



# MBTA Communities:3A Compliance

March 3, 2026



# Presentation Staff

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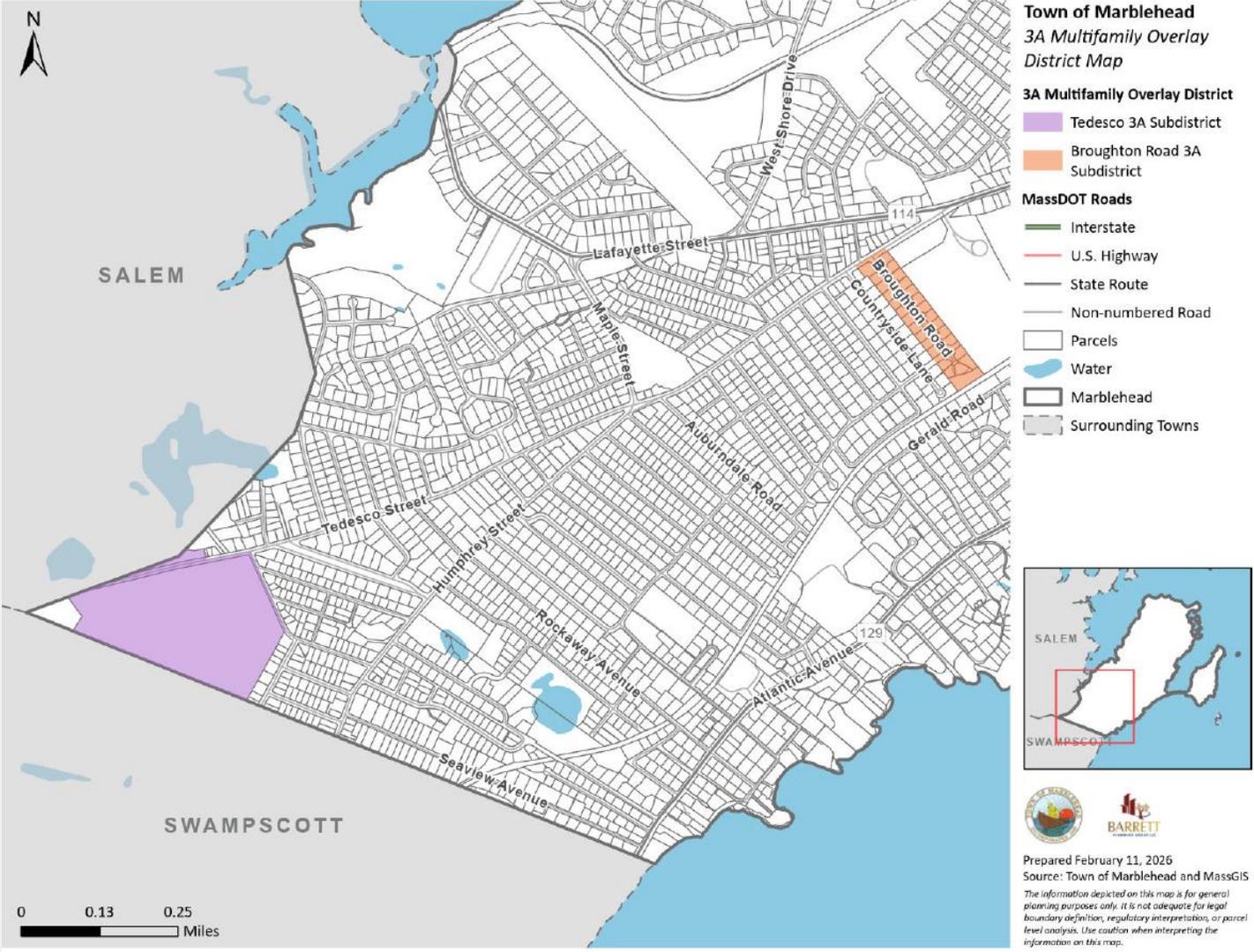
# Section 3A Multifamily Overlay District

## Districts:

There are two subdistricts within the 3A Overlay:

