

Multi-Family Housing Overlay District Bylaw (MFHO) – PB 2023 Schedule

- **July 11** - Select Board voted that the MFHO bylaw should go back to ZBSC for review with the aim to be on the warrant for the Fall Town Meeting.
- **July 15** - After conversations with a number of people, a revised draft produced.
- **July 17** - Planning Board reviewed Draft revised MFHO District Bylaw and made a change from the Department draft (raising the allowable height from 35' and three stories to 40' and three and a half stories).
- **July 31** - Revised version discussed at ZBSC for preliminary review.
- **August 7** – Planning Board Discussion
- **August 21** - *ZBSC meeting for continued review*
- **August 21 PB - MFHO Discussion at Planning Board**
- **August 28 PB - MFHO Public Hearing at Planning Board**
- **September 11**- Continued Public hearing on MFHO District Bylaw at Planning Board.
- **September 18** – Continued Public hearing on MFHO District Bylaw if necessary.
- **September 19** - Deadline for articles for November 7 Town Meeting Warrant.

Revised Schedule for Review/Discussion of MFHO by Town Boards for Fall STM 2023

July 31 ZBSC	Begin discussion of MFHO
<u>August 7 PB</u>	<u>Discussion of MFHO</u>
August 8	Select Board
August 15	<i>ZBSC meeting review of draft</i>
<i>August 21</i>	<i>ZBSC meeting for continued review</i>
August 21 PB	MFHO Discussion at Planning Board
August 22	Select Board Meeting
<u>August 28 PB</u>	<u>MFHO Public Hearing at Planning Board</u>
September 11	Continued Public Hearing at Planning Board
September 12	Select Board Meeting
September 18 PB	Continued Public Hearing at Planning Board if necessary
September 19	Town Warrant Articles Due
September 26	Select Board Meeting
October 2	PB
November 7	Town Meeting

Dennis Housing Goals

- Select Board Goal:
 - Work to find ways to amend our zoning bylaws to allow multi-family affordable and workforce housing in areas of Dennis where it might now not be allowed; i.e.: in Industrial zoned property.
- Dennis Housing Production Plan - August 2021
 - Actively pursue a Chapter 40R Smart Growth Overlay in Dennis. Promising sites include the “Exit 9” area south of Route 6, the majority of which is currently zoned for industrial uses, and east of Route 134.
 - Reduce parking requirements, especially for multifamily dwellings. Currently, residential uses require two parking spaces per unit whereas State guidelines recommend reducing that requirement to one per unit to make multifamily development more feasible.
 - Make Changes to the Existing Affordable Housing Bylaw: consider amending its Zoning Bylaws to make affordable housing easier to build, including reducing reliance on Special Permits where appropriate and reducing multifamily parking requirements

AFFORDABLE HOUSING IS NEEDED

Particularly for Seniors and young families

- A **large and growing senior population** – 35% are 65+, 30.5% age 45-65 = 70% of population is over 45 years of age.
- Between 1990 and 2021 the senior population increased 16%, younger decreased by 7%.
- There are **fewer workers to fill year-round jobs.**
- Many seniors are aging in place, wishing to downsize.
- **Aging population has growing needs** – health, transportation, services, etc...
- **Most home health aides and transport workers are younger** and have difficulty finding an affordable place to live nearby.
- **Housing Prices, already expensive, have doubled** in last few years.
- **Short Term Rentals** exacerbate the problem by decreasing the number of long-term rentals available and driving the price of housing up even more.
- **Over 50% of houses in Dennis are seasonal.**

Current Dennis Zoning Bylaws to create Affordable Housing

- 4.9 - Provisions to encourage the development of Affordable Housing
- 4.9.2.4 - Municipally Sponsored Housing Projects
- 4.9.3 - Affordable Housing Apartment
- 4.9.3.5 - Affordable Housing Apartments Accessory to Commercial Uses
- 4.9.3.6 - Conversion of Hotels & Motels to Affordable Housing Apartments
- 4.9.5 - Affordable Lots
- 4.11 - Regulations Specific to Accessory Dwelling Units (ADU)
- ***14 – Multi-Family Housing Overlay District (November 2023)***

