



**CITY OF AMESBURY
IN THE YEAR TWO THOUSAND TWENTY-FOUR**

SPONSORED BY: _____ **BILL No.** 2024
Kassandra Gove, Mayor

Pamela Gilday, Councilor, District 1

An Ordinance to amend the Amesbury Zoning Ordinance and Zoning Overlay District Map to add zoning regulations in compliance with Section 3A of MGL c. 40A also known as the “MBTA Communities Act,” and to establish an Overlay District where multi-family housing development projects pursuant to these regulations shall be allowed within the City.

Summary: Section 3A of MGL c. 40A requires an MBTA community to have a zoning ordinance that provides for at least one (1) district of reasonable size in which multi-family housing is permitted as of right; provided, however, that such multi-family housing is without age restrictions and is suitable for families with children. Such district must meet requirements set forth in this statute, including but not limited to the following: (i) have a minimum gross density of fifteen (15) units per acre, subject to any further limitations imposed by Section 40 of Chapter 131 and title 5 of the state environmental code established pursuant to Section 13 of Chapter 21A; and (ii) be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

“MBTA community” is defined by reference to Section 1 of MGL c. 161A. Pursuant to the provisions of Section 3A of MGL c. 40A, City of Amesbury is an Adjacent Community and is required to comply with this statute by December 31, 2024. District Compliance is achieved when Amesbury has adopted a multi-family zoning district that meets all the requirements of the compliance guidelines and is certified by the Executive Office of Housing and Livable Communities (EOHLC).

This zoning amendment proposes to establish an overlay district over a portion of the Office Park (OP) zoning district in an area along Elm Street to comply with the requirements of Section 3A of MGL c. 40A and to add a new section in the Amesbury Zoning Ordinance outlining the requirements for review and approval of multi-family projects within the boundaries of this overlay district.

Be it Ordained by the City Council of the City of Amesbury assembled and by the authority of the same, as follows:

- 1. Add new Section XI.V – MBTA Communities Multi-family Overlay District (MFOD)**

Amend the existing Amesbury Zoning Ordinance by adding new Section XI.N entitled Multi Family Overlay District (MFOD)” that establishes an Overlay District to allow multi-family residential development under Section 3A of MGL c. 40A. The provisions of this new section are attached hereto in document entitled “**MBTA Zoning Ordinance – Amesbury dated 5.18.2024.**”

2. Amend Section III

Amend table in Section 3.1.2 Overlay Districts by adding in alphabetical order the following overlay districts:

| <u>Full Name</u> | <u>Section of Bylaw</u> | <u>Short Name</u> |
|---|-------------------------|-------------------|
| Golden Triangle Multi-family Overlay District | Section XI.V | GT-MFOD |
| East End Smart Growth Overlay District | Section XI.Q | EE-SGOD |

3. Amend the Zoning Overlay District Map

Amend the Zoning Overlay District Map by adding the **Golden Triangle Multi-family Overlay District (GT- MFOD)** and the sub-districts as shown on **Exhibit MBTA-01, GT-MFOD showing Sub-Districts** of the proposed new Section XI.V attached hereto.