## Subdistricts:

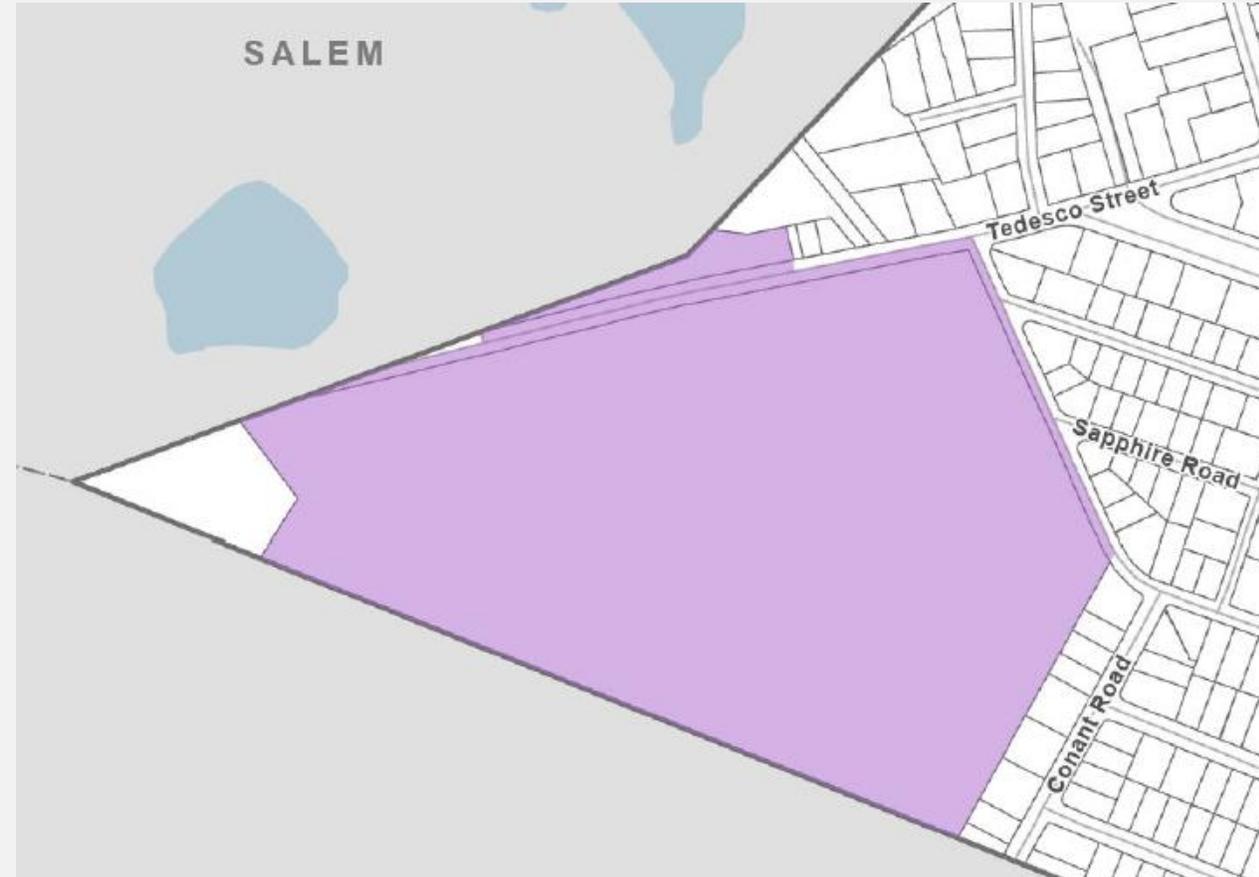
- 1. Broughton Road Subdistrict
- 2. Tedesco Subdistrict



