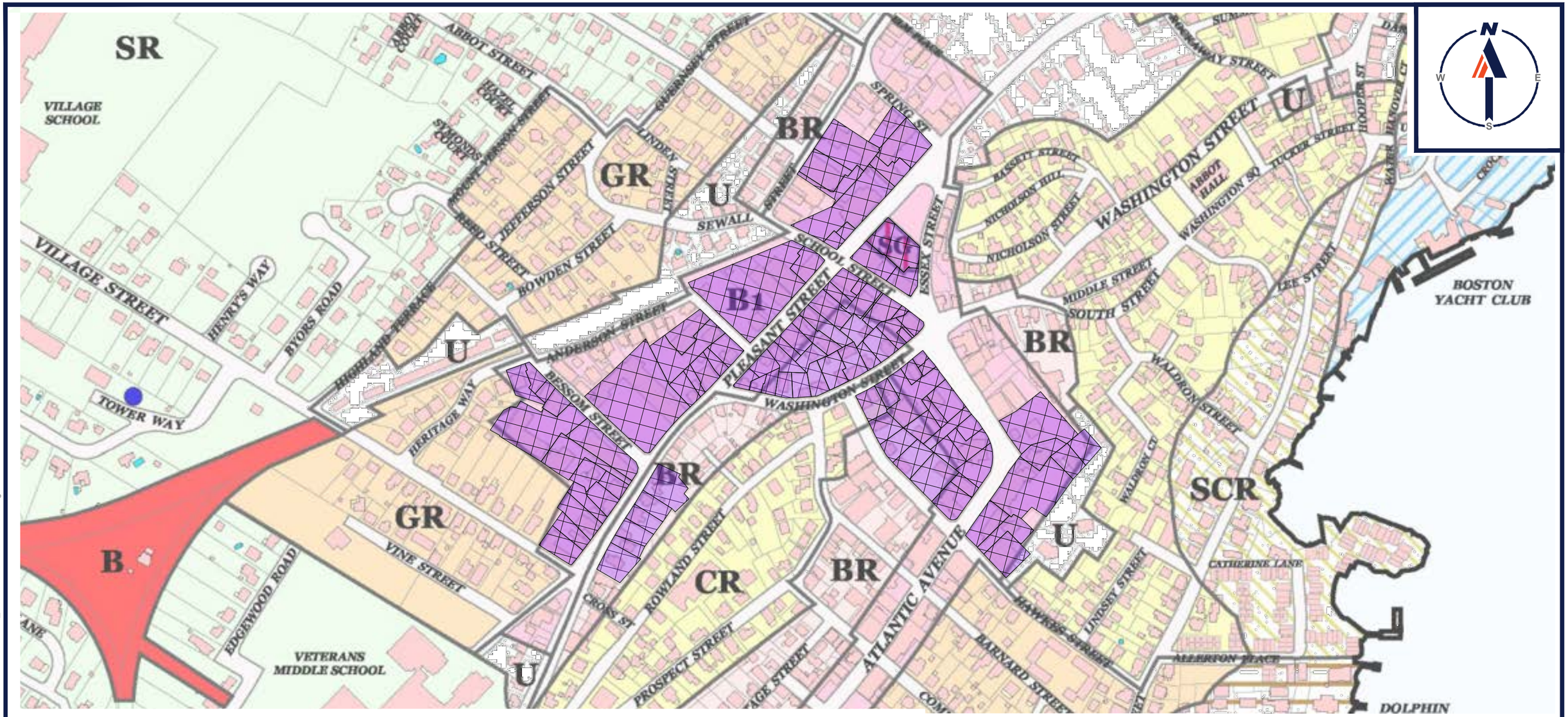

LEGEND - DISTRICTS

	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 2
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)

REFERENCES

BASE MAP:
TOWN OF MARBLEHEAD ZONING MAP
DATED: 06/24/2003
REVISED: 05/2009

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MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 2 EXHIBIT

MARBLEHEAD
MASSACHUSETTS

PREPARED BY

BOHLER

SCALE:1"=300' DATE: 03/15/2024

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LEGEND - DISTRICTS

	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 3
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)

MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 3 EXHIBIT

MARBLEHEAD
MASSACHUSETTS

PREPARED BY
BOHLER

SCALE:1"=300' DATE: 03/15/2024

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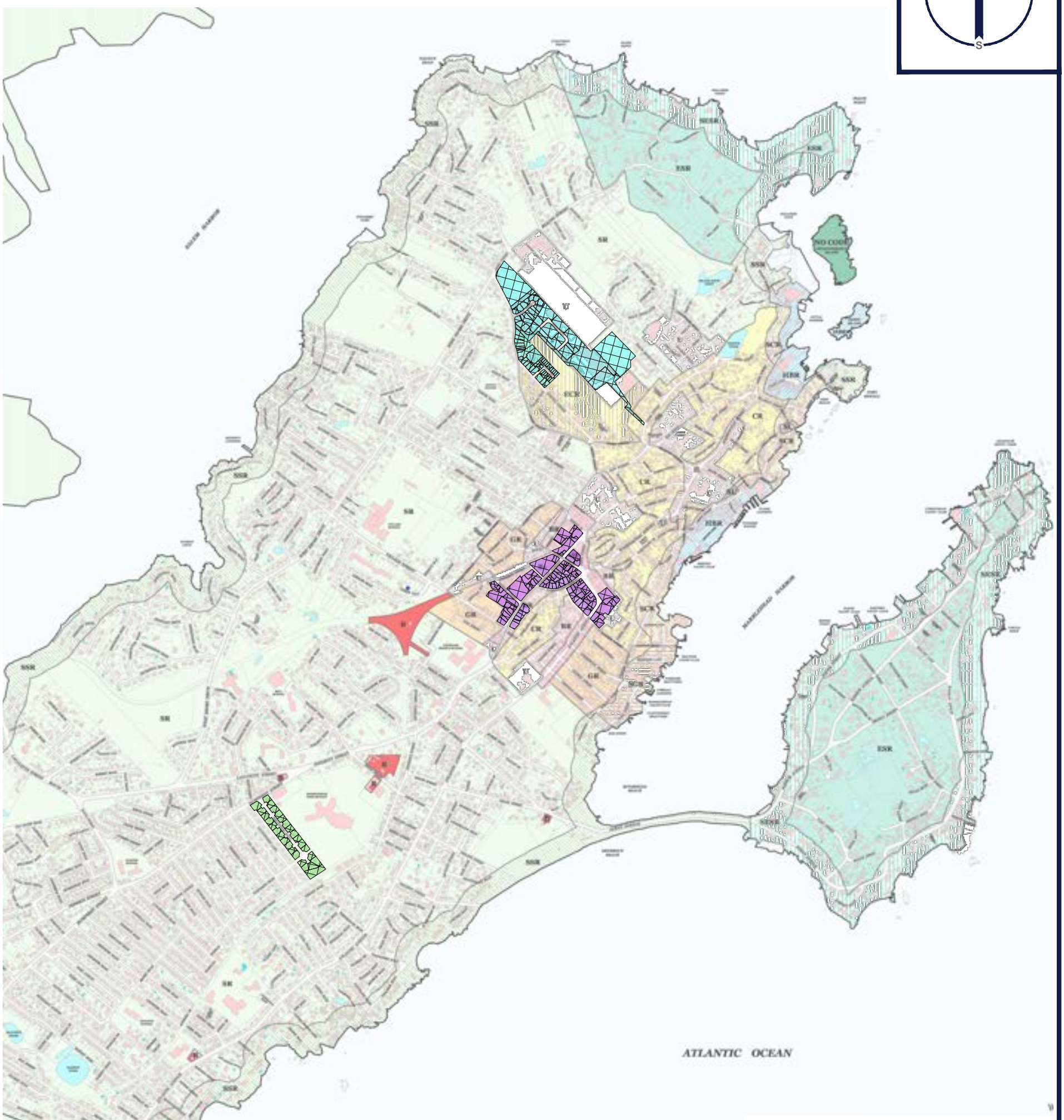

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DATED: 06/24/2003
REVISED: 05/2009

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LEGEND - DISTRICTS

	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 1
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 2
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY SUB-DISTRICT 3
	MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICT (MCMOD)

OVERALL MBTA COMMUNITIES MULTI-FAMILY OVERLAY DISTRICTS EXHIBIT

MARBLEHEAD
MASSACHUSETTS

PREPARED BY

BOHLER

SCALE:1"=1500' DATE: 03/15/2024

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APPENDIX B:
COMPLIANCE MODEL

Please identify your community.	
Community: (Please use the drop-down menu to enter)	**Marblehead**
Community Category: *(auto-populates)*	**Adjacent community**
2020 Housing Units (Census PL-94): *(auto-populates)*	**8,965**
Minimum Multi-family Unit Capacity:* *(auto-populates)*	**897**
Minimum Land Area** *(auto-populates)*	**27**
Developable Station Area*** *(auto-populates)*	**-**
Percent of District to be Located in Station Area *(auto-populates)*	**0%**
Please let us know how to reach you.	
Name of Person Filling out Form:	Molly Obendorf
Name of Contact Person:	Molly Obendorf
Email:	mobendorf@bohlereng.com
Phone Number:	617-849-8040
Address:	45 Franklin St, 5th Floor, Boston, MA 02110

* Minimum multi-family unit capacity for most communities will be based on the 2020 housing stock and the applicable percentage for that municipality's community type. In some cases, the minimum unit capacity is derived from an extrapolation of the required minimum land area multiplied by the statutory minimum gross density of 15 dwelling units per acre. In cases where the required unit capacity from these two methods would exceed 25% of the community's housing stock, the required unit capacity has instead been capped at that 25% level.

** Minimum land area is 50 acres for all communities in the rapid transit, commuter rail and adjacent community types. There is no minimum land area requirement for adjacent small towns. Where 50 acres exceeds 1.5% of the developable land area in a town, a cap has been instituted that sets minimum land area to 1.5% of developable land area in the town.

*** Developable station area is derived by taking the area of a half-mile circle around an MBTA commuter rail station, rapid transit station, or ferry terminal and removing any areas comprised of excluded land.

Table 1. Existing Zoning Districts

Does your municipality have one or more zoning districts within a 0.5-mile radius of a...

Transit Center Type	Y/N	If yes, list name of district(s)
Commuter rail station?		
Subway station?		
Ferry terminal?		
Bus station?		
Not applicable - my community is an Adjacent Community or Adjacent Small Town and no part of our community is within a 0.5-mile radius of an existing transit center type in another community.	Y	

INFO: We ask about multiple transit centers because your municipality may have more than one, or may have land within a half-mile of another community's transit center. A yes to this question allows you to consider several geographic areas for your Multifamily District. Check the definitions of these terms in the Guidelines to make sure you comply!

Table 2. Existing Overlay Districts

Does your municipality have one or more overlay districts applicable to the 0.5-mile radius from a...

Transit Center	Y/N	If yes, list name of district(s)
Commuter rail station?		
Subway station?		
Ferry terminal?		
Bus station?		
Not applicable - my community is an Adjacent Community or Adjacent Small Town and no part of our community is within a 0.5-mile radius of an existing transit center type in another community.	Y	

INFO: One way to comply with Section 3A of MGL c. 40A is to use an overlay district, so it is important to consider whether one of your existing overlay districts is in compliance with the regulations.

Table 3. Other Overlay Districts that Control Development

Do any of the following district types apply to the zoning districts listed above?

District Type	Y/N	If yes, identify restrictions on building footprints, building height, or number of dwelling units allowed.
Wetlands Overlay District	Y	
Floodplain Overlay District	Y	
Water Conservation/Wellhead Protection Area	N	
Designated Port Area	N	
Other *List district name in the second column, along with any restrictions.*		
Does your municipality allow restricted areas (for example, no-build wetland buffers or surface water) to be included in the required minimum open space? *If your municipality does not have a minimum open space requirement, please enter N.*	Y	

INFO: Excluded land and Sensitive land are defined in *the Compliance Guidelines for Multi-family Zoning Districts*, released by DHCD on August 10, 2022. The overlay types in this question are related to those definitions. If your municipality has other restrictions on development based on physical conditions, for example, steep slopes or soil types, please enter those under Other.

Table 4. Acreage Calculations

Table 4 should include only the zoning district(s) you are testing for compliance with the guidelines. Use the shapefiles you drew for your district (from GIS) to calculate the number of acres in each district, and enter the name of the district and the associated data for that district in the table below. The numbers should come from GIS.

