

WHAT IS UNIT CAPACITY?

For Section 3A, “Unit capacity” is a measure of the number of multi-family units that zoning allows as of right based on the capacity of the lots in the district. Although some units may already exist, unit capacity for any given lot may be higher or lower than existing development on the site. Unit capacity is one of the factors that is used to determine if a zoning district is a reasonable size.

The Compliance Model must be used to evaluate unit capacity. The Compliance Model takes the zoning requirements into account, as well as other factors such as lot size, parking requirements, excluded land and open space requirements.

The unit capacity of each lot is measured as if that lot was undeveloped:

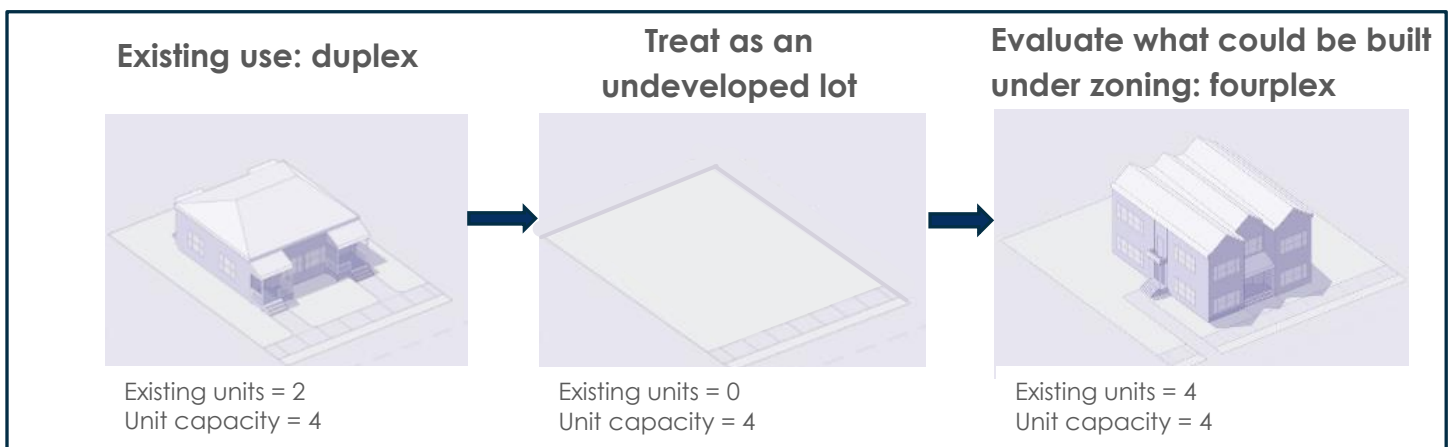


Image source: Desegregate CT, Zoning Dictionary: <https://www.desegregatect.org/definitions>

HOW IS A COMMUNITY'S UNIT CAPACITY REQUIREMENT DETERMINED?

A community's unit capacity is expressed as percentage of its 2020 Housing Stock, which is the number of total housing units in each MBTA community as determined by the most recently published United States Decennial Census of Population and Housing. In some cases, adjustments to the unit capacity requirement are then made to reflect certain local conditions.

Each community category has a different percentage to find the unit capacity requirement:

| Category | Percentage of total housing units |
|-------------------------|-----------------------------------|
| Rapid transit community | 25% |
| Commuter rail community | 15% |
| Adjacent community | 10% |
| Adjacent small town | 5% |

A community's unit capacity requirement can be found [here](#).

More information about unit capacity can be found [here](#).