

## WHAT ARE THE BASIC REQUIREMENTS OF SECTION 3A COMPLIANCE?

Section 3A of the Massachusetts Zoning Act ("Chapter 40A"), together with the [Section 3A Guidelines](#), provides multi-family zoning standards for MBTA Communities. The law lays out the basic requirements, and the Guidelines describe how those requirements are defined and measured.

<b>Requirement: A compliant district must...</b>	<b>How compliance is determined</b>	<b>Where to find more information</b>
<i>Allow multi-family housing "as of right"</i>	EOHLC will review local zoning to determine compliance.	3A Guidelines section 4
<i>Be "of reasonable size"</i>	Reasonable size is measured through a GIS map of the district and inputs to the Compliance Model demonstrating unit capacity and land area.	3A Guidelines section 5
<i>Have a minimum gross density of 15 units per acre</i>	Gross density is calculated based on inputs to the Compliance Model	3A Guidelines section 6
<i>Be without age restrictions and be suitable for families with children</i>	EOHLC will review local zoning to determine compliance	3A Guidelines section 7
<i>Be located near transit, if applicable</i>	Location requirements are measured using a map of the district. Adjacent communities do not have a location requirement.	3A Guidelines section 8

### So you think you are in compliance....what next?

When a community believes it has a multi-family zoning district that complies with Section 3A, it should apply for a [determination of district compliance](#) from the Executive Office of Housing and Livable Communities (EOHLC). Applications may be made for a multi-family zoning district that was in existence on the date that Section 3A became law, January 14, 2021, or for a multi-family zoning district that was created or amended after the enactment of Section 3A.

Upon reviewing a complete application, EOHLC will provide the MBTA community a written determination either stating that the existing multi-family zoning district complies with Section 3A, or identifying the reasons why the multi-family zoning district fails to comply with Section 3A and the steps that must be taken to achieve compliance.

An MBTA community that has achieved interim compliance prior to requesting a determination of district compliance shall remain in interim compliance for the period during which a complete application for determination of district compliance is pending at EOHLC.