CAUTION: If your zoning district(s) have subdistricts with different dimensional requirements for residential uses, you may want to want to create a district for each subdistrict in this table. If you have more than five districts/subdistricts to test, then open a new workbook.

	Name of Zoning District	Number of Acres	Acres within Station Area	Density Denominator	= or > Required Minimum Land Area? (Y/N)	= or > 5 Acres? (Y/N)
1	**MCMOD 1 (Tioga Way)**	29.802341	0	27.86552273	Y	Y
2	**MCMOD 2 (Pleasant St)**	20.641924	0	20.64192365	N	Y
3	**MCMOD 3 (Broughton)**	7.9678375	0	7.967837467	N	Y
4					N	N
5					N	N
TOTAL		**58.412102**	**0**	**56.47528385**	Y	Y

INFO: You can existing zoning zoning districts the Model Byl

CAUTION: Contiguity check: At least half of the multi-family zoning district land areas must comprise contiguous lots of land. No portion of the district that is less than 5 contiguous acres land will count toward the minimum size requirement.

Are any of these districts non-contiguous (i.e. the boundaries do not touch any other district)? Enter Y or N. Y

CAUTION: Station Area Check. If the current zoning district(s) do not meet the location or area criteria, you may be able to create an overlay district that includes other areas of your municipality. However, pay attention to the percentage of land within station area. This is applied to both the number of acres and the number of units. This checklist has completed the calculations for you. When you complete the model, compare the number of units in the station area with the number above.

Minimum Land Area x Percent of Land within the Station Area =	0.00	=Required minimum number of acres in the station area.
Total Acres within station area	0.00	
Difference (if this is positive, then you do not have enough acres within the station area to comply.)	**0.00**	
Minimum Multi-family Unit Capacity x Percent of Unit capacity within the Station Area =	0	=Required minimum number of units in the station area.

GO: Proceed to Step 2 in the *Checklist - District Uses* tab.

Table 5. ***Multi-family Housing Permissions***

Evaluate the districts you identified in Table 4 in the District ID Tab for compliance with the requirement for multi-family as of right in M.G.L. Chapter 40A, Section 3A.
Make the appropriate choice for each district under Approval Process below.

	District Name	Approval Process
1	MCMOD 1 (Tioga Way)	GO: This district allows multifamily with site plan review only.
2	MCMOD 2 (Pleasant St)	GO: This district allows multifamily with site plan review only.
3	MCMOD 3 (Broughton)	GO: This district allows multifamily with site plan review only.
4	0	
5	0	

INFO: This table tests whether multifamily is allowed as of right or with restrictions related to the permitting process.

Table 6 tests whether the zoning contains additional restrictions that may have a negative impact on compliance.

STOP: Do you have any answers marked "STOP"? Your community will need to make some zoning changes to allow multi-family as of right. You can keep testing the district(s) in Table 6 to see what else you need to modify.

CAUTION: Do you have any answers marked "CAUTION"? If so, you may need to make one or more modifications, depending on your answers to Table 6.

GO: Do you have any answers marked "GO"? Proceed to Table 6 to check other restrictions.

Table 6. ***Multi-family Housing Conditions***

Evaluate the districts you identified in Table 5 for additional restrictions.

INFO: These restrictions will not change the compliance model, but may restrict your municipality's ability to comply with M.G.L. Chapter 40A, Section 3A and the associated regulations from DHCD.
The district names will continue to flow through from the District ID tab.

	District Name	Restricted by Age (Y/N)	Limitations on the size of unit (Y/N)	Restricted to Studio, 1-bedroom, or 2-bedroom units (Y/N)	Limitation on the size of bedrooms (Y/N)	Restrictions on the number of occupants (Y/N)	Required commercial ("active") ground floor (Y/N)	Required mixed use (any floor) (Y/N)	Inclusionary Zoning in the District? (Y/N)	Inclusionary Zoning Town or City-wide? (Y/N)	Is this a 40R District? (Y/N)
1	MCMOD 1 (Tioga Way)	N	N	N	N	N	N	N	Y	Y	N
2	MCMOD 2 (Pleasant St)	N	N	N	N	N	N	N	Y	Y	N
3	MCMOD 3 (Broughton)	N	N	N	N	N	N	N	Y	Y	N
4	0										
5	0										

STOP: If you answered yes to any column for any of the districts, then your community need to make some zoning changes to allow multi-family as of right. You can keep testing the district(s) in Step 3 (the Checklist Parameters tab) to see what else you need to modify.

CAUTION: If you want to test the limitations identified for any of the districts identified in Step 1 to see what else you might need to change, then proceed to Step 3 (the *Checklist Parameters* tab).

GO: If you answered no for any of the districts in Table 6, then proceed to Step 3 in the *Checklist Parameters* tab.

Categories	Notes		District #	1		2		3	
District Name				**MCMOD 1 (Tioga Way)**		**MCMOD 2 (Pleasant St)**		**MCMOD 3 (Broughton)**	
1. Allowable Residential Building Types									
INFO: Some zoning ordinances/ bylaws have restrictions on lot size, building height, open space, and parking by the type of residential unit.	**Question Guidance**	**Building type and density**		**Y/N**	**Please explain your response.**	**Y/N**	**Please explain your response.**	**Y/N**	**Please explain your response.**
	Does this zoning district allow the residential building types listed to the right? (Use the drop-down boxes to answer in the Y/N column.)	Three-family?		Y		Y		Y	
		Four-family?		Y		Y		Y	
		Five or more dwelling units per lot?		Y		Y		Y	
	If your zoning does not have a maximum, leave this blank and explain.	What is the maximum number of units per lot?							
	If your zoning allows conversion of single-family homes to more than one unit, please answer Y in the Y/N column, and provide the maximum number of units (if applicable) in the Response column.								
2. Lot Sizes									
INFO: Lot size helps determine the number of units that can be built by providing input into the calculation of the building	**Question Guidance**	**Dimensional Standards**		**Value**	**Please explain your response.**	**Value**	**Please explain your response.**	**Value**	**Please explain your response.**
	The size of the minimum lot in this district. **If there is no minimum, enter 0.**	Minimum Lot Size (in square feet)		6,000		5,400		7,500	
	Some regulations have a base lot size for the first dwelling unit and a requirement for additional square feet for each additional unit. If that is true of your community, please enter those numbers here.	Base Minimum Lot Size (in square feet)							
		Additional Lot Square Footage by Dwelling Unit (in square feet)							
Building Types									
INFO: *See note*	**Question Guidance**	**Building type and lot size**		**Value**	**Please explain your response.**	**Value**	**Please explain your response.**	**Value**	**Please explain your response.**
	Please indicate any requirements for lot size in square feet based on the building type and provide an explanation in the Response column. If you have a district-wide minimum lot area per dwelling unit, please add that in *Section 5. Restrictions on Dwelling Units.*	Three-family (in square feet)							
		Four-family (in square feet)							
		Five or more dwelling units per lot (in square feet)							
3. Restrictions on Building Volume									
INFO: Building volume (footprint x height) helps determine the number of units that can be built.									
3.a. Height	**Question Guidance**	**Dimensional Standards**		**Value**	**Please explain your response.**	**Value**	**Please explain your response.**	**Value**	**Please explain your response.**
	If the building height is in feet, please convert to stories based on the requirements in the building code or your zoning definitions. Add the number of feet to the Response column.	Building Height (in stories)		3		3		3	
STOP: Note that additional restrictions on building height may affect your final results.									
Building Types	**Question Guidance**	**Building type and height**		**Value**	**Please explain your response.**	**Value**	**Please explain your response.**	**Value**	**Please explain your response.**
INFO: *See note under Section 1.*	If this zoning district restricts height for one or more of the following, please enter the height in stories in the Value column.	Three-family (in stories)							
		Four-family (in stories)							
		Five or more dwelling units per lot (in stories)							
3.b. FAR	FAR is Floor Area Ratio.	FAR (enter as a decimal, not ratio)							
3.c. Stepbacks	Identify the story at which the stepback applies in the Response column.	Stepbacks (number of feet)							
	Question Guidance	**Dimensional Standards**		**Y/N**	**Please explain your response.**	**Y/N**	**Please explain your response.**	**Y/N**	**Please explain your response.**
3.d. Other Restrictions on Height	Use the drop-down boxes to answer in the Value column. If these restrictions are applicable, please provide more information in the Response column.	Does this district restrict height based on the proximity to an abutting **residential district**?		N		N		N	
		Does this district restrict height based on the proximity to an abutting **residential use**?		N		N		N	
		Does this district restrict height for any other reason?		N		N		N	
4. Restrictions on Building Footprint									
INFO: Lot coverage, open space, setback requirements, and parking reduce the building footprint.									
4.a. Lot Coverage	**Question Guidance**	**Dimensional Standards**		**Value**	**Please explain your response.**	**Value**	**Please explain your response.**	**Value**	**Please explain your response.**
	Enter if applicable. Building coverage is only for buildings. Building + Parking is for buildings and parking. Maximum Lot Coverage can include additional ground-plane impervious surfaces.	Maximum Building Coverage (%)							
		Maximum Building + Parking Coverage (%)							
		Maximum Lot Coverage (%)							
4.b. Open Space Requirements	Enter if applicable.	Minimum Open Space Required (%)							
	Enter if applicable.	Minimum Open Space per Dwelling Unit (square feet)							
	Do not enter anything in the blue box. This value comes from Table 3 in the Checklist District ID tab.	*Restricted space is allowed as part of open space requirement.*		Y		Y		Y	
Building Types	**Question Guidance**	**Building type and density**		**Value**	**Please explain your response.**	**Value**	**Please explain your response.**	**Value**	**Please explain your response.**
INFO: *See note*	If this zoning district has an open space requirement for one or more of the following building types, please enter the requirement in square feet in the Value column.	Three-family?							
		Four-family?							
		Five or more dwelling units per lot?							
4.d. Setbacks	Please enter the setbacks for this zoning district in the column to the right.	Front Yard Setback (in feet)		6		0		6	
		Side Yard Setback 1 (in feet)		9		9		9	
		Side Yard Setback 2 (in feet)							
		Rear Yard Setback		9		9		9	
	Please provide more information in the Response column.	Other		35 Frontage		35 Frontage		35 Frontage	
				Y/N	**Please explain your response.**	**Y/N**	**Please explain your response.**	**Y/N**	**Please explain your response.**
	Use the drop-down boxes to answer in the Y/N column. If these restrictions are applicable, please provide more information in the Response column.	Does this district have special setbacks for corner lots? (Y/N)		N		N		N	
		Does this district have any other restrictions on the building envelope? (Y/N)		N		N		N	
				Y/N	**Please explain your response.**	**Y/N**	**Please explain your response.**	**Y/N**	**Please explain your response.**
	Use the drop-down boxes to answer in the Y/N column. If these restrictions are applicable, please provide more information in the Response column.	Does this district have additional setbacks for lots abutting **residential zoning districts**? (Y/N)		Y		Y		Y	
		Does this district have additional setbacks for lots abutting **residential lots**? (Y/N)		N		N		N	
4.f. Parking	**Question Guidance**								
STOP: Note that higher parking requirements will reduce the number of multi-family units either by reducing the building footprint (surface parking) or the building volume (structured parking).				**Value**	**Please explain your response.**	**Value**	**Please explain your response.**	**Value**	**Please explain your response.**
	Please provide **a single number for parking spaces per dwelling unit** If the district has requirements based on the number of bedrooms or unit type, please provide them below for informational purposes only.	Parking Spaces per Dwelling Unit (number of spaces)		2		2		2	
Building Types	If this district defines parking by the housing type, please identify the requirements here. Consider an average of these or other reasonable estimate of spaces per dwelling unit to	Three-family?							
INFO: *See note*		Four-family?							

under Section 1.	enter above.	Five or more dwelling units per lot?						
	Please provide more information in the Response column.	Other						
	If this district defines parking by the number of bedrooms, please identify the requirements here. Consider an average of these or other reasonable estimate of spaces per dwelling unit to enter above.	Studio						
		One-Bedroom						
		Two-Bedroom	2		2		2	
		3+ Bedrooms	2		2		2	
	Please provide more information in the Response column.	Other						

5. Restrictions on Dwelling Units

Question Guidance	Dimensional Standards	Value	Please explain your response.	Value	Please explain your response.	Value	Please explain your response.
	Lot Area per Dwelling Unit						
STOP: Note that this will affect your final results if it is less than 15 units per acre and may affect your final results even if it is 15 units per acre or more, depending on the size and composition of your district.	Maximum Dwelling Units per Acre	20		20		20	
STOP: Note that a cap on the number of units may affect your final results.	Cap on Maximum Dwelling Units per District						
		Y/N	**Please explain your response.**	**Y/N**	**Please explain your response.**	**Y/N**	**Please explain your response.**
CAUTION: After reviewing the questions on the checklist tabs, does your zoning ordinance/ bylaw have any other restrictions on building footprint, building height, or permission for multi-family not covered above? Please explain your response in the grey box to the right. For example, does your community require a special permit for demolition delay or accessory uses?	**Does your zoning have any provision for exemptions or waivers? Are there any additional restrictions not captured in the tables above?**	Y		Y		Y	

ZONING INPUTS - DISTRICT 1

MCMOD 1 (Tioga Way)

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	6,000
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	2.00
Building Height	3
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	20.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 2

MCMOD 2 (Pleasant St)

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	5,400
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	2.00
Building Height	3
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	20.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 3

MCMOD 3 (Broughton)

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	7,500
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	2.00
Building Height	3
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	20.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 4

0

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

ZONING INPUTS - DISTRICT 5

0

Model Inputs for Calculating Unit Yield	Input
Minimum Lot Size	0
Additional Lot Square Feet per Dwelling Unit	0
Open Space %	0%
Excluded Land Counted Toward Open Space	Y
Parking Spaces per Dwelling Unit	0.00
Building Height	0
Maximum Lot Coverage %	0%
Floor Area Ratio	0.00

Zoning Restrictions that Cap Unit Counts	Input
Lot Area per Dwelling Unit	0
Maximum Dwelling Units per Acre	0.00
Cap on Maximum Dwelling Units per District	0.00

INFO: All information on this sheet comes from the Checklist Parameters tab and provides the model user with a summary of zoning inputs for each district being tested. You DO NOT need to enter any information in this tab.