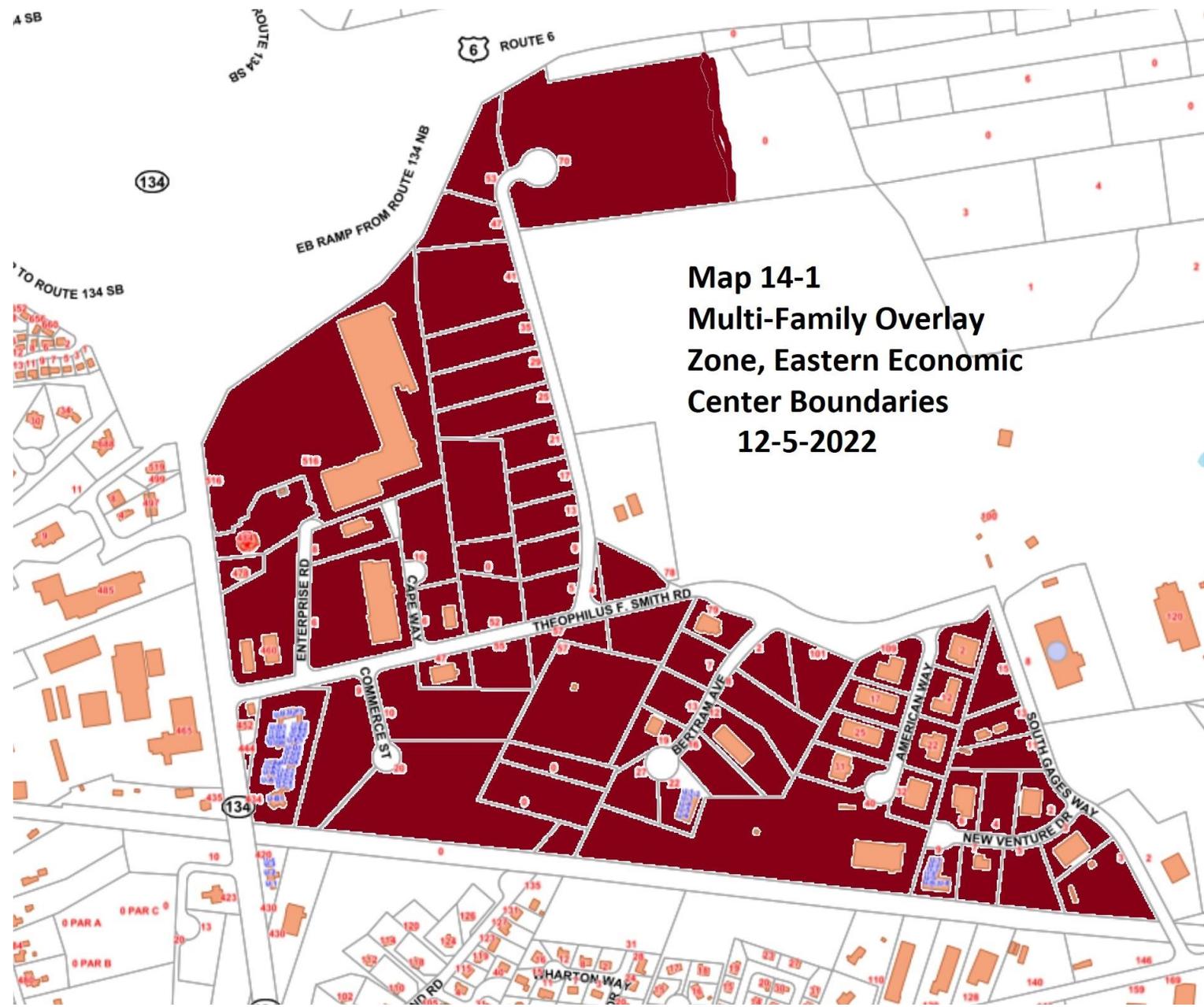
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- Added 14.1.1 – Added Intent similar to other Districts
- Added 14.1.2 - Any Special Permit issued for a MFHO development shall be subject to all state and local laws, rules and regulations...
- Changed 14.3.1 to by Special Permit with Planning Board as SPGA.
- Lowered maximum height from 50’ and four-stories to 40’ and 3.5 stories.
- Raised maximum building coverage from 30% to 40%.
- Lowered total site coverage from 70% to 65% to allow for more Open Space.
- Raised parking from 1 space per unit to 1.34 parking space per unit.
- Lowered maximum number of units per building from 30 to 25.
- Removed increasing density with increase of affordability. Density has been lowered to maximum 20-units per acre from 30-50 depending on affordability.
- 50-foot setback along Route 134.
- Removed “High-Rise Residential”. Added “Mixed-Use” as housing type option

