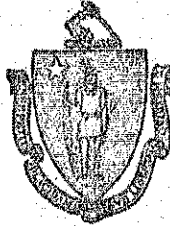


Arthur C. Conley



REPORT ON A
RESIDENTIAL AREA SURVEY

Made In Accordance With

Chapter 43

Of The Resolves Of The Year 1946

December 3, 1946

The Commonwealth of Massachusetts

STATE PLANNING BOARD

11 BEACON STREET

BOSTON



The Commonwealth of Massachusetts

State Planning Board

11 Beacon Street, Boston 8

—also, Authorized by Chapter 278 of the Acts of 1936 to act jointly with commissions or individuals designated by other New England States and New York in formulating compacts for the development and improvement of natural waterways common to any two or more of said states.

December 3, 1946

To the General Court of Massachusetts:

The State Planning Board submits herewith, in accordance with the following provisions of chapter 43 of the Resolves of 1946 as adopted by your honorable body, its report upon areas available for housing developments in certain sections of the Commonwealth.

Chapter 43

RESOLVE PROVIDING FOR A STUDY BY THE STATE PLANNING BOARD OF ZONING LAWS IN CERTAIN TOWNS WITH A VIEW TO DETERMINING THE AREAS AVAILABLE FOR MODERATELY PRICED HOMES AND RENTAL HOUSING UNITS.

Resolved, That the state planning board is hereby authorized and directed to make a study of the zoning laws in force in towns on the outskirts of cities having a population of more than fifty thousand with a view to determining the amount of area available for moderately priced homes and rental housing units. Said board shall report to the general court the results of its study, and its recommendations, if any, together with drafts of such legislation as may be necessary to carry such recommendations into effect, by filing the same with the clerk of the house of representatives not later than the first Wednesday of December in the current year.

Approved May 31, 1946

Massachusetts is generally looked upon as a highly industrialized state, with a total population of 4,493,281. It is also looked upon as a highly congested state with an average population density of 545.9 persons per square mile, a number exceeded in the United States at least only by the states of Rhode Island and New Jersey.

This means that centers of intensive concentration have developed in certain sections, affording opportunities for employment, for shopping, for amusement, for culture and for education. Around these focal points are clustered the smaller suburban communities, providing first of all opportunity for more spacious living conditions than is generally possible in the urban centre. It is to ascertain to what extent these satellite communities are in a position to provide further opportunities for the erection of moderately priced homes and rental housing units, as a means of meeting in part at least the existing housing shortage, that this study has been initiated.

The technical direction of the survey was assigned to one of the members of the staff, B. Allen Benjamin, Planning Engineer. In addition to the wholehearted cooperation on the part of other members of the staff, insofar as circumstances permitted, Mr. Benjamin had the assistance for the first few months of Daniel H. Stanton, graduate of the University of New Hampshire, and presently a student at the School of Regional Planning, Harvard University. Mr. Stanton rendered particularly valuable assistance in developing techniques and in laying the foundation for the comprehensive study. Mrs. Dorothy Muncy also of the Harvard University School of Regional Planning and Edward Kaplan, a student at Tufts College School of Engineering have rendered temporary assistance of permanent value. The members of the Board have kept closely in touch with the work as it progressed, and while on the whole the results speak for themselves, the Board is, at the same time, privileged to express its appreciation of the extremely efficient and constructive service rendered by Mr. Benjamin and his assistants in a task which required the maximum of tact, initiative, clear thinking and ability.

In the regions selected, six in number, Massachusetts Bay; Worcester; Lowell-Lawrence; Springfield-Holyoke; Pittsfield; and Fall River-New Bedford, with their peripheral cities and towns, 190 in all, there is a total population of 3,877,892. The results of the survey indicate that first-hand information has been received from eighty-seven per cent of the population of the several

areas which, combined with the general information available in this office might be accepted as a relatively complete picture of actual conditions.

The procedure followed, as outlined by Mr. Benjamin in the second section of this report, was, first, to establish the regions and then to assemble and plot upon individual maps the information available in this office with regard to zoning, topography, utilities and general suitability in each city and town. An appeal to local planning boards or other officials to supplement this information in considerable detail, in a majority of instances, met with prompt and generous response. To the representatives of the local communities thus cooperating in the survey, the State Planning Board extends its most grateful thanks.

It is particularly grateful to the Greater Boston Development Committee, which, having initiated a somewhat similar survey in the Boston Metropolitan district, made available to the study data on suitable land for fifty-three of the one hundred cities and towns in the Massachusetts Bay Region. These data were further analyzed and adapted to the criteria used in the remaining one hundred and thirty-seven municipalities, and incorporated into the general study.