MBTA District Calculations

District 1 Unit Compliance Calculator

Community Name	**Marblehead**
Required Units for Compliance	**897**

District 1 Summary Calculations

	Number
District Acreage Denominator	28
Total Parcels	73
Parcel Acreage	30
Total Built Square Feet	833,308
Multi-family Unit Capacity	483
DU/AC	17.3

Non-Conforming Parcels	
Units within Half-Mile of Transit	
Total Excluded Land	
Open Space Removed/Set Aside	
Total Parking Area	
Units Forgone due to Unit Cap in Zoning	

Parcel Informatic

FID	LOC_ID	Address	Owner	Existing Use Codes
0	F_828766_3012526	151 GREEN ST, GREEN ST, MARBLEH	MULDOON SUSAN	109
1	F_829099_3012223	0 GREEN ST, GREEN ST, MARBLEHE	TOWN OF MARBLE	930
2	F_829229_3012247	20 ARNOLD TR, ARNOLD TR, MARBLE	PAYSON DEBORAH	102
3	F_829285_3012236	24 ARNOLD TR, ARNOLD TR, MARBLE	DELGADO JEANNA	102
4	F_829159_3012200	16 ARNOLD TR, ARNOLD TR, MARBLE	BROTHER MARTIN	102
5	F_829337_3012176	35 ARNOLD TR, ARNOLD TR, MARBLE	WHITNEY LAUREL	102
6	F_829054_3012096	8 ARNOLD TR, ARNOLD TR, MARBLEH	BRENNAN DONALD	102
7	F_829437_3012023	24 TIOGA WY, TIOGA WY, MARBLEHE	WHIM & IMPULSE, I	400
8	F_829118_3012144	12 ARNOLD TR, ARNOLD TR, MARBLE	PAONE NICHOLAS	102
9	F_829317_3012106	31 ARNOLD TR, ARNOLD TR, MARBLE	GUTIN BORIS	102
10	F_829268_3012075	27 ARNOLD TR, ARNOLD TR, MARBLE	MIRKATOULI ZOHR	102
11	F_829156_3011921	9 ARNOLD TR, ARNOLD TR, MARBLEH	OKEREKE ANNETT	102
12	F_829321_3011915	20 TIOGA WY, TIOGA WY, MARBLEHE	HATCH WILLIAM TT	400
13	F_829628_3011870	32 TIOGA WY, TIOGA WY, MARBLEHE	HANSEN ROBERT E	444
14	F_829068_3011885	5 ARNOLD TR, ARNOLD TR, MARBLEH	LIEBERMAN DAVID	102
15	F_829030_3011942	1 ARNOLD TR, ARNOLD TR, MARBLEH	WEST THOMAS D	102
16	F_828996_3012056	2 ARNOLD TR, ARNOLD TR, MARBLEH	PARMELEE DIANE	102
17	F_829243_3012031	23 ARNOLD TR, ARNOLD TR, MARBLE	GLUSKIN GARY TTI	102
18	F_829207_3011995	19 ARNOLD TR, ARNOLD TR, MARBLE	GIBSON MONA N &	102
19	F_829157_3011984	15 ARNOLD TR, ARNOLD TR, MARBLE	VLASSOVA IRINA R	102
20	F_829184_3011763	10 TIOGA WY, TIOGA WY, MARBLEHE	BOEHLER PIERRE	340
21	F_829046_3011745	119 A GREEN ST, GREEN ST, MARBLE	ELLIS ANGELA M T	102
22	F_829255_3011831	16 TIOGA WY, TIOGA WY, MARBLEHE	REYNOLDS ALBER	403
23	F_829482_3011783	21 TIOGA WY, TIOGA WY, MARBLEHE	TIOGA WAY, LLC	402
24	F_829322_3011802	0 TIOGA WY, TIOGA WY, MARBLEHEA	TOWN OF MARBLE	930
25	F_829131_3011823	4 TIOGA WY, TIOGA WY, MARBLEHEA	HEALY ALAN S & RI	402
26	F_829767_3011725	40 TIOGA WY, TIOGA WY, MARBLEHE	MOORE EDWARD T	342
27	F_830403_3011455	33 INTREPID CR, INTREPID CR, MARE	MOORE EDWARD T	112, 102, 106
28	F_829625_3011675	35 TIOGA WY, TIOGA WY, MARBLEHE	EKMJ REALTY ASS	400
29	F_829048_3011689	117 A GREEN ST, GREEN ST, MARBLE	STONE ROBYN CO	102
30	F_829047_3011635	115 A GREEN ST, GREEN ST, MARBLE	BROWNING ERIN	102
31	F_829841_3011512	44 TIOGA WY, TIOGA WY, MARBLEHE	MOORE EDWARD T	431
32	F_829055_3011585	113 A GREEN ST, GREEN ST, MARBLE	BRODRICK KEVIN E	102
33	F_830080_3011312	80 250 HOOD`S LN, HOOD`S LN, MARE	LIME STREET REAL	400
34	F_829711_3011476	46 TIOGA WY, TIOGA WY, MARBLEHE	MOORE EDWARD T	374
35	F_829064_3011548	111 A GREEN ST, GREEN ST, MARBLE	BERTRAND KERRY	102
36	F_829072_3011524	109 A GREEN ST, GREEN ST, MARBLE	ESKESEN JOHN H	102
37	F_829072_3011499	107 A GREEN ST, GREEN ST, MARBLE	ESKESEN JOHN H	102
38	F_829094_3011453	105 GREEN ST, GREEN ST, MARBLEH	LAVOIE RICHARD A	102
39	F_829261_3011424	121 GREEN ST, GREEN ST, MARBLEH	CAMERON D LEON	101
40	F_829123_3011362	53 LINCOLN AV, LINCOLN AV, MARBL	CURTIS RICHARD	101
41	F_829389_3011366	12 LINCOLN PK, LINCOLN PK, MARBL	YOUNG NOEL	101
42	F_829074_3011388	55 LINCOLN AV, LINCOLN AV, MARBL	RUBINO MICHAEL	102
43	F_829368_3011387	10 LINCOLN PK, LINCOLN PK, MARBL	LLOYD CAROL E	101
44	F_829409_3011344	14 LINCOLN PK, LINCOLN PK, MARBL	DONOVAN BRENDA	101
45	F_829157_3011326	51 LINCOLN AV, LINCOLN AV, MARBL	THEBEAU BRIDGET	101
46	F_829296_3011318	11 LINCOLN PK, LINCOLN PK, MARBL	BREEN KENNETH	101
47	F_829428_3011324	16 LINCOLN PK, LINCOLN PK, MARBL	VIED TARA M	101
48	F_829228_3011250	47 LINCOLN AV, LINCOLN AV, MARBL	GUREVICH YURY	101
49	F_829448_3011303	18 LINCOLN PK, LINCOLN PK, MARBL	DELISLE KATHY A	101
50	F_829319_3011299	9 LINCOLN PK, LINCOLN PK, MARBLE	BAKOVIC-QUIROG	101
51	F_829188_3011282	49 LINCOLN AV, LINCOLN AV, MARBL	HASTINGS ROBER	101
52	F_829335_3011252	3 LINCOLN PK, LINCOLN PK, MARBLE	ESTRADA JORGE E	101
53	F_829362_3011283	7 LINCOLN PK, LINCOLN PK, MARBLE	SCHAPIRO SHERI	101
54	F_829475_3011274	20 LINCOLN PK, LINCOLN PK, MARBL	SACCO LAURA	101
55	F_829269_3011218	45 LINCOLN AV, LINCOLN AV, MARBL	45 LINCOLN AVE M	104
56	F_829503_3011245	22 LINCOLN PK, LINCOLN PK, MARBL	KRAMER JUDITH S	101
57	F_829523_3011224	24 LINCOLN PK, LINCOLN PK, MARBL	MILORD GERALD	101
58	F_829563_3011183	28 LINCOLN PK, LINCOLN PK, MARBL	LITTLER AMY PRIO	101
59	F_829378_3011208	19 LINCOLN PK, LINCOLN PK, MARBL	CRYAN MATTHEW	101
60	F_829543_3011203	26 LINCOLN PK, LINCOLN PK, MARBL	MACDONALD PATR	101
61	F_829397_3011188	21 LINCOLN PK, LINCOLN PK, MARBL	PETERSON PATRIC	101
62	F_829393_3011141	23 LINCOLN PK, LINCOLN PK, MARBL	MACDONALD KENN	101
63	F_829576_3011155	30 LINCOLN PK, LINCOLN PK, MARBL	TWOMEY TIMOTHY	101
64	F_829438_3011148	25 LINCOLN PK, LINCOLN PK, MARBL	BERKE SUSAN M, T	101
65	F_829458_3011126	27 LINCOLN PK, LINCOLN PK, MARBL	ELLIOTT AMANDA S	101
66	F_829335_3011117	39 LINCOLN AV, LINCOLN AV, MARBL	YULOV MAIA	102
67	F_829504_3011088	31 LINCOLN PK, LINCOLN PK, MARBL	FITZEMEYER LIND	101
68	F_829479_3011104	29 LINCOLN PK, LINCOLN PK, MARBL	CHARDON RICHAR	101
69	F_829392_3011069	37 LINCOLN AV, LINCOLN AV, MARBL	KNIGHT DAVID H	101
70	F_829427_3011032	35 LINCOLN AV, LINCOLN AV, MARBL	QUILLEN JAMES M	104
71	F_830073_3011039	0 LIME ST, LIME ST, MARBLEHEAD, 0	LIME STREET REAL	402
72	F_829160_30116			

Right of Way

Number	% of Total
35	47.9%
0	0.0%
219,920	16.9%
416,109	32.1%
515,857	39.7%
0.00	0.0%