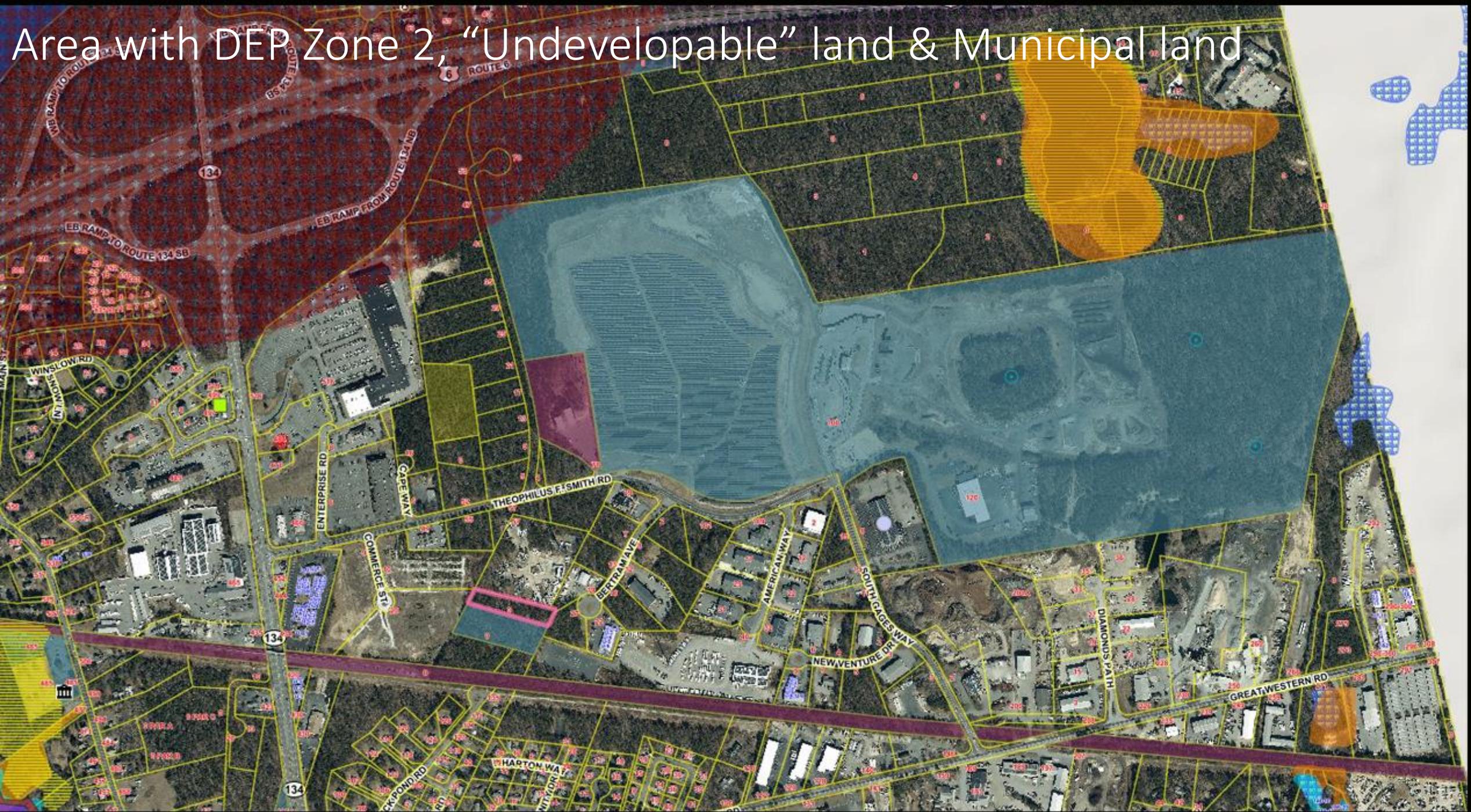
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- 14.1 Purpose: Removed Health & Safety – Added Economy & Attainable Housing
- 14.3 Development Standards:
 - Clarified Intensity of Use for projects utilizing MFHO Bylaw
 - Clarified Parking for commercial uses in M-U projects follow Parking Schedule (3.1)
 - Different Density for M-U (20 res. units/acre) versus residential only (15 units/acre)
 - Noted desire for range of bedrooms.
 - Strengthened year-round requirement with NO STR with language from ADU Bylaw.
 - Clarified setbacks with 10-foot vegetated buffer.
- 14.3.3 Design Guidelines:
 - Added for general guidance see Dennisport Village Center Site & Architectural Guidelines.
 - Added definition for Smart Growth – Create walkable neighborhoods w/ sense of place...
 - Added definition for Complete Streets – provide options for all travel modes and abilities...
 - Added definitions/ desire for Open Space; Sustainability; and Universal Design.