As a result of the study, certain definite facts have emerged with which the Board finds itself in full agreement and which are submitted herewith in as much detail as circumstances appear to warrant. There has been assembled in addition, however, a vast amount of basic material which, while not essential to and perhaps inappropriate for inclusion in a legislative document, nevertheless contains detailed information of definite value to local communities and available from no other source. It is the intention of the Board, therefore, to include this information in a special report to be published within the next few months and to be distributed to local communities and to organizations and individuals who may be interested in further details and analyses.

The following findings and recommendations are submitted by the Board as a result of the study:

1. That in the areas surveyed covering 86.3 per cent of the population of the entire State, it appears that on the land most suitable now for residential development, the one hundred and nine zoned communities alone can legally accommodate under existing density regulations, lot area requirements, height and other restrictions, more than 1,500,000 new dwelling units, or sufficient new units to re-house the entire population of the Commonwealth. This would indicate that there was no necessity for rescinding or even remitting in any substantial way existing zoning regulations as a means of alleviating the present housing shortage.
2. The Board believes, however, that many of the local zoning ordinances and bylaws now in effect should be reviewed and revised by their respective communities (not necessarily downward) but rather in the light of present day conditions, legal decisions here and elsewhere, and particularly as a means of coordinating regulations in adjacent communities to the end that they shall supplement each other rather than conflict.
3. Within the several regions one hundred and nine zoning regulations were found to exist, leaving eighty-one communities without any control over the use to which property shall be put, the height and bulk of buildings, lot sizes and other regulations in the interests of the public welfare. In addition to coordinating existing ordinances and bylaws, the Board believes zoning regulations should be adopted in every city and town in order to insure that the most appropriate, economical and healthful development of the community may be achieved and maintained.
4. The Board believes that the survey here outlined, covering as it does the zoning laws in force in towns on the outskirts of cities having a population of more than 50,000, as directed by the legislative act, should be extended to cover other regions, perhaps less populous but nevertheless in a position to profit by a knowledge of conditions in their regions as a whole. Such industrial centers as Fitchburg, Greenfield and North Adams, for instance, do not come within the scope of the legislative resolve and, therefore, were not included in the present study. Draft of legislation is accordingly submitted herewith in order that the survey may be extended to cover the entire State.
5. Of the one hundred and ninety communities surveyed, planning boards exist in one hundred and twenty-eight; fifty-nine under the provisions of the original planning enabling act, and sixty-nine under the "Improved Method of Municipal Planning" adopted in 1936 (chapter 40 G.L. ss 81A-J). This means that these latter sixty-nine planning boards are authorized to exercise control over subdivision plats, a function which is particularly important at the present time, whereas the fifty-nine planning boards still functioning under the earlier legislation have no such authority. In addition there remain sixty-two communities within these areas where no planning agency whatsoever has been created. The Board recommends,

therefore, that steps be taken to establish where no board presently exists, or to reestablish existing planning boards where necessary under the provisions of the aforesaid chapter 40, G.L., sections 81A-J in each community, such planning boards to be vested with full subdivision control and with adequate budget and staff. Subdivision control, intelligently applied, not only assists the developer but it reduces municipal costs for streets, utilities, parks and school sites. At the same time it serves to check the purely speculative builder and protects the investing public.

Every municipality in the Commonwealth--and every citizen--should leave no stone unturned to cooperate with efforts now being made and to be made by Federal, State and local authorities to meet ^{the} housing needs of the returning veterans and their fellow citizens. It should be kept in mind at all times, however, that the most effective tools for the control of the character of permanent developments, which shall be in keeping with the permanent peace which beckons beyond the period of the present emergency, rest not with Federal or State agencies but in the hands of each municipality itself. Comprehensive planning programs, zoning regulations, subdivision control and building codes are readily obtainable and yield abundant returns in human happiness based upon improved living conditions even as they are reflected in stabilized property values and an equitable tax base. They are controls that should be established in every community, therefore, as integral factors in a carefully prepared over-all plan for the development of the community.

SECTION II

Report on Study of Zoning Laws and Land Suitable for Residential Development

SCOPE OF STUDY

According to the 1945 census, there are in this Commonwealth seventeen cities and one town having a population of 50,000 or more. For the purpose of investigating zoning laws and suitable residential land under this Resolve, these municipalities, together with the cities and towns on their outskirts, as directed, have been grouped into six separate regions. These regions are as follows:

Pittsfield region	(15 cities and towns)
Springfield-Holyoke region	(20 cities and towns)
Worcester region	(22 cities and towns)
Lowell-Lawrence region	(20 cities and towns)
Fall River-New Bedford region	(13 cities and towns)
Massachusetts Bay region	(100 cities and towns)

This means that a total of 190 cities and towns are automatically brought within the scope of the Legislative Resolve.