ɔn from Land Database

Existing Use Descriptions		Transit Station	Parcel Acres	Parcel sf	Excluded Public	Excluded NonPublic	Total Excluded Land	Total Sensitive Land	Developable Parcel sf	Override Developable sf
Multiple Houses on one parcel	N		3.643208148	158698.1469	0	81934.20287	81934.20211	0	76,763.94	
Vacant, Selectmen or City Council (Municipal)	N		0.470332879	20487.7002	20488.5493	0	20488.5493	0	0.00	
Residential Condominium	N		0.137395693	5984.956366	0	0	0	0	0.00	
Residential Condominium	N		0.18823097	8199.341035	0	0	0	0	8,199.34	
Residential Condominium	N		0.151932828	6618.193988	0	0	0	0	6,618.19	
Residential Condominium	N		0.166987174	7273.961284	0	0	0	0	7,273.96	
Residential Condominium	N		0.179757983	7830.257723	0	0	0	0	7,830.26	
Buildings for manufacturing operations	N		0.872209571	37993.44889	0	0	0	0	37,993.45	
Residential Condominium	N		0.164298232	7156.830979	0	0	0	0	7,156.83	
Residential Condominium	N		0.186891263	8140.98342	0	0	0	0	8,140.98	
Residential Condominium	N		0.131079624	5709.828439	0	0	0	0	0.00	
Residential Condominium	N		0.308896986	13455.55271	0	0	0	0	13,455.55	
Buildings for manufacturing operations	N		0.256373838	11167.64438	0	0	0	0	11,167.64	
Condo Ind	N		0.635949271	27701.95026	0	0	0	0	27,701.95	
Residential Condominium	N		0.188550398	8213.255353	0	0	0	0	8,213.26	
Residential Condominium	N		0.14676819	6393.222335	0	0	0	0	6,393.22	
Residential Condominium	N		0.120797417	5261.935482	0	0	0	0	0.00	
Residential Condominium	N		0.213287263	9290.793181	0	0	0	0	9,290.79	
Residential Condominium	N		0.167066137	7277.400914	0	0	0	0	7,277.40	
Residential Condominium	N		0.146222594	6369.456212	0	0	0	0	6,369.46	
General Office Buildings	N		0.147530104	6426.411338	0	0	0	0	6,426.41	
Residential Condominium	N		0.162493581	7078.220392	0	0	0	0	7,078.22	
Land - integral part of manufacturing operation	N		0.262812524	11448.11357	0	0	0	0	11,448.11	
Office Building - part of manufacturing operation	N		0.674998251	29402.92382	0	0	0	0	29,402.92	
Vacant, Selectmen or City Council (Municipal)	N		1.122428433	48892.98252	48895.02235	0	48895.02235	0	0.00	
Office Building - part of manufacturing operation	N		0.188634315	8216.910741	0	0	0	0	8,216.91	
Medical Office Buildings	N		0.869993844	37896.93186	0	11.89953906	11.89953906	0	37,885.03	
Apartments with More than Eight Units, Residential Condominiu	N		4.21059713	183413.611	0	0	0	0	183,413.61	
Buildings for manufacturing operations	N		0.291598368	12702.02492	0	0	0	0	12,702.02	
Residential Condominium	N		0.144885041	6311.192392	0	0	0	0	6,311.19	
Residential Condominium	N		0.154293343	6721.018008	0	0	0	0	6,721.02	
Telephone Relay Towers	N		0.237174443	10331.31872	0	0	0	0	10,331.32	
Residential Condominium	N		0.143308231	6242.506551	0	0	0	0	6,242.51	
Buildings for manufacturing operations	N		4.503296026	196163.5749	0	2465.615315	2465.615315	0	193,697.96	
Health Spas	N		0.556858251	24256.74542	0	0	0	0	24,256.75	
Residential Condominium	N		0.073701318	3210.429391	0	0	0	0	0.00	
Residential Condominium	N		0.064819295	2823.528479	0	0	0	0	0.00	
Residential Condominium	N		0.066516761	2897.470088	0	0	0	0	0.00	
Residential Condominium	N		0.413991923	18033.48816	0	0	0	0	18,033.49	
Single Family Residential	N		0.691076601	30103.29676	0	0	0	0	30,103.30	
Single Family Residential	N		0.121610215	5297.340974	0	0	0	0	0.00	
Single Family Residential	N		0.045978362	2002.817461	0	0	0	0	0.00	
Residential Condominium	N		0.079887682	3479.907427	0	0	0	0	0.00	
Single Family Residential	N		0.049882528	2172.882941	0	0	0	0	0.00	
Single Family Residential	N		0.045044182	1962.124564	0	0	0	0	0.00	
Single Family Residential	N		0.113489154	4943.587546	0	0	0	0	0.00	
Single Family Residential	N		0.068947628	3003.358661	0	0	0	0	0.00	
Single Family Residential	N		0.044801294	1951.544364	0	0	0	0	0.00	
Single Family Residential	N		0.127370579	5548.262423	0	0	0	0	0.00	
Single Family Residential	N		0.044548157	1940.517731	0	0	0	0	0.00	
Single Family Residential	N		0.051547498	2245.409017	0	0	0	0	0.00	
Single Family Residential	N		0.121163151	5277.866851	0	0	0	0	0.00	
Single Family Residential	N		0.044163077	1923.743613	0	0	0	0	0.00	
Single Family Residential	N		0.047535471	2070.645129	0	0	0	0	0.00	
Single Family Residential	N		0.077753223	3386.930401	0	0	0	0	0.00	
Two-Family Residential	N		0.166888421	7269.659617	0	0	0	0	7,269.66	
Single Family Residential	N		0.045165935	1967.428123	0	0	0	0	0.00	
Single Family Residential	N		0.044469516	1937.092122	0	0	0	0	0.00	
Single Family Residential	N		0.046334071	2018.312137	0	0	0	0	0.00	
Single Family Residential	N		0.048326887	2105.119204	0	0	0	0	0.00	
Single Family Residential	N		0.044673194	1945.964315	0	0	0	0	0.00	
Single Family Residential	N		0.045518051	1982.766323	0	0	0	0	0.00	
Single Family Residential	N		0.086206448	3755.152883	0	0	0	0	0.00	
Single Family Residential	N		0.053920293	2348.767964	0	0	0	0	0.00	
Single Family Residential	N		0.046983267	2046.59112	0	0	0	0	0.00	
Single Family Residential	N		0.053561863	2333.154758	0	0	0	0	0.00	
Residential Condominium	N		0.191016947	8320.698225	0	0	0	0	8,320.70	
Single Family Residential	N		0.061999642	2700.704426	0	0	0	0	0.00	
Single Family Residential	N		0.045349678	1975.431967	0	0	0	0	0.00	
Single Family Residential	N		0.116227433	5062.866966	0	0	0	0	0.00	
Two-Family Residential	N		0.121597599	5296.791403	0	0	0	0	0.00	
Office Building - part of manufacturing operation	N		2.345258087	102159.4423	0	2662.778351	2662.730028	0	99,496.71	
			0.241	10497.96					10,497.96	
Right of Way			1.456877598	63461.58817	63461.58817		63461.58817		0.00	
									0.00	
									0.00	

		Open Space Calculations						Unit Capacity Tests				
Override Note	Developable SF for Unit Calc	Excluded Land %	Open Space %	Open Space Removed	Parking Area Removed	Building Footprint	Building Envelope	Modeled Unit Capacity	Dwelling Units per Acre Limit	Max Lot Coverage Limit	Lot Area per Dwelling Unit Limit	FAR Limit
	76,764	52%	20%	81,934	49,897	26,867	80,602	80.00	72.86	N/A	N/A	N/A
	0	100%	20%	20,489	0	0	0	0.00	9.41	N/A	N/A	N/A
	0	0%	20%	1,197	0	0	0	0.00	2.75	N/A	N/A	N/A
	8,199	0%	20%	1,640	4,264	2,296	6,887	6.00	3.76	N/A	N/A	N/A
	6,618	0%	20%	1,324	3,441	1,853	5,559	5.00	3.04	N/A	N/A	N/A
	7,274	0%	20%	1,455	3,782	2,037	6,110	6.00	3.34	N/A	N/A	N/A
	7,830	0%	20%	1,566	4,072	2,192	6,577	6.00	3.60	N/A	N/A	N/A
	37,993	0%	20%	7,599	19,757	10,638	31,914	31.00	17.44	N/A	N/A	N/A
	7,157	0%	20%	1,431	3,722	2,004	6,012	6.00	3.29	N/A	N/A	N/A
	8,141	0%	20%	1,628	4,233	2,279	6,838	6.00	3.74	N/A	N/A	N/A
	0	0%	20%	1,142	0	0	0	0.00	2.62	N/A	N/A	N/A
	13,456	0%	20%	2,691	6,997	3,768	11,303	11.00	6.18	N/A	N/A	N/A
	11,168	0%	20%	2,234	5,807	3,127	9,381	9.00	5.13	N/A	N/A	N/A
	27,702	0%	20%	5,540	14,405	7,757	23,270	23.00	12.72	N/A	N/A	N/A
	8,213	0%	20%	1,643	4,271	2,300	6,899	6.00	3.77	N/A	N/A	N/A
	6,393	0%	20%	1,279	3,324	1,790	5,370	5.00	2.94	N/A	N/A	N/A
	0	0%	20%	1,052	0	0	0	0.00	2.42	N/A	N/A	N/A
	9,291	0%	20%	1,858	4,831	2,601	7,804	7.00	4.27	N/A	N/A	N/A
	7,277	0%	20%	1,455	3,784	2,038	6,113	6.00	3.34	N/A	N/A	N/A
	6,369	0%	20%	1,274	3,312	1,783	5,350	5.00	2.92	N/A	N/A	N/A
	6,426	0%	20%	1,285	3,342	1,799	5,398	5.00	2.95	N/A	N/A	N/A
	7,078	0%	20%	1,416	3,681	1,982	5,946	5.00	3.25	N/A	N/A	N/A
	11,448	0%	20%	2,290	5,953	3,205	9,616	9.00	5.26	N/A	N/A	N/A
	29,403	0%	20%	5,881	15,290	8,233	24,698	24.00	13.50	N/A	N/A	N/A
	0	100%	20%	48,895	0	0	0	0.00	22.45	N/A	N/A	N/A
	8,217	0%	20%	1,643	4,273	2,301	6,902	6.00	3.77	N/A	N/A	N/A
	37,885	0%	20%	7,579	19,706	10,611	31,833	31.00	17.40	N/A	N/A	N/A
	183,414	0%	20%	36,683	95,375	51,356	154,067	154.00	84.21	N/A	N/A	N/A
	12,702	0%	20%	2,540	6,605	3,557	10,670	10.00	5.83	N/A	N/A	N/A
	6,311	0%	20%	1,262	3,282	1,767	5,301	5.00	2.90	N/A	N/A	N/A
	6,721	0%	20%	1,344	3,495	1,882	5,646	5.00	3.09	N/A	N/A	N/A
	10,331	0%	20%	2,066	5,372	2,893	8,678	8.00	4.74	N/A	N/A	N/A
	6,243	0%	20%	1,249	3,246	1,748	5,244	5.00	2.87	N/A	N/A	N/A
	193,698	1%	20%	39,233	102,005	54,926	164,777	164.00	90.07	N/A	N/A	N/A
	24,257	0%	20%	4,851	12,614	6,792	20,376	20.00	11.14	N/A	N/A	N/A
	0	0%	20%	642	0	0	0	0.00	1.47	N/A	N/A	N/A
	0	0%	20%	565	0	0	0	0.00	1.30	N/A	N/A	N/A
	0	0%	20%	579	0	0	0	0.00	1.33	N/A	N/A	N/A
	18,033	0%	20%	3,607	9,377	5,049	15,148	15.00	8.28	N/A	N/A	N/A
	30,103	0%	20%	6,021	15,654	8,429	25,287	25.00	13.82	N/A	N/A	N/A
	0	0%	20%	1,059	0	0	0	0.00	2.43	N/A	N/A	N/A
	0	0%	20%	401	0	0	0	0.00	0.92	N/A	N/A	N/A
	0	0%	20%	696	0	0	0	0.00	1.60	N/A	N/A	N/A
	0	0%	20%	435	0	0	0	0.00	1.00	N/A	N/A	N/A
	0	0%	20%	392	0	0	0	0.00	0.90	N/A	N/A	N/A
	0	0%	20%	989	0	0	0	0.00	2.27	N/A	N/A	N/A
	0	0%	20%	601	0	0	0	0.00	1.38	N/A	N/A	N/A
	0	0%	20%	390	0	0	0	0.00	0.90	N/A	N/A	N/A
	0	0%	20%	1,110	0	0	0	0.00	2.55	N/A	N/A	N/A
	0	0%	20%	388	0	0	0	0.00	0.89	N/A	N/A	N/A
	0	0%	20%	449	0	0	0	0.00	1.03	N/A	N/A	N/A
	0	0%	20%	1,056	0	0	0	0.00	2.42	N/A	N/A	N/A
	0	0%	20%	385	0	0	0	0.00	0.88	N/A	N/A	N/A
	0	0%	20%	414	0	0	0	0.00	0.95	N/A	N/A	N/A
	0	0%	20%	677	0	0	0	0.00	1.56	N/A	N/A	N/A
	7,270	0%	20%	1,454	3,780	2,036	6,107	6.00	3.34	N/A	N/A	N/A
	0	0%	20%	393	0	0	0	0.00	0.90	N/A	N/A	N/A
	0	0%	20%	387	0	0	0	0.00	0.89	N/A	N/A	N/A
	0	0%	20%	404	0	0	0	0.00	0.93	N/A	N/A	N/A
	0	0%	20%	421	0	0	0	0.00	0.97	N/A	N/A	N/A
	0	0%	20%	389	0	0	0	0.00	0.89	N/A	N/A	N/A
	0	0%	20%	397	0	0	0	0.00	0.91	N/A	N/A	N/A
	0	0%	20%	751	0	0	0	0.00	1.72	N/A	N/A	N/A
	0	0%	20%	470	0	0	0	0.00	1.08	N/A	N/A	N/A
	0	0%	20%	409	0	0	0	0.00	0.94	N/A	N/A	N/A
	0	0%	20%	467	0	0	0	0.00	1.07	N/A	N/A	N/A
	8,321	0%	20%	1,664	4,327	2,330	6,989	6.00	3.82	N/A	N/A	N/A
	0	0%	20%	540	0	0	0	0.00	1.24	N/A	N/A	N/A
	0	0%	20%	395	0	0	0	0.00	0.91	N/A	N/A	N/A
	0	0%	20%	1,013	0	0	0	0.00	2.32	N/A	N/A	N/A
	0	0%	20%	1,059	0	0	0	0.00	2.43	N/A	N/A	N/A
	99,497	3%	20%	20,432	53,123	28,605	85,814	85.00	46.91	N/A	N/A	N/A
	10,498	0%	20%	2,100	5,459	2,939	8,818	8.00	4.82	N/A	N/A	N/A
	0	100%	20%	63,462	0	0	0	0.00	29.14	N/A	N/A	N/A
	0	0%	20%	0	0	0	0	0.00	0.00	N/A	N/A	N/A
	0	0%	20%	0	0	0	0	0.00	0.00	N/A	N/A	N/A