2022 DENNIS MULTI-FAMILY OVERLAY ZONING DISTRICT



Area with DEP Zone 2, "Undevelopable" land & Municipal land

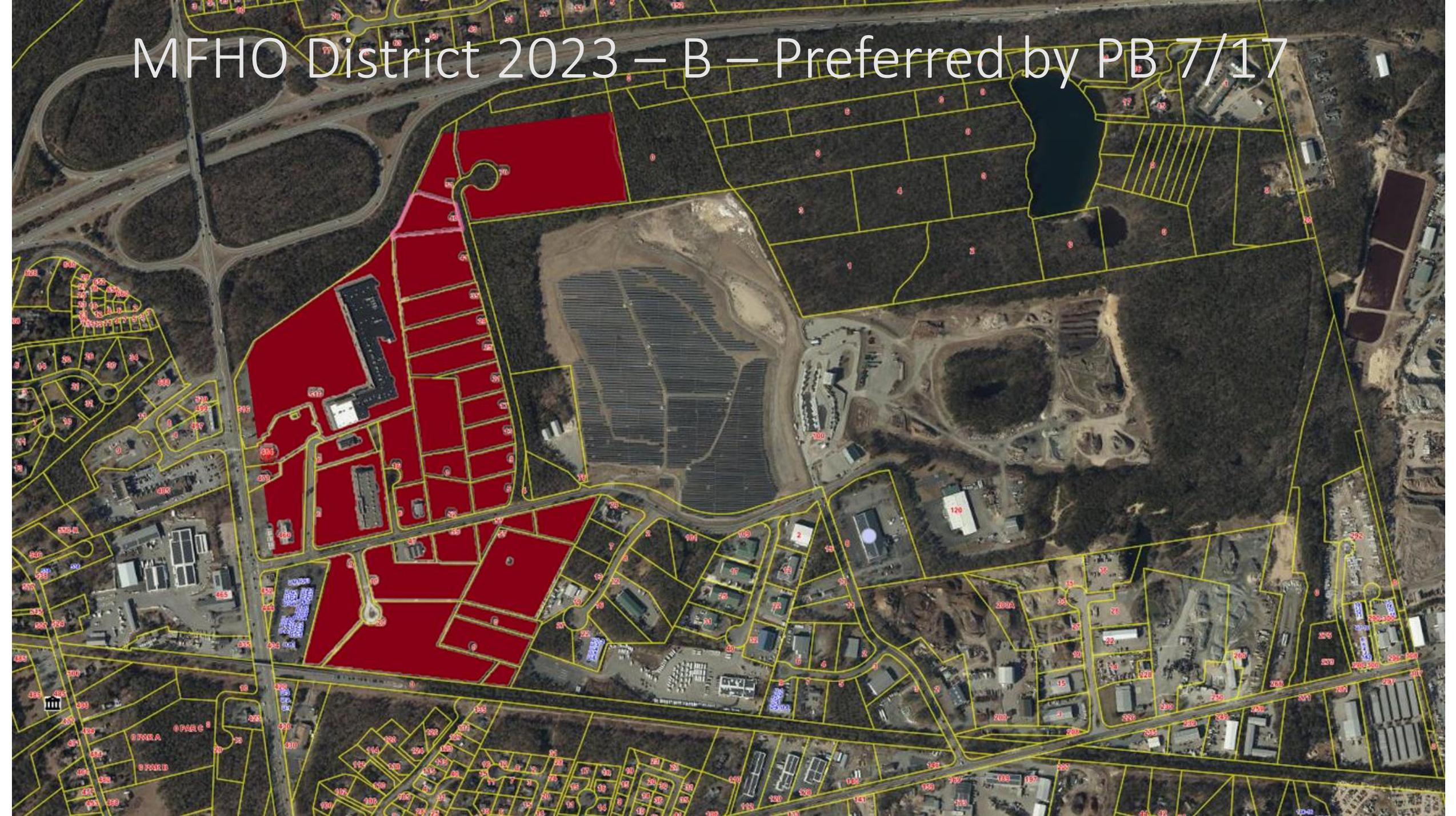


MFHO District 2022 – A (12/5/2022 on Aerial)





MFHO District 2023 – B – Preferred by PB 7/17

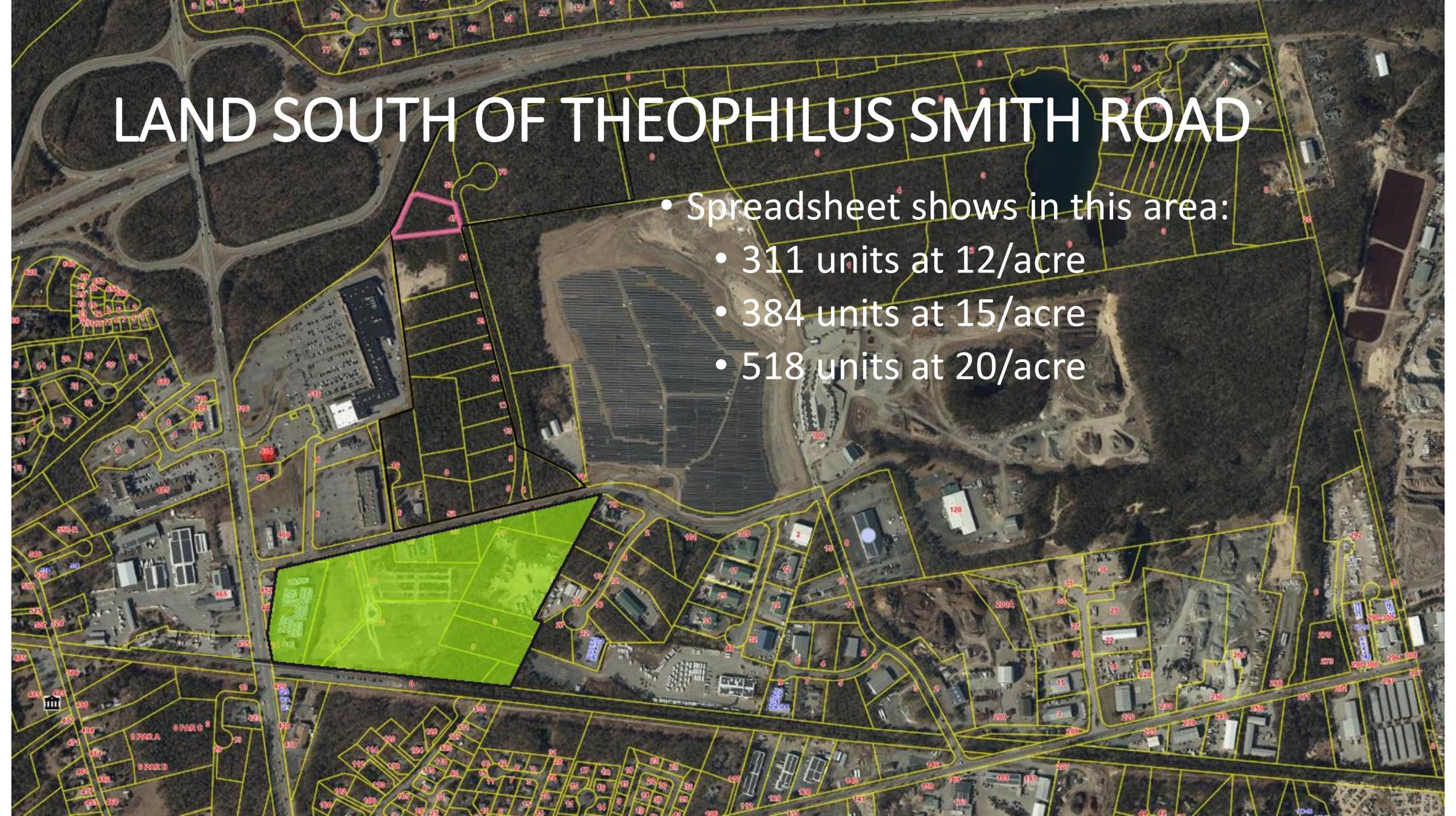






LAND SOUTH OF THEOPHILUS SMITH ROAD

- Spreadsheet shows in this area:
 - 311 units at 12/acre
 - 384 units at 15/acre
 - 518 units at 20/acre

