

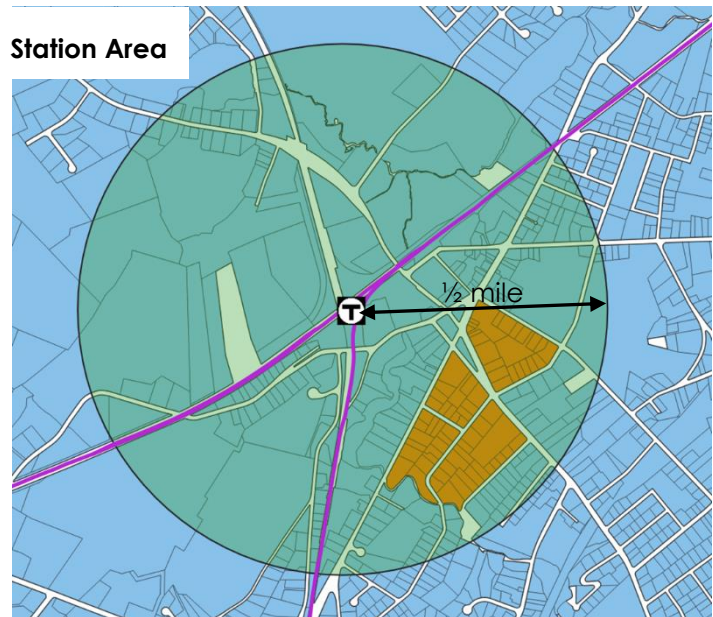
SECTION 3A DISTRICT LOCATION REQUIREMENT: STATION AREA

Section 3A states that a compliant zoning district must be “located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.”

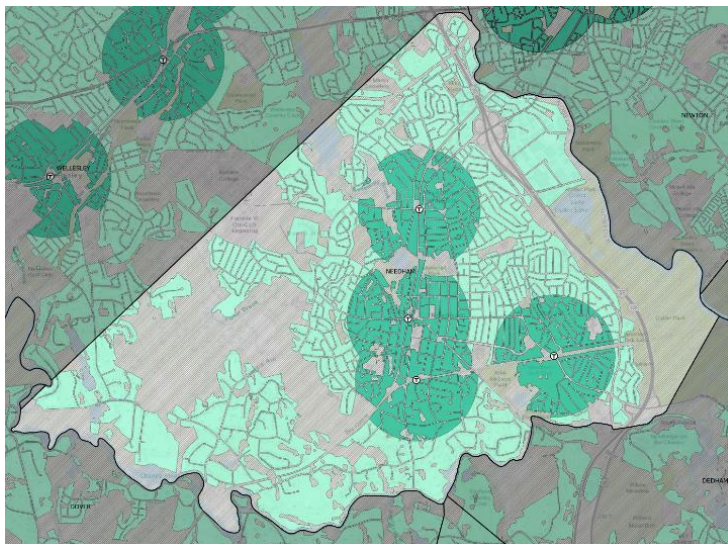
Section 8 of the 3A Guidelines addresses the details of district location within the station area, which is the area within a ½ mile radius around the center point of a transit station's platform. The amount of the minimum land area and unit capacity that must be located within the station area is determined by how many acres of developable station area a municipality has. It is possible for a community to have developable station area from a station that is not within its boundaries.

Table 2 in the Guidelines shows how the location requirement is determined based on the acres of developable station area.

Acres of Developable Station Area	Portion of Multi-Family District that must be in station area	Number of Municipalities
0-100	0%	94
101-250	20%	17
251-400	40%	25
401-600	50%	16
601-800	75%	13
801+	90%	10



STATION AREA LOCATION REQUIREMENT EXAMPLE



This community has four commuter rail stations, and the developable station area is indicated with dark green circles. The areas within the circles that are not dark green are lands that are not developable, thus are not counted for this calculation.

The dark green areas total 1,233 acres. Based on Table 2, this community is required to locate 90% of its minimum land area and unit capacity within a ½ mile of transit stations.