			Unit Compliance Metrics	
Max Units per Lot Limit	Non-Conforming Lot?	Max units based on addt'l lot size requirements	Final Lot Multi-family Unit Capacity	DU per AC
80.00		<no limit>	73.00	20.04
0.00		<no limit>	0.00	0.00
0.00	Y	0.00	0.00	0.00
6.00		<no limit>	4.00	21.25
5.00		<no limit>	3.00	19.75
6.00		<no limit>	3.00	17.97
6.00		<no limit>	4.00	22.25
31.00		<no limit>	17.00	19.49
6.00		<no limit>	3.00	18.26
6.00		<no limit>	4.00	21.40
0.00	Y	0.00	0.00	0.00
11.00		<no limit>	6.00	19.42
9.00		<no limit>	5.00	19.50
23.00		<no limit>	13.00	20.44
6.00		<no limit>	4.00	21.21
5.00		<no limit>	3.00	20.44
0.00	Y	0.00	0.00	0.00
7.00		<no limit>	4.00	18.75
6.00		<no limit>	3.00	17.96
5.00		<no limit>	3.00	20.52
5.00		<no limit>	3.00	20.33
5.00		<no limit>	3.00	18.46
9.00		<no limit>	5.00	19.02
24.00		<no limit>	13.00	19.26
0.00		<no limit>	0.00	0.00
6.00		<no limit>	4.00	21.21
31.00		<no limit>	17.00	19.54
154.00		<no limit>	84.00	19.95
10.00		<no limit>	6.00	20.58
5.00		<no limit>	3.00	20.71
5.00		<no limit>	3.00	19.44
8.00		<no limit>	5.00	21.08
5.00		<no limit>	3.00	20.93
164.00		<no limit>	90.00	19.99
20.00		<no limit>	11.00	19.75
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
15.00		<no limit>	8.00	19.32
25.00		<no limit>	14.00	20.26
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
6.00		<no limit>	3.00	17.98
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
6.00		<no limit>	4.00	20.94
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
0.00	Y	0.00	0.00	0.00
85.00		<no limit>	47.00	20.04
8.00		<no limit>	5.00	20.75
0.00		<no limit>	0.00	0.00
0.00		<no limit>	0.00	0.00
0.00		<no limit>	0.00	0.00

MBTA District Calculations

District 2 Unit Compliance Calculator

Community Name	**Marblehead**
Required Units for Compliance	**897**

District 2 Summary Calculations

	Number
District Acreage Denominator	21
Total Parcels	98
Parcel Acreage	21
Total Built Square Feet	529,415
Multi-family Unit Capacity	295
DU/AC	14.3

	Number	% of Total
Non-Conforming Parcels	42	42.9%
Units within Half-Mile of Transit	0	0.0%
Total Excluded Land	127,714	14.2%
Open Space Removed/Set Aside	282,004	31.4%
Total Parking Area	327,733	36.4%
Units Forgone due to Unit Cap in Zoning	0.00	0.0%