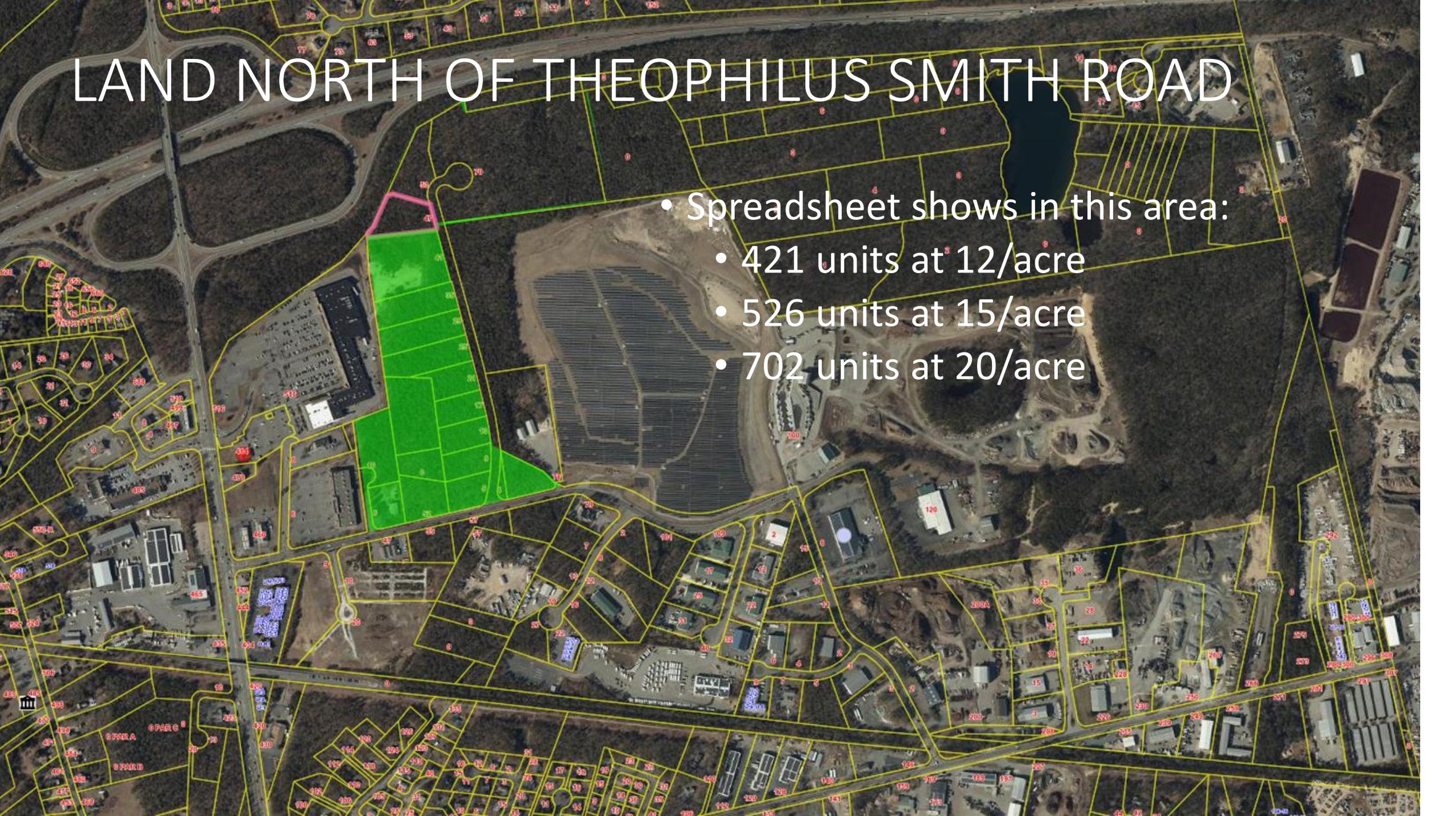


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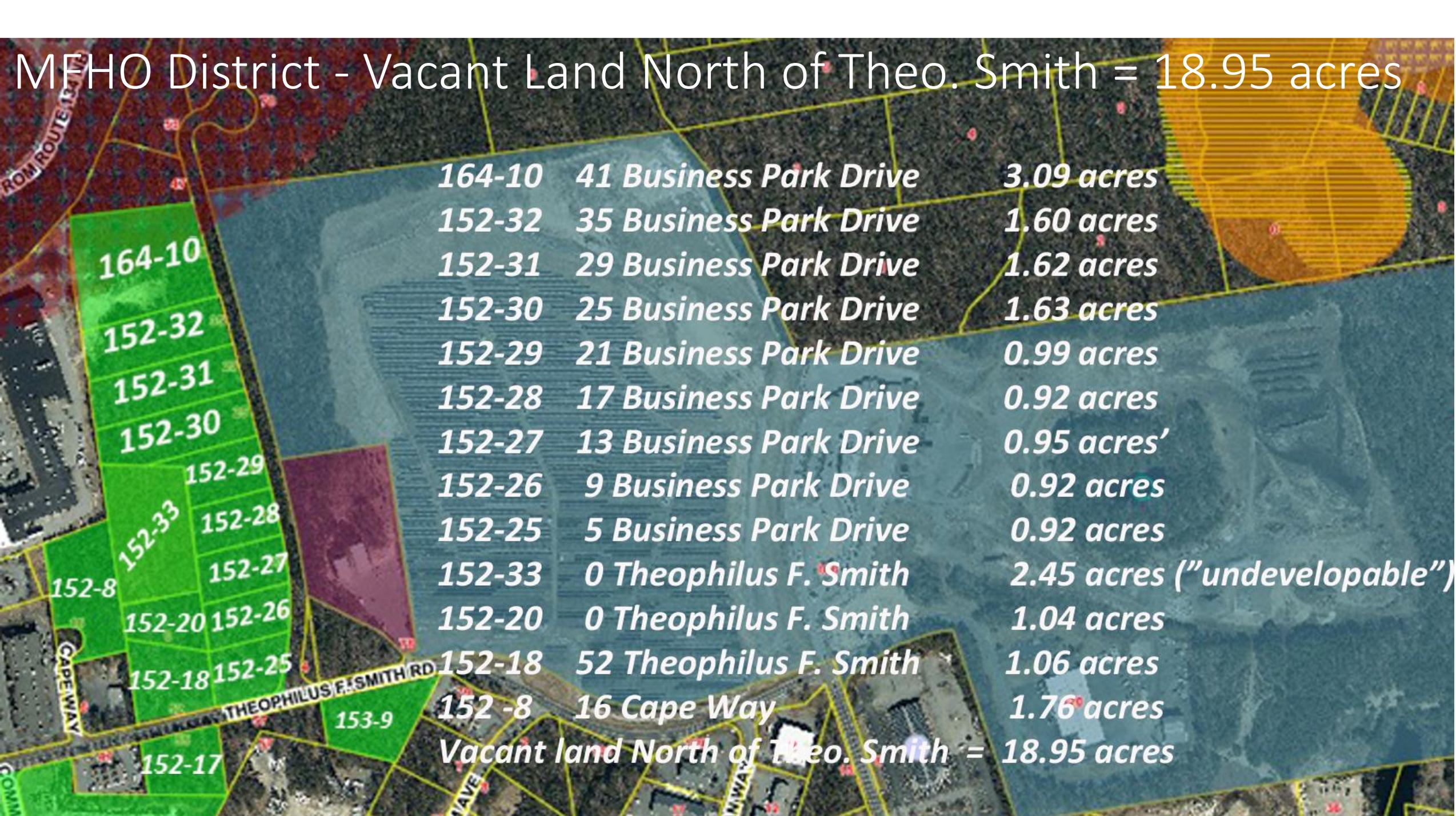
MAP_ PAR	NAME1	ST #	Street	ACRES	ZONE	EXISTING USE	Units @ 12/acre	Units @ 15/acre	Units @ 20/acre
140-18	NEWORLD BANK FOR SAVINGS	0	CRANBERRY SQUARE CONDO	3.11	GCI	OFFICE, BANK, MED, DAYCARE	37	47	62.24
140-13	RICHARD S HALL REATLY TR ET AL	452	ROUTE 134	0.31	GCI	GAS STATION AND RETAIL			
141-37	CHAMBERLAIN CHARLES JR ET ALI	10	COMMERCE STREET	3.26	I	FLEA MARKET	39	49	65.20
141-38	CHAMBERLAIN CHARLES JR ET ALI	20	COMMERCE STREET	6.05	I	FLEA MARKET	73	91	121.00
141-39	CHAMBERLAIN CHARLES JR ET ALI	9	COMMERCE STREET	3.01	I	FLEA MARKET	36	45	60.20
141-3	DENNIS TOWN OF	0		1.92		VACANT WOODED LOT	23	29	38.40
141-30	CHAMBERLAIN CHARLES JR ET ALI	0	WOODLAND	0.97	I	VACANT WOODED LOT	12	15	19.40
142-20	SOUTHPOINTS DENNIS REALTY TR	57	THEOPHILUS F SMITH ROAD	4.76	I	RADIO/TV/CELL TOWER	57	71	95.20
152-6	DUCHARME RAYMOND A III ET UX	47	THEOPHILUS F SMITH ROAD	0.75	I	CONTRACTOR	9	11	15.00