To allow for the factors of commuting distance and time, which are important in determining the location and type of residential developments, each region has been divided into three parts:

- (1) central area, containing the municipalities of 50,000 or over
- (2) adjacent sector, containing the municipalities wholly or partially within five miles of the boundary of the central area
- (3) outlying sector, containing the remaining municipalities.

Some of the questions to be answered by this study are: How much land is there suitable for residential development? Of this land, how much is suitable for development now? What are the zoning requirements applying to this land? Are these requirements reasonably consistent with the construction of moderately priced homes and rental housing units? Since the information on suitable land in an unzoned community, together with data on the requirements in effect elsewhere, may serve as a basis for the adoption of a reasonable zoning law and since several of the questions to be answered by the study apply equally to a community whether or

not a zoning law is in effect, this study is not limited to those municipalities presently zoned.

The location and boundaries of the six regions, their division into areas and sectors, and the status of zoning are indicated on the accompanying Key Map.

PROCEDURE

A base map was prepared for each community indicating the land not suitable for residential development for one or more of the following reasons:

1. Built-up areas (Major portion of land occupied by concentrations of residential, commercial or industrial buildings. The actual physical lack of space would prevent new residential construction except on scattered lots mixed with existing buildings.)
2. Established public and semi-public areas (Land occupied by relatively permanent extensive uses such as parks, public forests, institutions, military reservations, cemeteries, airports, schools, etc.)
3. Areas physically unsuited to or difficult for any residential development (Areas unsuited to residential use due to water, flood plain, swamp or marsh, and areas where development of land would be abnormally expensive due to steep slopes [over 15%, in general] and rock outcroppings.)

The relative suitability of the remaining open areas was indicated by specially designating tracts otherwise suitable but presently used in an intensive manner for:

1. Open-type residential use. (Residential use where properties are large enough to permit subdivision into additional house lots, but where the land use is closely related to an existing residence.)
2. Private golf courses.
3. Orchards and market gardens of over five acres.
4. Any other use making area not readily suitable for development now.

The maps prepared as above were sent to the local planning boards, or if none, to the mayor or selectmen, in 137 municipalities. These officials were asked to check the basic information and to add to the areas as designated on the maps in the light of their own knowledge of local conditions. They were also asked to supply further information in the form of the latest copy of the local zoning ordinance and map, and data on the location of water mains, sewer mains, schools, and shopping areas, and approximate figures on the average selling price of raw land with and without water.

Upon the return of the basic map and other data to the State Planning Board, new maps were made of each community showing all tracts of land of five acres or more considered suitable for residential development. The five-acre limitation was imposed by practical necessity and also because the emphasis of the study was toward large-scale housing developments and their resultant economy. Where no returns were received from local municipalities, existing data were utilized according to the best judgment of the staff.

Each tract of suitable land was classified according to its zoning requirements, its proximity to water service, and its relative openness. The area of each tract was then computed and these areas in acres form the basis for the tabulations and maps in this report.

The data on suitable land for 53 of the 100 cities and towns in Massachusetts Bay Region were made available to the Board by the Greater Boston Development Committee, who were undertaking a somewhat similar study for these municipalities. These data were further analyzed and adapted to the criteria used in the other 137 municipalities and then incorporated into the study.

SUPPLY OF SUITABLE RESIDENTIAL LAND

The Veterans Emergency Housing Program calls for 1,500,000 new dwelling units to be constructed in the United States in 1947. If the six regions in Massachusetts containing municipalities of 50,000 population or more, together with the cities and towns on their outskirts, have new homes built in proportion to their share of the country's population, the housing program means about 45,000 new dwelling units in these 190 municipalities. This further means that approximately 15,000 gross acres of open land will be developed in these regions during the next year for residential purposes.

The study revealed that there are 1,283,600 acres of land, in tracts of five acres or more, suitable for residential development in the 190 cities and towns under consideration. This land is open, physically adapted to large-scale development, and is not in public or semi-public ownership. However, some of this area is not as immediately usable as other land, being in private golf course, orchard,

market garden or open type residential use, or being without a water supply system readily accessible. The actual acreage of all suitable land in each region, sector and/or city and town is given in column 1 of the accompanying regional tables.