# TEDESCO SUBDISTRICT

## District Summary:

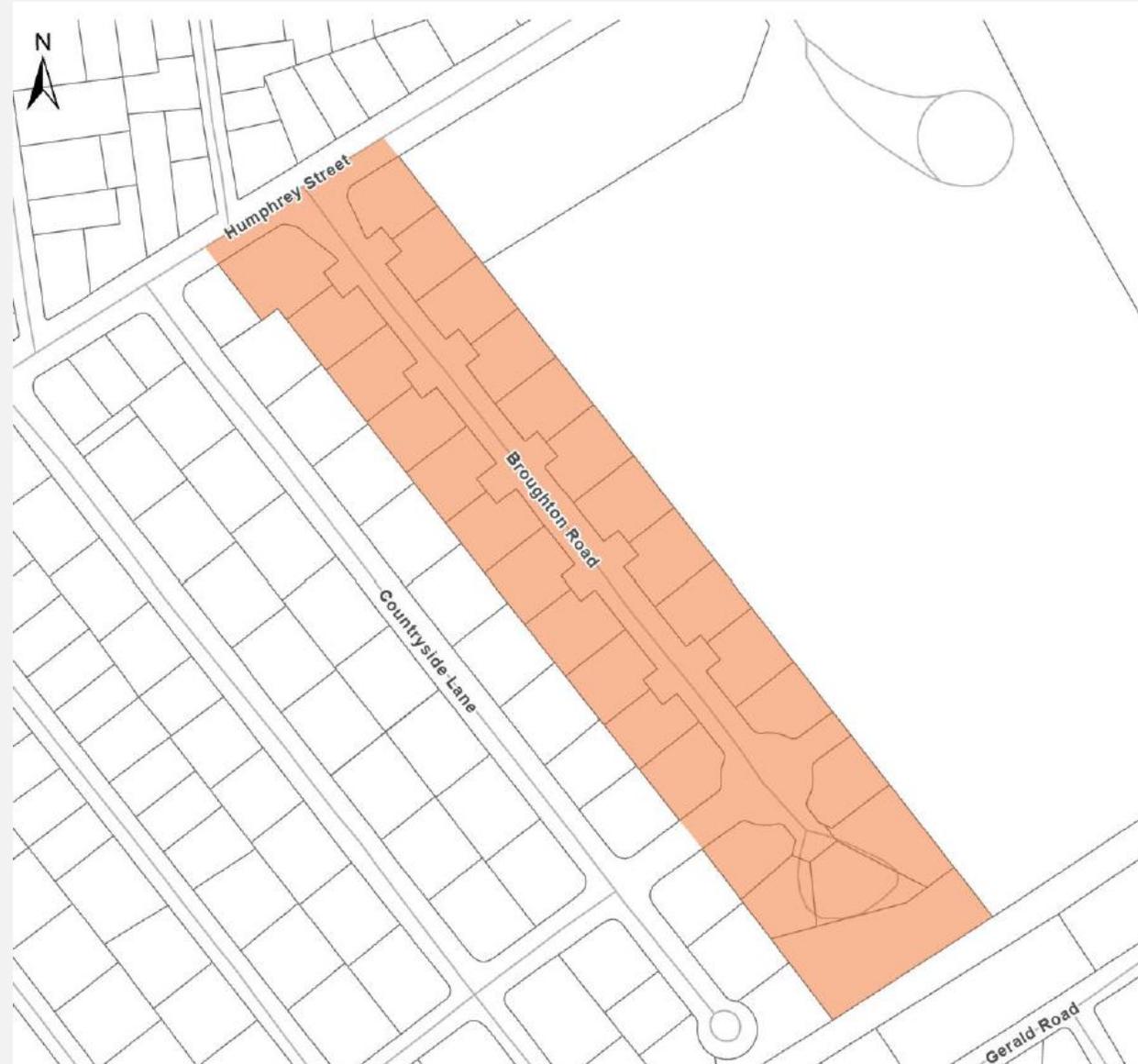
- ❖ **Multifamily Unit Capacity:** 780 Units
- ❖ **Permitted Uses:** Multifamily  
Mixed-Use
  
- ❖ **Dimensional and Density Requirements:**
  - **Minimum Lot Size:** 27,460 sq. ft
  - **Residential Density:** 25 units p/acre  
(16 units p/min lot size)
  
- ❖ **Set Back and Height:**
  - **Front:** 6 feet
  - **Side:** 6 feet
  - **Maximum Building Height:** 35 Feet
  
- ❖ **Parking:** 2 parking spaces p/unit
  
- ❖ **Affordable Housing:**
  - 6 + units; require 10% allocated for affordable housing
  
- ❖ **Design Standards:**
  - Buildings must have gabled roof, double-hung windows, and clapboard siding
  - Landscape plan must be submitted



# BROUGHTON ROAD SUBDISTRICT

## District Summary:

- ❖ **Multifamily Unit Capacity:** 120 Units
- ❖ **Permitted Uses:** Multifamily (Only)
- ❖ **Dimensional & Density Requirements:**
  - **Minimum Lot Area:** 7,460 sq. ft
  - **Residential Density:** 19 units p/acre  
(3 units p/min lot size)
- ❖ **Set Back and Height:**
  - **Front:** 6 feet
  - **Side:** 6 feet
  - **Maximum Building Height:** 35 Feet
- ❖ **Parking:** 2 parking spaces p/unit
- ❖ **Affordable Housing:**
  - 6 + units; require 10% allocated for affordable housing
- ❖ **Design Standards:**
  - Buildings must have gabled roof, double-hung windows, and clapboard siding
  - Landscape plan must be submitted



# Question & Answers