152-10	SOUTHPOINTS DENNIS REALTY TR	57	THEOPHILUS F SMITH ROAD	0.92	I	TRUCK STORAGE	11	14	18.40
152-17	CHAMBERLAIN CHARLES E JR	55	THEOPHILUS F SMITH ROAD	1.17	I	VACANT WOODED LOT	14	18	23.40
						Total	311	384	518

LAND NORTH OF THEOPHILUS SMITH ROAD

- Spreadsheet shows in this area:
 - 421 units at 12/acre
 - 526 units at 15/acre
 - 702 units at 20/acre



MFHO District - Vacant Land North of Theo. Smith = 18.95 acres



164-10	41 Business Park Drive	3.09 acres
152-32	35 Business Park Drive	1.60 acres
152-31	29 Business Park Drive	1.62 acres
152-30	25 Business Park Drive	1.63 acres
152-29	21 Business Park Drive	0.99 acres
152-28	17 Business Park Drive	0.92 acres
152-27	13 Business Park Drive	0.95 acres'
152-26	9 Business Park Drive	0.92 acres
152-25	5 Business Park Drive	0.92 acres
152-33	0 Theophilus F. Smith	2.45 acres ("undevelopable")
152-20	0 Theophilus F. Smith	1.04 acres
152-18	52 Theophilus F. Smith	1.06 acres
152 -8	16 Cape Way	1.76 acres
Vacant land North of Theo. Smith = 18.95 acres		

