**TABLE FOR QUANTUM DETERMINATION**

This table is a checklist for compliance with the State criteria for the majority necessary to pass a zoning bylaw amendment at Town Meeting. All references are to sections under MGL Chap. 40A; The Zoning Enabling Act, as revised by Chapter 358 of the Acts of 2020.

ZONING BYLAW ARTICLE: WV-1R

REVIEWER: KJB

DATE: 3.13.23

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| **ELEMENT** | **REQUIREMENT** | **APPLIES** | **NOTES** |
| 1. Proposed Uses |  |  |  |
| The following is the list of uses that in a zoning bylaw may be approved by a simple majority of Town Meeting: |  |  |  |
| 1. Multi-family housing – with 3 or more units or 2 or more buildings with 2 units in each [sect.5.(1)(a) & sect.5.(2)(a)] | *Also must meet D. and E.* | YES |  |
| 1. Mixed-use development – containing a mix of residential uses and non-residential uses [sect.5.(1)(a) & sect.5.(2)(a)] | *Also meeting D. and E.* | YES |  |
| 1. Accessory dwelling units, either within the principal dwelling or within a detached structure on the same lot. [sect.5.(1)(b) & sect.5.(2)(c)] | *May be stand alone* |  |  |
|  |  |  |  |
| 1. Dimensional Standards |  |  |  |
| The following is the list of dimensional standards that in a zoning bylaw may be approved by a simple majority of Town Meeting: |  |  |  |
| 1. Reductions in the parking requirements for residential or mixed-use development [sec. 5.(2)(d)] | *May be stand alone* | YES |  |
| 1. Increases in the permissible density of population or intensity of a particular use in a proposed multi-family or mixed-use development.[sec.5.(2)(b)] | *May be stand alone* | YES |  |
| 1. Changes in dimensional standards such as lot coverage or floor area ratio, height, setbacks, minimum open space coverage, parking, building coverage to allow for the construction of additional residential units than what would otherwise be permitted. [sec.5.(3)(b)] | *May be stand alone* | YES |  |
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| 1. Districts |  |  |  |
| The following are the districts that may be approved by a simple majority of Town Meeting: | *Each may be stand alone* |  |  |
| 1. Open space residential development [sec.5.(1)(c)] |  |  |  |
| 1. Transfer of development rights zoning or natural resource protection zoning in instances where the adoption of such zoning promotes concentration of development in areas that the municipality deems most appropriate for such development, but will not result in a diminution in the maximum number of housing units that could be developed within the municipality. [sec.5.(3)(a)] |  |  |  |
| 1. Smart Growth or Starter Home districts in accordance with section 3 of Chapter 40R of the General Laws. [sec.5(4)] |  |  |  |
|  |  |  |  |
| 1. Permits |  |  |  |
| The following are the permits that when attached to certain uses may be approved by a simple majority of Town Meeting: |  |  |  |
| 1. As of Right for: |  |  |  |
| * 1. Multi-family housing in an eligible location [sect.5.(1)(a)] | *Required to also meet A and E* |  |  |
| 1. Mixed use development in an eligible location [sect.5.(1)(a)] | *Required to also meet A and E* |  |  |
| 1. Accessory dwelling unit meeting the definition [sect.5.(1)(b)] | *May be stand alone* |  |  |
| 1. Open space residential district [sec.5.(1)(c)] | *May be stand alone* |  |  |
| 1. Special Permit for: |  |  |  |
| * 1. Multi-family housing in an eligible location [sect.5.(2)(a)] | *Required to also meet A and E* | YES |  |
| * 1. Mixed use development in an eligible location [sect.5.(2)(a)] | *Required to also meet A and E* | YES |  |
| * 1. Increases in the permissible density of population or intensity of a particular use in a proposed multi-family or mixed-use development. [sec.5.(2)(b)] | *May be stand alone* | YES |  |
| * 1. Accessory dwelling units meeting the definition [sect.5.(2)(c)] | *May be stand alone* |  |  |
| * 1. Reductions in parking requirements for multi-family or mixed use development [sec. 5.(2)(d)] | *May be stand alone* |  |  |
|  |  |  |  |
| 1. Eligible Location |  |  |  |
| The following locations when proposed for certain uses may be approved by a simple majority of Town Meeting: |  |  |  |
| 1. areas near transit stations, including rapid transit, commuter rail and bus and ferry terminals [sec.1A]; or | *Required to also meet A and D* | YES |  |
| 1. areas of concentrated development, including town and city centers, other existing commercial districts in cities and towns and existing rural village districts. [sec.1A] | *Required to also meet A and D* | YES |  |
|  |  |  |  |
| 1. Severability |  |  |  |
| If a zoning bylaw does not meet the above standards but is combined with an article that allows for a simple majority, it may not be approved on a simple majority and must be 2/3 |  |  |  |
| 1. Complete bylaw |  | YES |  |
| 1. Non-contributing bylaw |  |  |  |