

	GUIDING PRINCIPLES	
A	Preserve the physical character of the Town	
	A.1	Allowed height is comparable to existing in district
	A.2	Allowed height is comparable to existing multifamily in parts of town (excluding 40B projects)
	A.3	Allowed building size is comparable to existing
	A.4	Allowed building size is comparable to multifamily in parts town (excluding 40B projects)
	A.5	Allowed building typology is comparable to existing
	A.6	Required open space is comparable to existing
	A.7	District includes area with significant tree coverage
B	Do not exceed the requirements in the statute and guidelines	
	B.1	Density per acre (15 units/acre average)
	B.2	Unit capacity
	B.3	Subdistrict size (min. 5 acres)
C	Disincentivize teardowns	
	C.1	Existing land use is single family
	C.2	Land is vacant
	C.3	Existing building assessed value is high
		Existing building historic/architectural value is high
	C.4	District has parcels and/or buildings of adequate size to allow additional units without demolition.
D	Avoid rezoning historic districts and parcels with historic structures	
	D.1	District does not include a National Register of Historic Places district
	D.2	District does not include properties that are listed on the National Register of Historic Places
	D.3	District does not include a Local Historic District
E	Zone larger, non-residential parcels to prevent displacement and minimize impacts	
	E.1	Parcel sizes are less than 5,500 sf

	E.2	Parcel sizes are less than 7,500 sf
	E.3	Parcel sizes are 7500 sf - 20,000 sf
	E.4	Parcel sizes are 20,000 sf - 43,560 sf (1 acre)
	E.5	Parcel sizes are 1-5 acres
	E.6	Parcel sizes are greater than 5 acres
	E.7	Total number of parcels in district
	E.8	Existing land use is non-residential
F	Take advantage of existing multifamily housing	
	F.1	Existing land use is multifamily or mixed-use
	F.2	Existing zoning is multifamily or mixed-use
	F.3	Mixed-use zoning process underway
	F.4	Density level matches existing
	F.5	Dimensional standards match existing
	F.6	Design guidelines in place
	F.7	Includes approved multifamily project not yet built
G	Site districts in transit- and amenity-rich areas	
	G.1	Access to trolley within 1/2 mile
	G.2	Access to trolley within 1 mile
	G.3	Access to trolley greater than 1 mile
	G.4	Access to bus line within 1/2 mile
	G.5	Access to bike path within 1/2 mile
	G.6	Access to sidewalks
	G.7	Access to school within 1/2 mile
	G.8	Access to amenities (shops, cafes, restaurants, gyms, hair salons, library, art center) within 1/2 mile
	G.9	Access to amenities within 1 mile
H	ENCOURAGE MIXED-USE DO NOT LOSE BUSINESS USE OPPORTUNITY	
	H.1	Mixed-use required
	H.2	Mixed-use allowed
I	AFFORDABLE HOUSING POTENTIAL	
	I.1	Density allows more than 10 units/parcel
	I.2	District includes existing affordable housing
	I.3	District includes unbuilt approved 40B project with affordable housing
	I.4	District includes unbuilt approved project with affordable housing
J	POTENTIAL TO HANDLE VEHICLE TRAFFIC	
	J.1	Parcel frontage is on 2-lane road
	J.2	Parcel frontage is on 4-lane road

	J.3	Parcel frontage is on state roadway with study for roadway improvements (Granite Ave, Randolph Ave, Reedsdale, Blue Hill Ave.)
	J.4	Road is identified as a traffic hot spot in the Traffic Mitigation Committee report (2020)
	J.5	Recent traffic studies with recommendations conducted in the district area.
K	FLOOD RISK	
	K.1	District includes areas within flood plain or vulnerable to flood risk based on FEMA maps
	K.2	District includes areas within flood plain or vulnerable to flood risk based on MA Coastal Flood Risk Model (MC-FRM)