North of TFS Road – Page 1

MAP_ PAR	NAME1	ST #	Street	ACRES	EXISTING BUILDING SIZE	EXISTING USE	VACANT WOODED ACRES	Units @ 12/acre	Units @ 15/acre	Units @ 20/acre	Units @ 50/acre	NOTES
LAND NORTH OF THEOPHILUS SMITH ROAD												
152-3	BURKE DEIRDRE	6	CAPE WAY	0.95	3,120	LANDSCAPING		11	14	19.00	47.50	
152-8	SOUTH DENNIS EXIT 9 REALTY TR	16	CAPE WAY	1.76		VACANT WOODED LOT	1.76	21	26	35.20	88	
152-18	CHAMBERLAIN CHARLES E JR	52	THEOPHILUS F SMITH ROAD	0.06		VACANT WOODED LOT	0.06	1	1	1.20		
152-20	CHAMBERLAIN CHARLES E JR	0	THEOPHILUS F SMITH ROAD	1.00		VACANT WOODED LOT	1.00	12	15	20.00	50	
152-25	CHAMBERLAIN CHARLES JR ET ALI	5	BUSINESS PARK DRIVE	0.92		VACANT WOODED LOT	0.92	11	14	18.40	46	
152-26	CHAMBERLAIN CHARLES JR ET ALI	9	BUSINESS PARK DRIVE	0.92		VACANT WOODED LOT	0.92	11	14	18.40	46	
152-27	CHAMBERLAIN CHARLES JR ET ALI	13	BUSINESS PARK DRIVE	0.95		VACANT WOODED LOT	0.95	11	14	19.00	47.5	
152-28	CHAMBERLAIN CHARLES JR ET ALI	17	BUSINESS PARK DRIVE	0.92		VACANT WOODED LOT	0.92	11	14	18.40	46	
152-29	CHAMBERLAIN CHARLES JR ET ALI	21	BUSINESS PARK DRIVE	0.99		VACANT WOODED LOT	0.99	12	15	19.80	49.5	
152-30	CHAMBERLAIN CHARLES JR ET ALI	25	BUSINESS PARK DRIVE	1.63		VACANT WOODED LOT	1.63	20	24	32.60	81.5	

North of TFS Road – Page 2

MAP_ PAR	NAME1	ST #	Street	ACRES	EXISTING BUILDING SIZE	EXISTING USE	VACANT WOODED ACRES	Units @ 12/acre	Units @ 15/acre	Units @ 20/acre	Units @ 50/acre	NOTES
LAND NORTH OF THEOPHILUS SMITH ROAD												
152-31	CHAMBERLAIN CHARLES JR ET ALI	29	BUSINESS PARK DRIVE	1.62		VACANT WOODED LOT	1.62	19	24	32.40	81	
152-32	CHAMBERLAIN CHARLES JR ET ALI	35	BUSINESS PARK DRIVE	1.60		VACANT WOODED LOT	1.60	19	24	32.00	80	
152-33	NICKERSON, HORACE L	52	THEOPHILUS F SMITH ROAD	2.45		VACANT WOODED LOT	2.45	29	37	49.00	122.5	LISTED UNDEVELOPABLE - LANDLOCKED - ADDRESS
153-10	CHAMBERLAIN CHARLES JR ET ALI	66	THEOPHILUS F SMITH ROAD	1.05		VACANT WOODED LOT	1.05	13	16	21.00	52.5	NE Corner TSR and Business Park Road
153-5	CHAMBERLAIN CHARLES JR ET ALI	4	BUSINESS PARK DRIVE	0.20		VACANT WOODED LOT	0.20	2	3	4.00		NE Corner TSR and Business Park Road
164-10	CHAMBERLAIN CHARLES JR ET ALI	41	BUSINESS PARK DRIVE	3.09		VACANT WOODED LOT	3.09	37	46	61.80	154.5	PARTIAL DEP ZONE 2 -
164-11	CHAMBERLAIN CHARLES ET UX	CHAMBERLAIN JEAN K	47	BUSINESS PARK DRIVE	1.38		VACANT WOODED LOT	17	21	27.60	69	DEP ZONE 2 - RECOMMEND REMOVE
164-12	CHAMBERLAIN CHARLES ET UX	CHAMBERLAIN JEAN K	53	BUSINESS PARK DRIVE	1.39		VACANT WOODED LOT	17	21	27.80	69.5	DEP ZONE 2 - RECOMMEND REMOVE
165-8	CHAMBERLAIN	70	BUSINESS PARK DRIVE	12.20		VACANT WOODED LOT	12.20	146	183	244.00	610	DEP ZONE 2 - RECOMMEND REMOVE

COMMERCIAL PLAZA NORTH THEOPHILUS SMITH ROAD

- Spreadsheet shows in this area:
 - 318 units at 12/acre
 - 398 units at 15/acre
 - 531 units at 20/acre
- Current development and high intensity use mean it is unlikely that this area would be redeveloped using the MFHO Bylaw anytime soon.
- The front of 151-4 and side of 151-23 are the only tracts of undeveloped land in this area (app. 2.5 acres)
- Leaving the whole area in allows for the possibility of a significant redevelopment with housing & intent.