Of the total suitable land in the 190 cities and towns studied, 507,900 acres are most suitable now for immediate residential development. This land is in tracts of five acres or more which are, at present, served at one or more points by existing water mains and are relatively vacant, i.e., the tracts are not used for orchard, market garden, private golf course, or open type residential use. The actual acreage of the land most suitable now in each region, sector and/or city and town is given in column 8 of the tables. It is to be emphasized that much of the land not considered to be most suitable now for the purposes of this study, i.e., suitable for large scale development, may be ideally suitable for individual home building and even for some development, provided that the present intensive use can be abandoned and/or provided a private water system can be installed. Conversely, much of the land considered to be most suitable now for development may be kept from use by inability of a developer to purchase the tract, and particularly by inability to purchase that section of the tract having frontage on the street or streets served with water. The distinction, therefore, between the types of suitability is a relative one.

Over 39% of all suitable land in the 190 municipalities studied is suitable now for residential development by reason of readily accessible water service and of being relatively vacant. Plates 1-6 show graphically the distribution by cities and towns of all suitable land, land most suitable now, and the ratio of one to the other.

An examination of the distribution of suitable land by cities and towns indicates that a few of the larger urban centers, particularly in the Massachusetts Bay region, do not have sufficient suitable undeveloped land to accommodate their share of new residential construction, while the adjacent and outlying communities, in general, have a more than ample supply of such land. This fact, combined with the recognized pre-war trend toward decentralization, means that adjacent and

outlying communities will receive a very high share of the new homes. In certain communities this will result in a transformation in a short period of time from a semi-rural to a suburban or urban character. This will be particularly true in those communities favorably located and having a large quantity of now suitable land zoned to permit a high density of development.

EFFECT OF ZONING ON SUITABLE LAND

In 109 of the 190 municipalities studied, zoning regulations are in effect, as shown on the Key Map. These regulations differ considerably from one community to another as to the names, numbers and types of zoning districts. The accompanying regional tables in their headings resolve the differences in local zoning terminology into comparable terms,--the type of dwelling permitted and the minimum lot size required. In order to make the comparison complete, an unzoned community is considered in the same category as a zoned community permitting all types of dwellings throughout and having no minimum lot size requirements.

Columns 2 through 7 of the tables list all suitable land for each region, sector and/or city and town according to its zoning requirements. Columns 9 through 14 of the tables relist, according to the same requirements, that land which is most suitable now for development. Because land in this second classification of suitability is most closely related to the immediate housing problem, and also for the sake of clarity, the remaining discussion will be confined to an analysis of the zoning regulations, if any, as they apply only to the land most suitable now for development.

In the 109 zoned communities of the 190 municipalities studied, present regulations will permit a total of 1,581,600 new dwelling units on the land most suitable now for development. If these figures are compared with the estimated number of 45,000 dwelling units for 1947 construction in the 190 cities and towns, it is apparent that the zoned communities alone can legally absorb many times over all of the new dwelling units contemplated for the six entire regions. Detailed figures for each municipality on the number of dwelling units permitted under zoning, or if unzoned, the number based on an assumed potential density of six

units per acre, are given in columns 15 and 16 of the tables.

LAND MOST SUITABLE NOW FOR SINGLE FAMILY DWELLINGS

Single family dwellings are permitted on all land considered in this study as suitable, including the land permitting two-family and multi-family dwellings. Many zoned communities, however, impose requirements of a specified minimum lot size for each new dwelling, according to the district in which it is to be located. These minimum lot requirements, where in effect, vary from a low of 4000 sq. ft. in several municipalities to a high of an acre and one-half in one district of one town. In addition, some zoned communities impose lot frontage or width requirements. These frontage or width requirements, which along with the lot area requirements affect the cost and type of development, bear such a consistent proportional relationship to the area requirements themselves, that for the purpose of analysis they may be omitted from general consideration. In columns 9, 10 and 11 of the tables, land most suitable now for development is classified for each community according to the minimum lot size required, in one of three broad categories.

The National Housing Agency in its publication "Building Sites for Veterans Housing", suggests in computing the capacity of undeveloped land an average standard of density for single family homes of five per acre, which means a lot size of slightly over 8000 sq. ft. The first lot-size category in the tabulation is, therefore, land unzoned or zoned to permit single family homes on lots of 8000 sq. ft. or less. Land in this category may be considered to be subject to restrictions, if any, consistent with the development of moderately priced single family homes. In the 190 municipalities studied, 421,800 acres, or 83% of the land most suitable now for development, permit single family houses on lots of 8000 sq. ft. or less.

The distribution of this land, as indicated by column 9 of the tables, allows ample freedom of choice as to locality to the developer of small homes. Of the 190 cities and towns studied, 131 have more than 100 acres of land most suitable now permitting single family homes on lots of 8000 sq. ft. or less.