Parcel Information from Land Database

FID	LOC_ID	Address	Owner	Existing Use Codes	Existing Use Descriptions	Transit Station	Parcel Acres	Parcel sf
0	F_830049_3007888	25 ATLANTIC AV, ATLANTIC AV, MAR	MARBLEHEA	340	General Office Buildings	N	0.068929417	3002.565413
1	F_828965_3007888	171 PLEASANT ST, PLEASANT ST, M	MCNULTY DI	013	Mixed Use (Primarily Residential, some Commercial)	N	0.094679647	4124.245414
2	F_828931_3007846	175 PLEASANT ST, PLEASANT ST, M	REM INITIUM	102	Residential Condominium	N	0.1252629	5456.451909
3	F_830009_3007838	27 ATLANTIC AV, ATLANTIC AV, MAR	MT IDA REAI	325	Small Retail and Services stores (under 10,000 sq. ft.)	N	0.1820369	7929.527355
4	F_828882_3007837	183 PLEASANT ST, PLEASANT ST, M	QUEENAN G	031	Mixed Use (Primarily Commercial, some Residential)	N	0.112605263	4905.085276
5	F_829087_3007823	172 PLEASANT ST, PLEASANT ST, M	PEREZ CHAI	101	Single Family Residential	N	0.120018006	5227.984327
6	F_828862_3007792	185 PLEASANT ST, PLEASANT ST, M	STANLEY NC	031	Mixed Use (Primarily Commercial, some Residential)	N	0.194326085	8464.844276
7	F_830115_3007769	28 ATLANTIC AV, ATLANTIC AV, MAR	JB CAPITAL	031	Mixed Use (Primarily Commercial, some Residential)	N	0.199712657	8699.483323
8	F_829890_3007969	14 HAWKES ST, MARBL	14 HAWKES	105	Three-Family Residential	N	0.170768015	7438.654722
9	F_830089_3007945	21 ATLANTIC AV, ATLANTIC AV, MAR	MARBLEHEA	341	Bank Buildings	N	0.182154991	7934.671425
10	F_830369_3007962	3 WALDRON CT PL, WALDRON CT PL	PERLOW MA	101	Single Family Residential	N	0.131950361	5747.757737
11	F_829953_3007914	20 HAWKES ST, HAWKES ST, MARBL	MARBLEHEA	337	Parking Lots - a commercial open parking lot for motor vehicles	N	0.264627488	11527.1734
12	F_830254_3007878	22 ATLANTIC AV, ATLANTIC AV, MAR	FAGONE JOI	323	Shopping Centers/Malls	N	0.67609249	29450.58886
13	F_828886_3007921	171 R PLEASANT ST, PLEASANT ST, I	REM INITIUM	102	Residential Condominium	N	0.138099039	6015.594133
14	F_830000_3007986	21 ATLANTIC AV, ATLANTIC AV, MAR	MARBLEHEA	337	Parking Lots - a commercial open parking lot for motor vehicles	N	0.1247548	5434.319067
15	F_829131_3007879	166 PLEASANT ST, PLEASANT ST, M	NEWBURYPI	111	Apartments with Four to Eight Units	N	0.267232409	11640.64375
16	F_828977_3007648	182 PLEASANT ST, PLEASANT ST, M	SOKOL CAPI	111	Apartments with Four to Eight Units	N	0.205894419	8968.760874
17	F_829996_3008063	0 BANK CT, BANK CT, MARBLEHEAD	MARBLEHEA	337	Parking Lots - a commercial open parking lot for motor vehicles	N	0.112521644	4901.442812
18	F_830062_3008064	21 ATLANTIC AV, ATLANTIC AV, MAR	MARBLEHEA	337	Parking Lots - a commercial open parking lot for motor vehicles	N	0.080551638	3508.82933
19	F_828935_3008000	10 BESSOM ST, BESSOM ST, MARBL	1-10 BESSO	323	Shopping Centers/Malls	N	0.357477906	15571.73758
20	F_829921_3008066	3 5 BANK CT, BANK CT, MARBLEHEAI	CAMILLO RC	101	Single Family Residential	N	0.140468579	6118.81131
21	F_829802_3008066	10 HAWKES ST, HAWKES ST, MARBL	TYRRELL DA	105	Three-Family Residential	N	0.129042483	5621.090546
22	F_828812_3007978	14 BESSOM ST, BESSOM ST, MARBL	14-18 BESSC	374	Health Spas	N	0.326386772	14217.40779
23	F_829842_3008013	12 HAWKES ST, HAWKES ST, MARBL	BALSER DOI	101	Single Family Residential	N	0.137417019	5985.88536
24	F_830078_3008011	21 ATLANTIC AV, ATLANTIC AV, MAR	MARBLEHEA	337	Parking Lots - a commercial open parking lot for motor vehicles	N	0.153327988	6678.967139
25	F_830418_3008006	2 WALDRON CT PL, WALDRON CT PL	DUNLOP AN	101	Single Family Residential	N	0.134770275	5870.593183
26	F_829808_3008987	8 SPRING ST, SPRING ST, MARBLEH	VIGLIETTI AI	013	Mixed Use (Primarily Residential, some Commercial)	N	0.140057772	6100.916566
27	F_829684_3008929	8 SEWALL ST, SEWALL ST, MARBLEI	GRAND BAN	330	Automotive Vehicles Sales and Service	N	0.396860988	17287.26462
28	F_829848_3008943	87 PLEASANT ST, PLEASANT ST, MA	EIGHTY NINI	323	Shopping Centers/Malls	N	0.32476744	14146.8697
29	F_829615_3008857	14 SEWALL ST, SEWALL ST, MARBLE	WEED BARR	340	General Office Buildings	N	0.250672726	10919.30396
30	F_829681_3008739	91 PLEASANT ST, PLEASANT ST, MA	NATIONAL G	341	Bank Buildings	N	0.620845258	27044.01945
31	F_829769_3008578	100 PLEASANT ST, PLEASANT ST, M	PIENS JULIE	343, 102	Condo-Off, Residential Condominium	N	0.187745929	8178.212669
32	F_829562_3008570	107 115 PLEASANT ST, PLEASANT ST	ESTRN YACI	325	Small Retail and Services stores (under 10,000 sq. ft.)	N	0.147892135	6442.181398
33	F_829864_3008520	1 SCHOOL ST, SCHOOL ST, MARBLE	BROGNA PA	031	Mixed Use (Primarily Commercial, some Residential)	N	0.129757745	5652.247392
34	F_829681_3008510	112 PLEASANT ST, PLEASANT ST, M	DRUCAS CH	327	Condo Retail	N	0.109053393	4750.365802
35	F_829331_3008445	123 PLEASANT ST, PLEASANT ST, M	123 PLEASA	340	General Office Buildings	N	1.333050053	58067.66029
36	F_829721_3008499	14 SCHOOL ST, SCHOOL ST, MARBL	THE EAGLE	013	Mixed Use (Primarily Residential, some Commercial)	N	0.028678231	1249.223739
37	F_829656_3008473	116 PLEASANT ST, PLEASANT ST, M	CIAMPA GE	326	Eating and Drinking Establishments - restaurants, diners, fast f	N	0.064641221	2815.771571
38	F_829735_3008455	12 SCHOOL ST, SCHOOL ST, MARBL	MARBLEHEA	958	Recreation, Active Use (Charitable Org.)	N	0.132667472	5778.995099
39	F_829618_3008376	120 PLEASANT ST, PLEASANT ST, M	SHRINE OF	960	Church, Mosque, Synagogue, Temple, etc...	N	0.160520821	6992.286941
40	F_829851_3008420	8 SCHOOL ST, SCHOOL ST, MARBLE	MARBLEHEA	325	Small Retail and Services stores (under 10,000 sq. ft.)	N	0.021010073	915.1987843
41	F_829719_3008374	0 SCHOOL ST, SCHOOL ST, MARBLE	TOWN OF M	930	Vacant, Selectmen or City Council (Municipal)	N	0.134868776	5874.883867
42	F_829792_3008423	10 SCHOOL ST, SCHOOL ST, MARBL	CAMARDA L	326	Eating and Drinking Establishments - restaurants, diners, fast f	N	0.148473851	6467.520941
43	F_829634_3008429	118 PLEASANT ST, PLEASANT ST, M	NEPTUNE RI	013	Mixed Use (Primarily Residential, some Commercial)	N	0.17715912	7717.051251
44	F_829192_3008360	8 ANDERSON ST, ANDERSON ST, M	MOORE EDV	332	Auto Repair Facilities	N	0.197505938	8603.35864
45	F_829884_3008387	2 -6 SCHOOL ST, SCHOOL ST, MARBL	EAMES VIRC	326	Eating and Drinking Establishments - restaurants, diners, fast f	N	0.078162166	3404.74395
46	F_829591_3008346	124 PLEASANT ST, PLEASANT ST, M	SHRINE OF	960	Church, Mosque, Synagogue, Temple, etc...	N	0.1477241	6434.861789
47	F_829786_3008319	261 WASHINGTON ST, WASHINGTON	PELLINO FR	328, 327	Condo-Rest, Condo Retail	N	0.137087802	5971.544662
48	F_829862_3008350	257 WASHINGTON ST, WASHINGTON	STRONGWA	327, 102	Condo Retail, Residential Condominium	N	0.02366073	1030.661391
49	F_829804_3008370	259 WASHINGTON ST, WASHINGTON	257 WASHIN	327	Condo Retail	N	0.111227663	4845.076982
50	F_829135_3008267	6 ANDERSON ST, ANDERSON ST, M	PIENS JULIE	340	General Office Buildings	N	0.369393021	16090.75998
51	F_829528_3008337	126 PLEASANT ST, PLEASANT ST, M	MCGRATH VI	013	Mixed Use (Primarily Residential, some Commercial)	N	0.110489145	4812.907171
52	F_829931_3008251	7 ATLANTIC AV, ATLANTIC AV, MARB	G & Z REALT	326	Eating and Drinking Establishments - restaurants, diners, fast f	N	0.034555807	1505.250933
53	F_829885_3008236	258 WASHINGTON ST, WASHINGTON	LOCKWOOD	104	Two-Family Residential	N	0.065601811	2857.614879
54	F_829592_3008211	277 WASHINGTON ST, WASHINGTON	ZANNI DIAN	013	Mixed Use (Primarily Residential, some Commercial)	N	0.109374964	4764.373427
55	F_828723_3008217	30 BESSOM ST, BESSOM ST, MARBL	BROUGHTOI	327, 102	Condo Retail, Residential Condominium	N	0.074406336	3241.139989
56	F_828684_3008200	33 35 HERITAGE WY, HERITAGE WY,	BESSOM HE	104	Two-Family Residential	N	0.141568588	6166.727678
57	F_829214_3008211	145 PLEASANT ST, PLEASANT ST, M	KNIGHTSBR	325	Small Retail and Services stores (under 10,000 sq. ft.)	N	0.053687246	2338.61644
58	F_829886_3008164	9 ATLANTIC AV, ATLANTIC AV, MARB	COLARIS VI	340	General Office Buildings	N	0.386495292	16835.73492
59	F_829432_3008259	134 PLEASANT ST, PLEASANT ST, M	ANDERSTOI	101	Single Family Residential	N	0.097707159	4256.123863
60	F_829643_3008242	275 WASHINGTON ST, WASHINGTON	PERCY MINC	104	Two-Family Residential	N	0.154591552	6734.008012
61	F_829912_3008276	1 ATLANTIC AV, ATLANTIC AV, MARB	COTTER CH	326	Eating and Drinking Establishments - restaurants, diners, fast f	N	0.03063053	1334.265896
62	F_829247_3008236	141 PLEASANT ST, PLEASANT ST, M	141 PLEASA	326	Eating and Drinking Establishments - restaurants, diners, fast f	N	0.126798368	5523.336922
63	F_829280_3008266	139 PLEASANT ST, PLEASANT ST, M	BEACH RETI	101	Single Family Residential	N	0.062149797	2707.245145
64	F_829572_3008283	1 PLEASANT LN, PLEASANT LN, MAR	BORNHORS'	340	General Office Buildings	N	0.087159904	3796.685401
65	F_829313_3008304	137 PLEASANT ST, PLEASANT ST, M	137 PLEASA	104	Two-Family Residential	N	0.13699221	5967.41166
66	F_829502_3008308	128 PLEASANT ST, PLEASANT ST, M	BATTINELLI	013	Mixed Use (Primarily Residential, some Commercial)	N	0.051616706	2248.423715
67	F_829044_3008153	165 PLEASANT ST, PLEASANT ST, M	VILLAGE SH	323	Shopping Centers/Malls	N	1.278334653	55684.25749
68	F_829750_3008284	269 WASHINGTON ST, WASHINGTON	HURNEY MIC	101	Single Family Residential	N	0.070609833	3075.764313
69	F_829492_3008273	130 PLEASANT ST, PLEASANT ST, M	GINSBERG F	104	Two-Family Residential	N	0.111909547	4874.779877
70	F_829701_3008268	271 273 WASHINGTON ST, WASHING	MOORE EDV	111	Apartments with Four to Eight Units	N	0.142843466	6222.261397
71	F_828756_3008176	26 28 BESSOM ST, BESSOM ST, MARI	K&E REALTY	031	Mixed Use (Primarily Commercial, some Residential)	N	0.049964611	2176.458453
72	F_829761_3008138	272 274 WASHINGTON ST, WASHING	HATHAWAY	111	Apartments with Four to Eight Units	N	0.136844021	5960.925564
73	F_828789_3008139	22 BESSOM ST, BESSOM ST, MARBL	22 BESSOM	325	Small Retail and Services stores (under 10,000 sq. ft.)	N	0.091293995	3976.766438
74	F_830274_3008055	16 ATLANTIC AV, ATLANTIC AV, MAR	SIXTEEN ATI	325	Small Retail and Services stores (under 10,000 sq. ft.)	N	0.534084867	23264.73679
75	F_829410_3008199	293 WASHINGTON ST, WASHINGTON	ROSE JUDIT	101	Single Family Residential	N	0.040129393	1748.036357
76	F_829809_3008170	264 WASHINGTON ST, WASHINGTON	MHD HOLDIN	111	Apartments with Four to Eight Units	N	0.088281815	3845.555851
77	F_829991_3008147	11 ATLANTIC AV, ATLANTIC AV, MAR	ELEVEN ATL	340	General Office Buildings	N	0.180126405	7846.306208
78	F_829451_3008202	291 WASHINGTON ST, WASHINGTON	KEARNEY TI	101	Single Family Residential	N	0.065866264	2869.134445
79	F_829374_3008211	295 WASHINGTON ST, WASHINGTON	LINHART RE	101	Single Family Residential	N	0.057793965	2517.505105
80	F_829187_3008183	149 PLEASANT ST, PLEASANT ST, M	PAONE ANTI	325	Small Retail and Services stores (under 10,000 sq. ft.)	N	0.114100522	4970.218724
81	F_829493_3008195	285 WASHINGTON ST, WASHINGTON	MOORE EDV	013	Mixed Use (Primarily Residential, some Commercial)	N	0.083333983	3630.028318
82	F_829542_3008195	281 WASHINGTON ST, WASHINGTON	ROY BARBA	105	Three-Family Residential	N	0.091182499	3971.909636
83	F_829028_3007740	178 PLEASANT ST, PLEASANT ST, M	MORGAN RH	105	Three-Family Residential	N	0.121672708	5300.06314
84	F_829956_3008112	19 ATLANTIC AV, ATLANTIC AV, MAR	PARISI JOSE	342	Medical Office Buildings	N	0.057564479	2507.508699
85	F_828726_3008065	18 BESSOM ST, BESSOM ST, MARBL	14-18 BESSC	323	Shopping Centers/Malls	N	0.654239385	28498.66759
86	F_829059_3007781	174 PLEASANT ST, PLEASANT ST, M	CASWELL C	104	Two-Family Residential	N	0.114941704	5006.860623
87	F_828835_3007745	189 PLEASANT ST, PLEASANT ST, M	STANLEY AN	031	Mixed Use (Primarily Commercial, some Residential)	N	0.12792379	5572.360307
88	F_830218_3007747	26 HAWKES ST, HAWKES ST, MARBL	SUTTON KAI	327, 343	Condo Retail, Condo-Off	N	0.178853145	7790.843002
89	F_828803_3007699	191 PLEASANT ST, PLEASANT ST, M	BYORS DAV	031	Mixed Use (Primarily Commercial, some Residential)	N	0.179319993	7811.17891
90	F_830178_3007674	28 HAWKES ST, HAWKES ST, MARBL	PIENS JULIE	031	Mixed Use (Primarily Commercial, some Residential)	N	0.237624904	10350.94082
91	F_829011_3007700	180 PLEASANT ST, PLEASANT ST, M	LARKIN KAT	102	Residential Condominium	N	0.074982472	3266.236461
92	F_830277_3007976	18 ATLANTIC AV, ATLANTIC AV, MAR	GSCS, LLC	337	Parking Lots - a commercial open parking lot for motor vehicles	N	0.158267139	6894.116554
93	F_829819_3008855	89 PLEASANT ST, PLEASANT ST, MA	EIGHTY NINI	326	Eating and Drinking Establishments - restaurants, diners, fast f	N	0.133778353	5827.385045
94	F_829683_3008820	0 SEWALL ST, SEWALL ST, MARBLEI	NATIONAL G	337	Parking Lots - a commercial open parking lot for motor vehicles	N	0.123604442	5384.209496
95	116-36-0						0.039	1698.84
96	116-35-0						0.042	1829.52
97	129-20-0						0.336	14636.16
Right of Way					Right of Way		2.797031559	121838.6947

