

Multifamily Zoning for MBTA Communities

- **Section 3A of Massachusetts General Law, Chapter 40A**
 - Applies to communities with MBTA service and ones adjacent to those that have it
 - Zoning requirement not a housing production requirement
 - Not related to Chapter 40B or MA's Affordable Housing initiatives
- **MBTA Communities (which include Bedford) must designate an area where multi-family housing is allowed as-of-right, i.e., no Special Permit or discretionary approvals. Requirements include:**
 - Minimum density of 15 units per acre
 - No age restrictions, restrictions which would make units unsuitable for families with children
- **Bedford must designate at least 50 acres for as-of-right multi-family housing**
- **Bedford chooses the location of the zone, subject to State approval**
- **Units do not have to be built, but property owners must be allowed to build**
- **Bedford must implement compliant zoning by Dec. 31, 2024**

Planning Board Open Forum

Date: Tuesday, December 5, 2023

Time: 7:00-9:00 PM

Location: Reed Room, Town Hall, 10 Mudge Way

- Learn more about the Multifamily Zoning Law
- Share your thoughts on where new multifamily housing would work best in town.

For more information, contact Planning Director Tony Fields, afields@bedfordma.gov