The second category in the tabulation is land requiring a minimum lot size

of from 8001 to 15,000 sq. ft. for single family homes. While land in this lot-size range is subject to requirements somewhat higher than the National Housing Agency's suggested standard, some developments under the Veterans Housing Program are being made in this Commonwealth on lots in this size range and larger, principally in the adjacent and outlying sectors. Therefore, some of the land in this category may also be considered as suitable for the development of moderately priced homes. Combining this category of land in municipalities in the adjacent and outlying sectors only, with the land in all municipalities zoned for 8000 sq. ft. lots or less, it can be said that in the 190 cities and towns studied as much as 479,500 acres of the land most suitable now, or 94% of all land most suitable now, may be considered as potentially available for the development of moderately priced single family homes. This land, if entirely utilized, could accommodate over 1,100,000 single family dwellings.

The third category in the tabulation is land requiring a minimum lot size of over 15,000 sq. ft. for single family houses. Most of the land in this category is probably unsuitable for large scale developments of moderately priced homes.

LAND MOST SUITABLE NOW FOR TWO-FAMILY DWELLINGS

Two-family dwellings are permitted on all land considered in this study as suitable, excluding that land on which only single family dwellings are allowed. In addition, two-family dwellings are nominally permitted on all land in unzoned communities. As in the case of single family dwellings, many zoned communities impose minimum lot and frontage requirements for two-family dwellings. In columns 12 and 13 of the tables, land most suitable now and permitting two-family dwellings is classified for each community, according to the minimum lot sizes required, in one of two broad categories.

The National Housing Agency's suggested standard of density for two-family developments is eight families per acre, which means a lot size for each two-family house of slightly over 10,000 sq. ft. Land in the first category of the tabulation is therefore land that is unzoned, or zoned to permit two-family dwellings on lots of 10,000 sq. ft. or less. This land may be considered to be subject

to restrictions, if any, consistent with the development of moderately priced two-family homes. In the 190 municipalities studied 360,000 acres, or 71% of the land most suitable now, permits two-family houses on lots of 10,000 sq. ft. or less.

The second category of tabulation for two-family houses is land zoned for a minimum lot size of over 10,000 sq. ft. Some of this land is undoubtedly suitable for moderately priced two-family houses.

The distribution of the land permitting two-family homes on lots of 10,000 sq. ft. or less, as indicated in column 12 of the tables, is extensive throughout the regions. Of the 190 cities and towns studied, 127 have more than fifty acres of land most suitable now permitting two-family houses on lots of 10,000 sq. ft. or less.

LAND MOST SUITABLE NOW FOR MULTI-FAMILY DWELLINGS

Multi-family dwellings are allowed in zoned communities on only that land considered in this study as suitable which is designated as being zoned to permit such dwellings. As in the case of other types of homes, multi-family dwellings are nominally permitted on all land in unzoned communities. In column 14 of the tables, land most suitable now on which multi-family dwellings are permitted is listed for each community. Relatively few communities impose a minimum lot size requirement or a lot area per family requirement for such dwellings, and those having such requirements permit a density of development equal to or greater than the National Housing Agency's suggested densities of twelve families per acre for row houses or twenty families per acre for apartment houses. In the 190 municipalities studied, 288,200 acres, or 57% of the land most suitable now for residential development, permit multi-family dwellings. The quantity and distribution of the land on which multi-family dwellings are permitted, as indicated in column 14 of the tables, are not as extensive as in the case of single or two-family dwellings.

However, the great majority of the central cities, and many of the municipalities in the adjacent sectors (where it may be assumed the greatest need for this type of dwelling exists) provide in their zoning regulations one or more

districts for multi-family dwellings, even though in some cases no tracts of suitable land five acres or more in size were found to exist. There are undoubtedly numerous scattered lots in many, if not all, of these municipalities which are zoned for multi-family dwellings and which do not appear in the accompanying tabulation. As scattered lots and small tracts of land are of more significance to the multi-family developer than to the single or two-family developer, by virtue of the normally higher density of use, recognition should be given to the existence of such small parcels of land. Column 14 of the tables, therefore, indicates with an asterisk those municipalities which under zoning permit multi-family dwellings, but do not have acreage figures tabulated. Of the 190 cities and towns studied, 170 permit multi-family dwellings. Of these 170 municipalities, 126 have more than five acres of land most suitable now for development permitting such dwellings.

In addition to a consideration of the locations in which multi-family dwellings are permitted, it should be pointed out that zoning regulations in some municipalities impose other limitations on multi-family dwellings--principally limitations as to a designated number of families per dwelling and requirements as to lot coverage, height and type of structure. It is beyond the scope of this study to inventory these extremely varied requirements.