								Open Space Calculations								
Excluded Public	Excluded NonPublic	Total Excluded Land	Total Sensitive Land	Developable Parcel sf	Override Developable sf	Override Note	Developable SF for Unit Calc	Excluded Land %	Open Space %	Open Space Removed	Parking Area Removed	Building Footprint	Building Envelope	Modeled Unit Capacity	Dwelling Units per Acre Limit
0	0	0	0	0.00			0	0%	20%	601	0	0	0	0.00	1.38
0	0	0	0	0.00			0	0%	20%	825	0	0	0	0.00	1.89
0	0	0	0	5,456.45			5,456	0%	20%	1,091	2,837	1,528	4,583	4.00	2.51
0	0	0	0	7,929.53			7,930	0%	20%	1,586	4,123	2,220	6,661	6.00	3.64
0	0	0	0	0.00			0	0%	20%	981	0	0	0	0.00	2.25
0	0	0	0	0.00			0	0%	20%	1,046	0	0	0	0.00	2.40
0	0	0	0	8,464.84			8,465	0%	20%	1,693	4,402	2,370	7,110	7.00	3.89
0	0	0	0	8,699.48			8,699	0%	20%	1,740	4,524	2,436	7,308	7.00	3.99
0	0	0	0	7,438.65			7,439	0%	20%	1,488	3,868	2,083	6,248	6.00	3.42
0	0	0	0	7,934.67			7,935	0%	20%	1,587	4,126	2,222	6,665	6.00	3.64
0	0	0	0	5,747.76			5,748	0%	20%	1,150	2,989	1,609	4,828	4.00	2.64
0	0	0	0	11,527.17			11,527	0%	20%	2,305	5,994	3,228	9,683	9.00	5.29
0	0	0	0	29,450.59			29,451	0%	20%	5,890	15,314	8,246	24,738	24.00	13.52
0	0	0	0	6,015.59			6,016	0%	20%	1,203	3,128	1,684	5,053	5.00	2.76
0	0	0	0	5,434.32			5,434	0%	20%	1,087	2,826	1,522	4,565	4.00	2.50
0	0	0	0	11,640.64			11,641	0%	20%	2,328	6,053	3,259	9,778	9.00	5.34
0	0	0	0	8,968.76			8,969	0%	20%	1,794	4,664	2,511	7,534	7.00	4.12
0	0	0	0	0.00			0	0%	20%	980	0	0	0	0.00	2.25
0	0	0	0	0.00			0	0%	20%	702	0	0	0	0.00	1.61
0	0	0	0	15,571.74			15,572	0%	20%	3,114	8,097	4,360	13,080	13.00	7.15
0	0	0	0	6,118.81			6,119	0%	20%	1,224	3,182	1,713	5,140	5.00	2.81
0	0	0	0	5,621.09			5,621	0%	20%	1,124	2,923	1,574	4,722	4.00	2.58
0	0	0	0	14,217.41			14,217	0%	20%	2,843	7,393	3,981	11,943	11.00	6.53
0	0	0	0	5,985.89			5,986	0%	20%	1,197	3,113	1,676	5,028	5.00	2.75
0	0	0	0	6,678.97			6,679	0%	20%	1,336	3,473	1,870	5,610	5.00	3.07
0	0	0	0	5,870.59			5,871	0%	20%	1,174	3,053	1,644	4,931	4.00	2.70
0	0	0	0	6,100.92			6,101	0%	20%	1,220	3,172	1,708	5,125	5.00	2.80
0	0	0	0	17,287.26			17,287	0%	20%	3,457	8,989	4,840	14,521	14.00	7.94
0	0	0	0	14,146.87			14,147	0%	20%	2,829	7,356	3,961	11,883	11.00	6.50
0	0	0	0	10,919.30			10,919	0%	20%	2,184	5,678	3,057	9,172	9.00	5.01
0	0	0	0	27,044.02			27,044	0%	20%	5,409	14,063	7,572	22,717	22.00	12.42
0	0	0	0	8,178.21			8,178	0%	20%	1,636	4,253	2,290	6,870	6.00	3.75
0	0	0	0	6,442.18			6,442	0%	20%	1,288	3,350	1,804	5,411	5.00	2.96
0	0	0	0	5,652.25			5,652	0%	20%	1,130	2,939	1,583	4,748	4.00	2.60
0	0	0	0	0.00			0	0%	20%	950	0	0	0	0.00	2.18
0	0	0	0	58,067.66			58,068	0%	20%	11,614	30,195	16,259	48,777	48.00	26.66
0	0	0	0	0.00			0	0%	20%	250	0	0	0	0.00	0.57
0	0	0	0	0.00			0	0%	20%	563	0	0	0	0.00	1.29
0	0	0	0	5,779.00			5,779	0%	20%	1,156	3,005	1,618	4,854	4.00	2.65
0	0	0	0	6,992.29			6,992	0%	20%	1,398	3,636	1,958	5,874	5.00	3.21
0	0	0	0	0.00			0	0%	20%	183	0	0	0	0.00	0.42
5875.138935	0	5875.138935	0	0.00			0	100%	20%	5,875	0	0	0	0.00	2.70
0	0	0	0	6,467.52			6,468	0%	20%	1,294	3,363	1,811	5,433	5.00	2.97
0	0	0	0	7,717.05			7,717	0%	20%	1,543	4,013	2,161	6,482	6.00	3.54
0	0	0	0	8,603.36			8,603	0%	20%	1,721	4,474	2,409	7,227	7.00	3.95
0	0	0	0	0.00			0	0%	20%	681	0	0	0	0.00	1.56
0	0	0	0	6,434.86			6,435	0%	20%	1,287	3,346	1,802	5,405	5.00	2.95
0	0	0	0	5,971.54			5,972	0%	20%	1,194	3,105	1,672	5,016	5.00	2.74
0	0	0	0	0.00			0	0%	20%	206	0	0	0	0.00	0.47
0	0	0	0	0.00			0	0%	20%	969	0	0	0	0.00	2.22
0	0	0	0	16,090.76			16,091	0%	20%	3,218	8,367	4,505	13,516	13.00	7.39
0	0	0	0	0.00			0	0%	20%	963	0	0	0	0.00	2.21
0	0	0	0	0.00			0	0%	20%	301	0	0	0	0.00	0.69
0	0	0	0	0.00			0	0%	20%	572	0	0	0	0.00	1.31
0	0	0	0	0.00			0	0%	20%	953	0	0	0	0.00	2.19
0	0	0	0	0.00			0	0%	20%	648	0	0	0	0.00	1.49
0	0	0	0	6,166.73			6,167	0%	20%	1,233	3,207	1,727	5,180	5.00	2.83
0	0	0	0	0.00			0	0%	20%	468	0	0	0	0.00	1.07
0	0	0	0	16,835.73			16,836	0%	20%	3,367	8,755	4,714	14,142	14.00	7.73
0	0	0	0	0.00			0	0%	20%	851	0	0	0	0.00	1.95
0	0	0	0	6,734.01			6,734	0%	20%	1,347	3,502	1,886	5,657	5.00	3.09
0	0	0	0	0.00			0	0%	20%	267	0	0	0	0.00	0.61
0	0	0	0	5,523.34			5,523	0%	20%	1,105	2,872	1,547	4,640	4.00	2.54
0	0	0	0	0.00			0	0%	20%	541	0	0	0	0.00	1.24
0	0	0	0	0.00			0	0%	20%	759	0	0	0	0.00	1.74
0	0	0	0	5,967.41			5,967	0%	20%	1,193	3,103	1,671	5,013	5.00	2.74
0	0	0	0	0.00			0	0%	20%	450	0	0	0	0.00	1.03
0	0	0	0	55,684.26			55,684	0%	20%	11,137	28,956	15,592	46,775	46.00	25.57
0	0	0	0	0.00			0	0%	20%	615	0	0	0	0.00	1.41
0	0	0	0	0.00			0	0%	20%	975	0	0	0	0.00	2.24
0	0	0	0	6,222.26			6,222	0%	20%	1,244	3,236	1,742	5,227	5.00	2.86
0	0	0	0	0.00			0	0%	20%	435	0	0	0	0.00	1.00
0	0	0	0	5,960.93			5,961	0%	20%	1,192	3,100	1,669	5,007	5.00	2.74
0	0	0	0	0.00			0	0%	20%	795	0	0	0	0.00	1.83
0	0	0	0	23,264.74			23,265	0%	20%	4,653	12,098	6,514	19,542	19.00	10.68
0	0	0	0	0.00			0	0%	20%	350	0	0	0	0.00	0.80
0	0	0	0	0.00			0	0%	20%	769	0	0	0	0.00	1.77
0	0	0	0	7,846.31			7,846	0%	20%	1,569	4,080	2,197	6,591	6.00	3.60
0	0	0	0	0.00			0	0%	20%	574	0	0	0	0.00	1.32
0	0	0	0	0.00			0	0%	20%	504	0	0	0	0.00	1.16
0	0	0	0	0.00			0	0%	20%	994	0	0	0	0.00	2.28
0	0	0	0	0.00			0	0%	20%	726	0	0	0	0.00	1.67
0	0	0	0	0.00			0	0%	20%	794	0	0	0	0.00	1.82
0	0	0	0	0.00			0	0%	20%	1,060	0	0	0	0.00	2.43
0	0	0	0	0.00			0	0%	20%	502	0	0	0	0.00	1.15
0	0	0	0	28,498.67			28,499	0%	20%	5,700	14,819	7,980	23,939	23.00	13.08
0	0	0	0	0.00			0	0%	20%	1,001	0	0	0	0.00	2.30
0	0	0	0	5,572.36			5,572	0%	20%	1,114	2,898	1,560	4,681	4.00	2.56
0	0	0	0	7,790.84			7,791	0%	20%	1,558	4,051	2,181	6,544	6.00	3.58
0	0	0	0	7,811.18			7,811	0%	20%	1,562	4,062	2,187	6,561	6.00	3.59
0	0	0	0	10,350.94			10,351	0%	20%	2,070	5,382	2,898	8,695	8.00	4.75
0	0	0	0	0.00			0	0%	20%	653	0	0	0	0.00	1.50
0	0	0	0	6,894.12			6,894	0%	20%	1,379	3,585	1,930	5,791	5.00	3.17
0	0	0	0	5,827.39			5,827	0%	20%	1,165	3,030	1,632	4,895	4.00	2.68
0	0	0	0	0.00			0	0%	20%	1,077	0	0	0	0.00	2.47
0	0	0	0	0.00			0	0%	20%	340	0	0	0	0.00	0.78
0	0	0	0	0.00			0	0%	20%	366	0	0	0	0.00	0.84
0	0	0	0	14,636.16			14,636	0%	20%	2,927	7,611	4,098	12,294	12.00	6.72
121838.6947		121838.6947		0.00			0	100%	20%	121,839	0	0	0	0.00	55.94
				0.00			0	0%	20%	0	0	0	0	0.00	0.00

Unit Capacity Tests						Unit Compliance Metrics	
Max Lot Coverage Limit	Lot Area per Dwelling Unit Limit	FAR Limit	Max Units per Lot Limit	Non-Conforming lot?	Max units based on addt'l lot size requirements	Final Lot Multi-family Unit Capacity	DU per AC
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	4.00		<no limit>	3.00	23.95
N/A	N/A	N/A	6.00		<no limit>	4.00	21.97
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	7.00		<no limit>	4.00	20.58
N/A	N/A	N/A	7.00		<no limit>	4.00	20.03
N/A	N/A	N/A	6.00		<no limit>	3.00	17.57
N/A	N/A	N/A	6.00		<no limit>	4.00	21.96
N/A	N/A	N/A	4.00		<no limit>	3.00	22.74
N/A	N/A	N/A	9.00		<no limit>	5.00	18.89
N/A	N/A	N/A	24.00		<no limit>	14.00	20.71
N/A	N/A	N/A	5.00		<no limit>	3.00	21.72
N/A	N/A	N/A	4.00		<no limit>	0.00	0.00
N/A	N/A	N/A	9.00		<no limit>	5.00	18.71
N/A	N/A	N/A	7.00		<no limit>	4.00	19.43
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	13.00		<no limit>	7.00	19.58
N/A	N/A	N/A	5.00		<no limit>	3.00	21.36
N/A	N/A	N/A	4.00		<no limit>	3.00	23.25
N/A	N/A	N/A	11.00		<no limit>	7.00	21.45
N/A	N/A	N/A	5.00		<no limit>	3.00	21.83
N/A	N/A	N/A	5.00		<no limit>	3.00	19.57
N/A	N/A	N/A	4.00		<no limit>	3.00	22.26
N/A	N/A	N/A	5.00		<no limit>	3.00	21.42
N/A	N/A	N/A	14.00		<no limit>	8.00	20.16
N/A	N/A	N/A	11.00		<no limit>	6.00	18.47
N/A	N/A	N/A	9.00		<no limit>	5.00	19.95
N/A	N/A	N/A	22.00		<no limit>	12.00	19.33
N/A	N/A	N/A	6.00		<no limit>	4.00	21.31
N/A	N/A	N/A	5.00		<no limit>	3.00	20.29
N/A	N/A	N/A	4.00		<no limit>	3.00	23.12
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	48.00		<no limit>	27.00	20.25
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	4.00		<no limit>	3.00	22.61
N/A	N/A	N/A	5.00		<no limit>	3.00	18.69
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00		<no limit>	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	20.21
N/A	N/A	N/A	6.00		<no limit>	4.00	22.58
N/A	N/A	N/A	7.00		<no limit>	4.00	20.25
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	20.31
N/A	N/A	N/A	5.00		<no limit>	3.00	21.88
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	13.00		<no limit>	7.00	18.95
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	21.19
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	14.00		<no limit>	8.00	20.70
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	19.41
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	4.00		<no limit>	3.00	23.66
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	21.90
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	46.00		<no limit>	26.00	20.34
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	21.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	21.92
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	19.00		<no limit>	11.00	20.60
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	6.00		<no limit>	4.00	22.21
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	23.00		<no limit>	13.00	19.87
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	4.00		<no limit>	3.00	23.45
N/A	N/A	N/A	6.00		<no limit>	4.00	22.36
N/A	N/A	N/A	6.00		<no limit>	4.00	22.31
N/A	N/A	N/A	8.00		<no limit>	5.00	21.04
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	5.00		<no limit>	3.00	18.96
N/A	N/A	N/A	4.00		<no limit>	3.00	22.43
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	N/A	12.00		<no limit>	7.00	20.83
N/A	N/A	N/A	0.00		<no limit>	0.00	0.00
N/A	N/A	N/A	0.00		<no limit>	0.00	0.00

MBTA District Calculations

District 3 Unit Compliance Calculator

Community Name	**Marblehead**
Required Units for Compliance	**897**

District 3 Summary Calculations

	Number
District Acreage Denominator	8
Total Parcels	28
Parcel Acreage	8
Total Built Square Feet	216,889
Multi-family Unit Capacity	119
DU/AC	14.9

Non-Conforming Parcels
Units within Half-Mile of Transit
Total Excluded Land
Open Space Removed/Set Aside
Total Parking Area
Units Forgone due to Unit Cap in Zoning