COMMERCIAL PLAZA NORTH THEOPHILUS SMITH ROAD

MAP_ PAR	NAME	ST #	Street	ACRES	ZONE	EXISTING USE	Units @ 12/acre	Units @ 15/acre	Units @ 20/acre	NOTES
140-11	RICHARD S HALL REALTY TR ET AL	444	ROUTE 134	0.10	GCIII					Tiny triangular lot in 50' 134 buffer - REMOVE
151-25	CHAMBERLAIN CHARLES E JR ET UX	484	ROUTE 134	1.75	GCIII	MEDICAL OFFICE - PARKING LOT	21	26	35.00	Abuts Patriot Square entry
151-15	CHAMBERLAIN CHARLES E JR	478	ROUTE 134	0.26	GCIII	GENERAL OFFICE	3	4	5.20	Small parcel w/ office - no setbacks
151-23	CFI PROPCO 2 LLC	460	ROUTE 134	3.21	GCIII	GAS STATION AND RETAIL	39	48	64.20	Gas/retail - half vacant
152-12	DENNIS EXIT 9 REALTY TRUST	8	ENTERPRISE ROAD	1.14	I	RESTAURANT	14	17	22.80	Burger King
152-16	DENNIS EXIT 9 REALTY TRUST	6	ENTERPRISE ROAD	4.22	GCIII/I	THEATER, RESTAURANT, RETAIL	51	63	84.40	Shopping mall-cinema-rest.- 1/2 parking
151-4	CHAMBERLAIN CHARLES E JR ET UX	516	ROUTE 134	15.94	GCIII/I	RETAIL (Patriot Square)	191	239	318.80	Patriot Square - parking
151-30	BAY BANK	516	ROUTE 134	0.01	GCIII/I	ATM	0	0	0.20	ATM - drive through on tiny parcel

Potential Total for 3 zones

- **LAND SOUTH OF THEOPHILUS SMITH ROAD (26.23 ACRES)**
 - 311 units at 12 units per acre
 - 384 units at 15 units per acre
 - 518 units at 20 units per acre
- **LAND NORTH OF THEOPHILUS SMITH ROAD (35.08 ACRES)**
 - 421 units at 12/acre
 - 526 units at 15/acre
 - 702 units at 20/acre
- **COMMERCIAL PLAZA NORTH OF THEOPHILUS SMITH ROAD (26.63 ACRES*)**
 - 318 units at 12/acre
 - 398 units at 15/acre
 - 531 units at 20/acre
- **TOTAL (88 ACRES)**
 - 1,050 units at 12 units per acre x 2 Bedroom Avg. = 2,100 Bedrooms
 - 1,308 units at 15 units per acre x 2 Bedroom Avg. = 2,616 Bedrooms
 - 1,751 units at 20 units per acre x 2 Bedroom Avg. = 3,502 Bedrooms

Density

- **12 units an acre - 40R - 2 to 3 Family Buildings**
 - Minimum density in 40R for Districts with 2 and 3 family buildings.
- **15 units an acre – MBTA Community Legislation**
 - Minimum density for MBTA community.
- **20 units an acre – 40R - Multi-Family**
 - Minimum density in 40R for districts for multi-family housing.

Proposed Density Parameters:

- **Mixed-Use**: up to twenty (20) residential units per acre with 25% of units deed-restricted Affordable to households earning no more than 80% of AMI with mixed-use (residential above commercial) development.
- **Residential Only**: up to fifteen (15) residential units per acre with 25% of units deed-restricted Affordable to households earning no more than 80% of AMI (preferably a range of incomes) for residential development.
- **Bedroom Count & Range**: The Town desires projects developed under this bylaw should include a range in the number of bedrooms per unit with the average being no more than 2 bedrooms per unit.

Complete Streets

- Dennis is a Complete Streets Community with a Tier 1 Policy and Tier 2 Prioritization Plan.
- Being a Complete Streets Community with a Policy and Plan makes Dennis eligible for up to \$500,000 in Complete Streets funds to make existing streets “Complete Streets”. It also means all new development should abide by the principles in the Policy.
- “A Complete Street is one that provides safe and accessible options for all travel modes - walking, biking, transit and vehicles – for people of all ages and abilities”.

Smart Growth:

- The Dennis Multi-Family Housing Overlay District Bylaw is premised on “Smart Growth” principles and development proposals utilizing the Dennis MFHO District Bylaw should abide by those principles.
- Smart Growth Principles include
 - Providing a mix of land uses;
 - A range of housing opportunities;
 - Using compact design;
 - Creating walkable neighborhoods that
 - foster distinctive, attractive communities with a strong sense of place;
 - Preserve open space and natural beauty;
 - Provide for a variety of transportation choices.

Open Space, Sustainability and Universal Design

- **Open Space:** The 35% of the property that is not impervious surfaces should include passive undeveloped space such as a pocket park, town green, gardens, lawn, etc...
- **Sustainability:** Developments should include sustainable features such as solar panels on rooftops and collection of rainwater for use in the landscape. Proposals should include building and site designs that reduce the tenants' costs for energy and utilities and limit the project's environmental impact.
- **Universal Design:** Projects must consider accessibility standards such as a zero-step entrance and interior passage doors with a minimum width of two feet eight inches (2'8"). A minimum of five (5%) percent of any project's dwelling units (but no less than one unit) shall be accessible to and usable by people with mobility impairments; and two (2%) percent of the project's dwelling units (but no less than one unit) be accessible to individuals with hearing, vision, or other sensory impairments (i.e., hearing or vision impairments);

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