SUMMARY OF MAJOR FINDINGS

In the six regions of Massachusetts, containing the municipalities having a population of 50,000 or more, and the cities and towns on their outskirts (190 municipalities in all):

1. There are 1,283,600 acres of open land, in tracts of five acres or more, suitable for residential development;
2. Of the total suitable land, 507,900 acres, or 39%, are most suitable now for development, being relatively vacant and being reasonably accessible to existing water mains;
3. Zoning laws are presently in effect in 109 municipalities of the total of 190;
4. The zoned communities alone can legally accommodate, under present density

regulations, lot area requirements, height and other restrictions, a total of 1,581,600 new dwelling units on the land most suitable now for development, or sufficient units to rehouse the entire population of Massachusetts;

5. Of the land most suitable now for development in the 190 municipalities, at least 421,800 acres, or 83% of such land, and possibly 479,500 acres, or 94% of such land, are not subject to restrictions inconsistent with the development of moderately priced single family homes. This land is well distributed throughout each region. The municipalities of over 50,000 population themselves have enough of such land to legally accommodate over 125,000 new moderately priced single family homes;

6. Of the land most suitable now for development in the 190 municipalities, 360,000 acres, or 71% of such land, permit the erection of two-family dwellings subject to restrictions not inconsistent with moderately priced construction; 127 out of the 190 municipalities have fifty acres or more of land in this category;

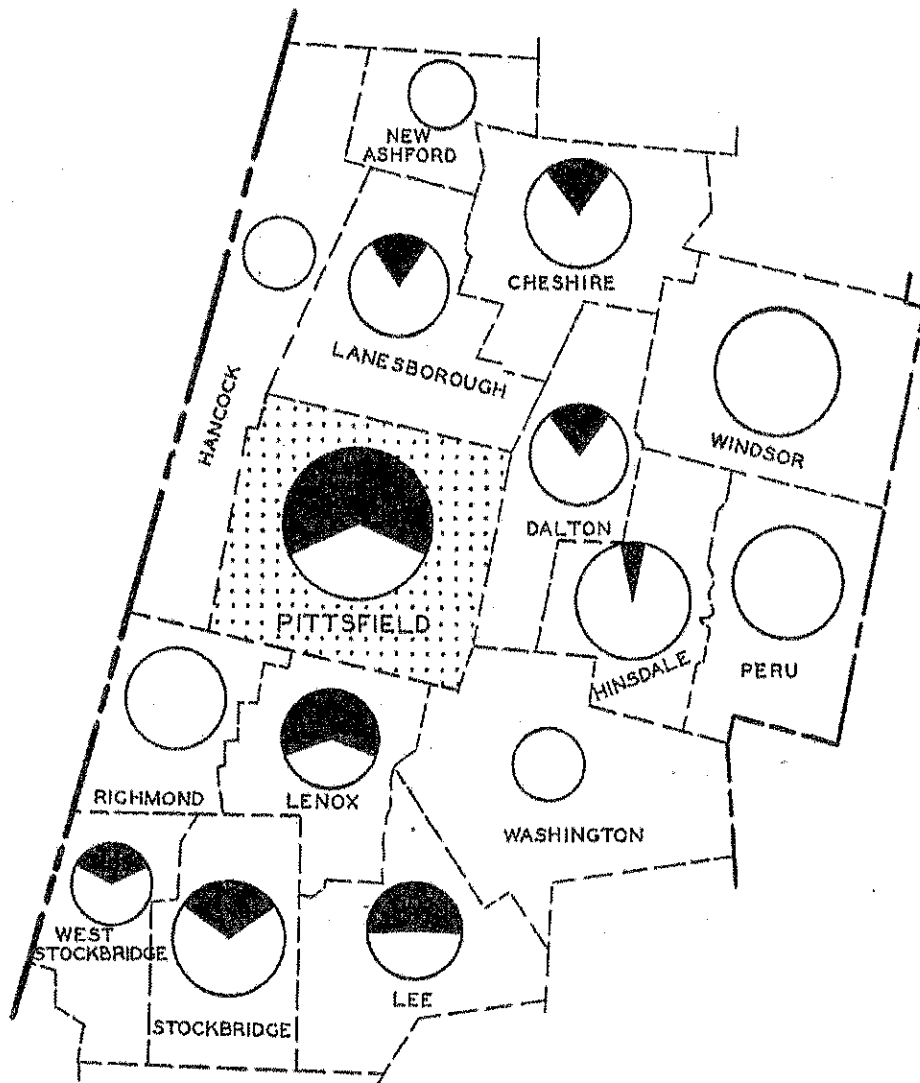
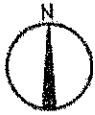
7. Of the land most suitable now for development in the 190 municipalities, 288,200 acres, or 57% of such land, permit the erection of multi-family dwellings subject to restrictions not inconsistent with density standards for the construction of rental housing; 126 of the 190 municipalities have tracts of five acres or more in this category and an additional 44 municipalities which permit multi-family dwellings may have suitable smaller tracts or scattered lots. The municipalities of over 50,000 population alone contain sufficient now-suitable land to legally accommodate 405,000 new multi-family dwelling units.