Parcel Infor

FID	LOC_ID	Address	Owner	Existing Use Codes
0	F_825862_3004480	37 39 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
1	F_826046_3004509	42 44 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
2	F_825811_3004548	33 35 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
3	F_825558_3005129	6 8 BROUGHTON RD, BROUGHTON R	MARBLEHEA	970
4	F_825354_3005105	1 3 BROUGHTON RD, BROUGHTON R	MARBLEHEA	970
5	F_825611_3005061	10 12 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
6	F_826143_3004262	55 57 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
7	F_826046_3004242	51 53 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
8	F_826178_3004182	56 72 BROUGHTON RD, BROUGHTON	MARBLEHEA	903
9	F_825935_3004646	34 36 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
10	F_825758_3004614	29 31 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
11	F_825912_3004418	41 43 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
12	F_826126_3004402	48 50 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
13	F_825993_3004574	38 40 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
14	F_825504_3005203	2 4 BROUGHTON RD, BROUGHTON R	MARBLEHEA	970
15	F_825431_3005032	5 7 BROUGHTON RD, BROUGHTON R	MARBLEHEA	970
16	F_825667_3004988	14 16 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
17	F_825483_3004965	9 11 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
18	F_825717_3004924	18 20 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
19	F_825541_3004892	13 15 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
20	F_825773_3004853	22 24 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
21	F_825591_3004826	17 19 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
22	F_825826_3004786	26 28 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
23	F_825648_3004752	21 23 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
24	F_825700_3004688	25 27 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
25	F_825884_3004712	30 32 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
26	F_826194_3004326	52 54 BROUGHTON RD, BROUGHTON	MARBLEHEA	970
27	F_825999_3004305	47 49 BROUGHTON RD, BROUGHTON	MARBLEHEA	970

Right of Way

Number	% of Total
1	3.6%
0	0.0%
81,417	23.5%
134,550	38.8%
134,264	38.7%
0.00	0.0%

mation from Land Database

Existing Use Descriptions	Transit Station	Parcel Acres	Parcel sf	Excluded Public	Excluded NonPublic	Total Excluded Land	Total Sensitive Land	Developable Parcel sf
Housing Authority	N	0.171273685	7460.681735	0	0	0	0	0.00
Housing Authority	N	0.17949697	7818.887993	0	0	0	0	7,818.89
Housing Authority	N	0.197074169	8584.550806	0	0	0	0	8,584.55
Housing Authority	N	0.197893035	8620.220587	0	0	0	0	8,620.22
Housing Authority	N	0.297102317	12941.77695	0	0	0	0	12,941.78
Housing Authority	N	0.207046624	9018.950955	0	0	0	0	9,018.95
Housing Authority	N	0.246859379	10753.19454	0	0	0	0	10,753.19
Housing Authority	N	0.172892274	7531.18744	0	0	0	0	7,531.19
(formerly Municipalities/Districts. Removed June 2009.)	N	0.609301918	26541.19155	0	0	0	0	26,541.19
Housing Authority	N	0.188420005	8207.575439	0	0	0	0	8,207.58
Housing Authority	N	0.204251563	8897.198079	0	0	0	0	8,897.20
Housing Authority	N	0.203658444	8871.361802	0	0	0	0	8,871.36
Housing Authority	N	0.189758525	8265.881351	0	0	0	0	8,265.88
Housing Authority	N	0.204540385	8909.779153	0	0	0	0	8,909.78
Housing Authority	N	0.189685226	8262.688464	0	0	0	0	8,262.69
Housing Authority	N	0.200860754	8749.494458	0	0	0	0	8,749.49
Housing Authority	N	0.195657601	8522.845081	0	0	0	0	8,522.85
Housing Authority	N	0.20429713	8899.182968	0	0	0	0	8,899.18
Housing Authority	N	0.193949835	8448.454799	0	0	0	0	8,448.45
Housing Authority	N	0.201631538	8783.069794	0	0	0	0	8,783.07
Housing Authority	N	0.202065171	8801.95884	0	0	0	0	8,801.96
Housing Authority	N	0.194300261	8463.719389	0	0	0	0	8,463.72
Housing Authority	N	0.204573785	8911.234068	0	0	0	0	8,911.23
Housing Authority	N	0.190750485	8309.091123	0	0	0	0	8,309.09
Housing Authority	N	0.202617126	8826.002005	0	0	0	0	8,826.00
Housing Authority	N	0.203018329	8843.478409	0	0	0	0	8,843.48
Housing Authority	N	0.262399047	11430.10247	0	0	0	0	11,430.10
Housing Authority	N	0.183374921	7987.811574	0	0	0	0	7,987.81
Right of Way		2	81417.42824	81417.42824		81417.42824		0.00
								0.00

			Open Space Calculations								
Override Developable sf	Override Note	Developable SF for Unit Calc	Excluded Land %	Open Space %	Open Space Removed	Parking Area Removed	Building Footprint	Building Envelope	Modeled Unit Capacity	Dwelling Units per Acre Limit	Max Lot Coverage Limit
		0	0%	20%	1,492	0	0	0	0.00	3.43	N/A
		7,819	0%	20%	1,564	4,066	2,189	6,568	6.00	3.59	N/A
		8,585	0%	20%	1,717	4,464	2,404	7,211	7.00	3.94	N/A
		8,620	0%	20%	1,724	4,483	2,414	7,241	7.00	3.96	N/A
		12,942	0%	20%	2,588	6,730	3,624	10,871	10.00	5.94	N/A
		9,019	0%	20%	1,804	4,690	2,525	7,576	7.00	4.14	N/A
		10,753	0%	20%	2,151	5,592	3,011	9,033	9.00	4.94	N/A
		7,531	0%	20%	1,506	3,916	2,109	6,326	6.00	3.46	N/A
		26,541	0%	20%	5,308	13,801	7,432	22,295	22.00	12.19	N/A
		8,208	0%	20%	1,642	4,268	2,298	6,894	6.00	3.77	N/A
		8,897	0%	20%	1,779	4,627	2,491	7,474	7.00	4.09	N/A
		8,871	0%	20%	1,774	4,613	2,484	7,452	7.00	4.07	N/A
		8,266	0%	20%	1,653	4,298	2,314	6,943	6.00	3.80	N/A
		8,910	0%	20%	1,782	4,633	2,495	7,484	7.00	4.09	N/A
		8,263	0%	20%	1,653	4,297	2,314	6,941	6.00	3.79	N/A
		8,749	0%	20%	1,750	4,550	2,450	7,350	7.00	4.02	N/A
		8,523	0%	20%	1,705	4,432	2,386	7,159	7.00	3.91	N/A
		8,899	0%	20%	1,780	4,628	2,492	7,475	7.00	4.09	N/A
		8,448	0%	20%	1,690	4,393	2,366	7,097	7.00	3.88	N/A
		8,783	0%	20%	1,757	4,567	2,459	7,378	7.00	4.03	N/A
		8,802	0%	20%	1,760	4,577	2,465	7,394	7.00	4.04	N/A
		8,464	0%	20%	1,693	4,401	2,370	7,110	7.00	3.89	N/A
		8,911	0%	20%	1,782	4,634	2,495	7,485	7.00	4.09	N/A
		8,309	0%	20%	1,662	4,321	2,327	6,980	6.00	3.82	N/A
		8,826	0%	20%	1,765	4,590	2,471	7,414	7.00	4.05	N/A
		8,843	0%	20%	1,769	4,599	2,476	7,429	7.00	4.06	N/A
		11,430	0%	20%	2,286	5,944	3,200	9,601	9.00	5.25	N/A
		7,988	0%	20%	1,598	4,154	2,237	6,710	6.00	3.67	N/A
		0	100%	20%	81,417	0	0	0	0.00	37.38	N/A
		0	0%	20%	0	0	0	0	0.00	0.00	N/A

Unit Capacity Tests					Unit Compliance Metrics	
Lot Area per Dwelling Unit Limit	FAR Limit	Max Units per Lot Limit	Non-Conforming lot?	Max units based on addt'l lot size requirements	Final Lot Multi-family Unit Capacity	DU per AC
N/A	N/A	0.00	Y	0.00	0.00	0.00
N/A	N/A	6.00		<no limit>	4.00	22.28
N/A	N/A	7.00		<no limit>	4.00	20.30
N/A	N/A	7.00		<no limit>	4.00	20.21
N/A	N/A	10.00		<no limit>	6.00	20.20
N/A	N/A	7.00		<no limit>	4.00	19.32
N/A	N/A	9.00		<no limit>	5.00	20.25
N/A	N/A	6.00		<no limit>	3.00	17.35
N/A	N/A	22.00		<no limit>	12.00	19.69
N/A	N/A	6.00		<no limit>	4.00	21.23
N/A	N/A	7.00		<no limit>	4.00	19.58
N/A	N/A	7.00		<no limit>	4.00	19.64
N/A	N/A	6.00		<no limit>	4.00	21.08
N/A	N/A	7.00		<no limit>	4.00	19.56
N/A	N/A	6.00		<no limit>	4.00	21.09
N/A	N/A	7.00		<no limit>	4.00	19.91
N/A	N/A	7.00		<no limit>	4.00	20.44
N/A	N/A	7.00		<no limit>	4.00	19.58
N/A	N/A	7.00		<no limit>	4.00	20.62
N/A	N/A	7.00		<no limit>	4.00	19.84
N/A	N/A	7.00		<no limit>	4.00	19.80
N/A	N/A	7.00		<no limit>	4.00	20.59
N/A	N/A	7.00		<no limit>	4.00	19.55
N/A	N/A	6.00		<no limit>	4.00	20.97
N/A	N/A	7.00		<no limit>	4.00	19.74
N/A	N/A	7.00		<no limit>	4.00	19.70
N/A	N/A	9.00		<no limit>	5.00	19.05
N/A	N/A	6.00		<no limit>	4.00	21.81
N/A	N/A	0.00		<no limit>	0.00	0.00
N/A	N/A	0.00		<no limit>	0.00	0.00

Unit Capacity per District Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals	
District Name	MCMOD 1 (Tioga Way)	MCMOD 2 (Pleasant St)	MCMOD 3 (Broughton)				
Modeled Unit Capacity	814	501	204	0	0	**1,519**	
Dwelling Units per Acre Limit	596	413	159			**1,168**	
District Unit Cap Limit						**0**	
Max Lot Coverage Limit						**0**	
Lot Area per Dwelling Unit Limit						**0**	
Max Units per Lot Limit	814	501	204	0	0	**1,519**	INFO: If the com
FAR Limit						**0**	
Final Unit Capacity per District	**483**	**295**	**119**	**0**	**0**	**897**	

Summary Table

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals	
District Name	MCMOD 1 (Tioga Way)	MCMOD 2 (Pleasant St)	MCMOD 3 (Broughton)				
District Acreage *(see note)*	29.8	20.6	8.0	0.0	0.0	**58.4**	INFO: District A
District Density Denominator *(see note)*	27.9	20.6	8.0	0.0	0.0	**56.5**	INFO: District D used as the de
Final Unit Capacity per District	**483**	**295**	**119**	**0**	**0**	**897**	
DU/AC	**17.3**	**14.3**	**14.9**	**0.0**	**0.0**	**15.9**	
Parcel Acreage	29.8	20.6	8.0	0.0	0.0	**58.4**	
Total Built Square Feet	833,308	529,415	216,889	0	0	**1,579,611**	
Total Units in Station Area	0	0	0	0	0	**0**	
Non-Conforming Parcels	35	42	1	0	0	**78**	
Total Excluded Land (sf)	219,920	127,714	81,417	0	0	**429,051**	
Total Open Space (sf)	416,109	282,004	134,550	0	0	**832,663**	
Total Parking Area (sf)	515,857	327,733	134,264	0	0	**977,855**	
Units Forgone due to Unit Cap in Zoning	0.00	0.00	0.00	0.00	0.00	**0**	

Comparison Table of Requirements and Modeled Results

Category	Guideline Requirements	Modeled Results
Community:	Marblehead	Marblehead
Community Category:	Adjacent community	Adjacent community
2020 Housing Units (Census PL-94):	8,965	8,965
Minimum Multi-family Unit Capacity:	897	897
Minimum Land Area:	27	58.4
Developable station area:	0.00	0.00
% Unit Capacity within Transit Station Areas:	0%	0%
% Land Area Located in Transit Station Areas:	0%	0%

Guidelines Section 5c: Unit Capacity in Mixed-Use Development Districts

Unit Capacity of Mixed Use District(s)		Enter value from
Minimum Multi-family Unit Capacity	897	
25% cap	224	
3A-Compliant Unit Capacity Requirement	224	This unit capaci