Respectfully submitted,

STATE PLANNING BOARD.

Elisabeth M. Horlihy,

Chairman.



THE COMMONWEALTH OF MASSACHUSETTS
STATE PLANNING BOARD

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT

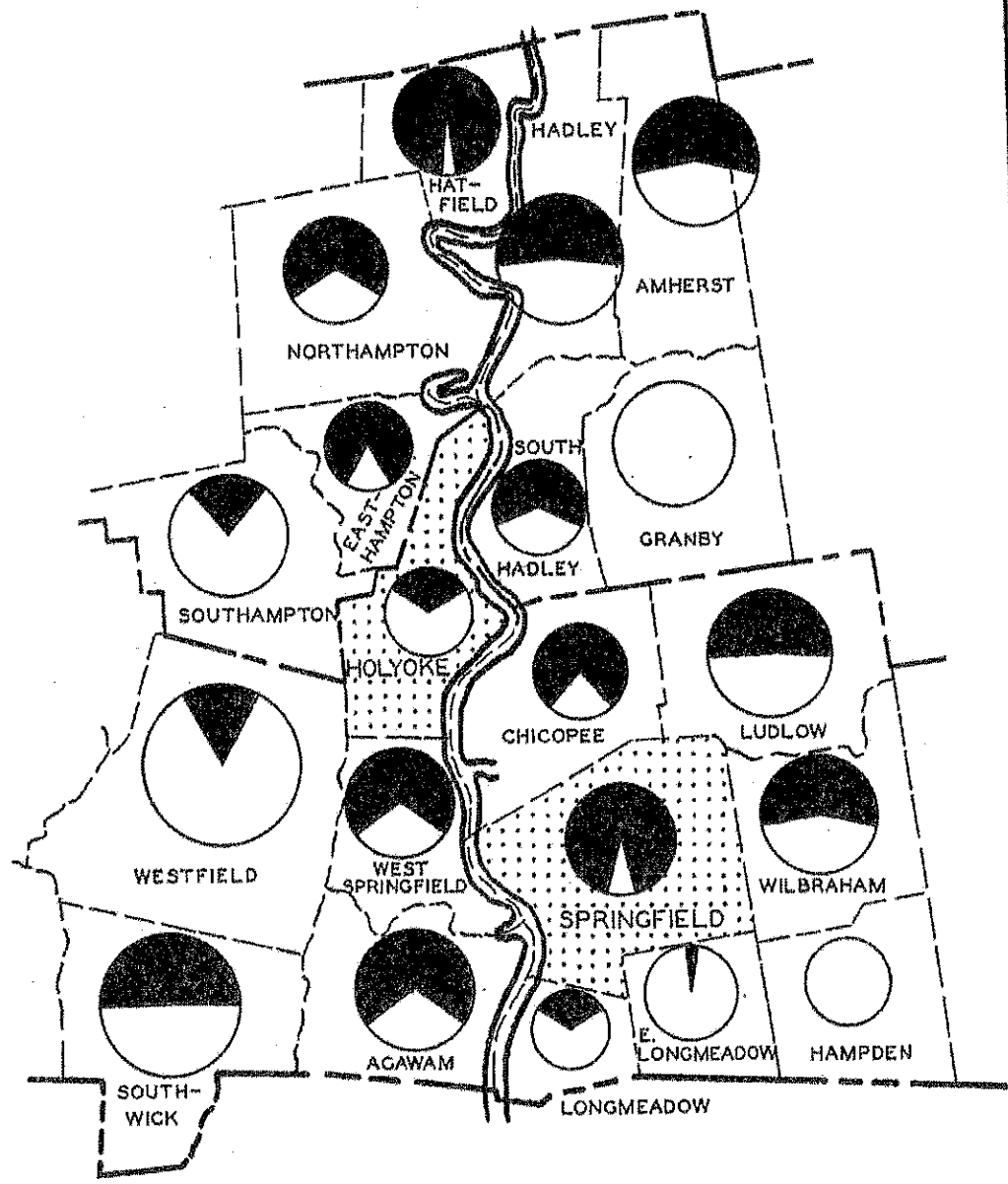
PITTSFIELD REGION

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LEGEND



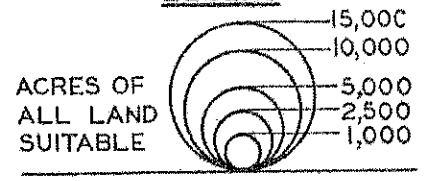
LAND MOST SUITABLE NOW
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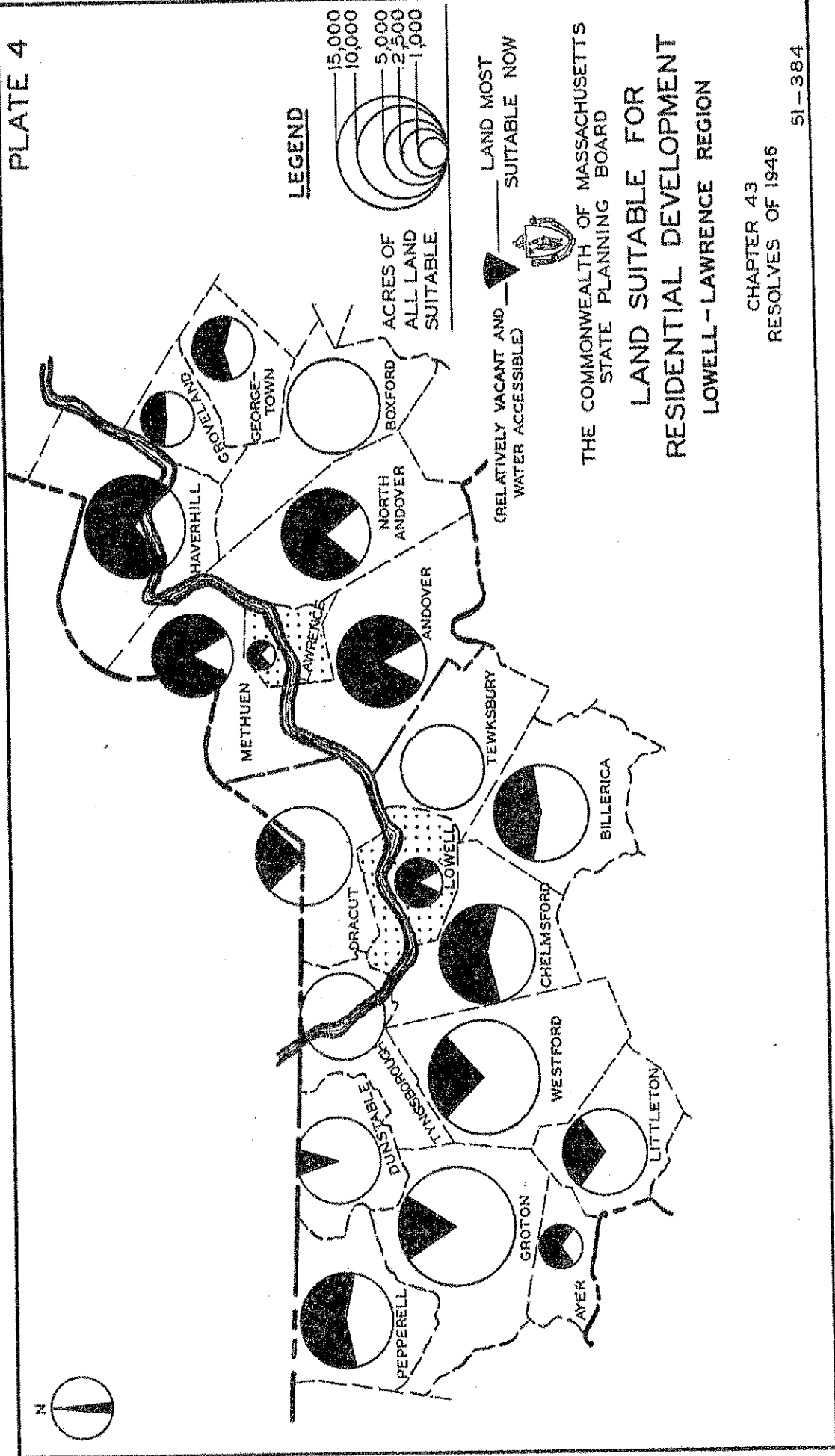
THE COMMONWEALTH OF MASSACHUSETTS
 STATE PLANNING BOARD
**LAND SUITABLE FOR
 RESIDENTIAL DEVELOPMENT**
 SPRINGFIELD - HOLYOKE REGION

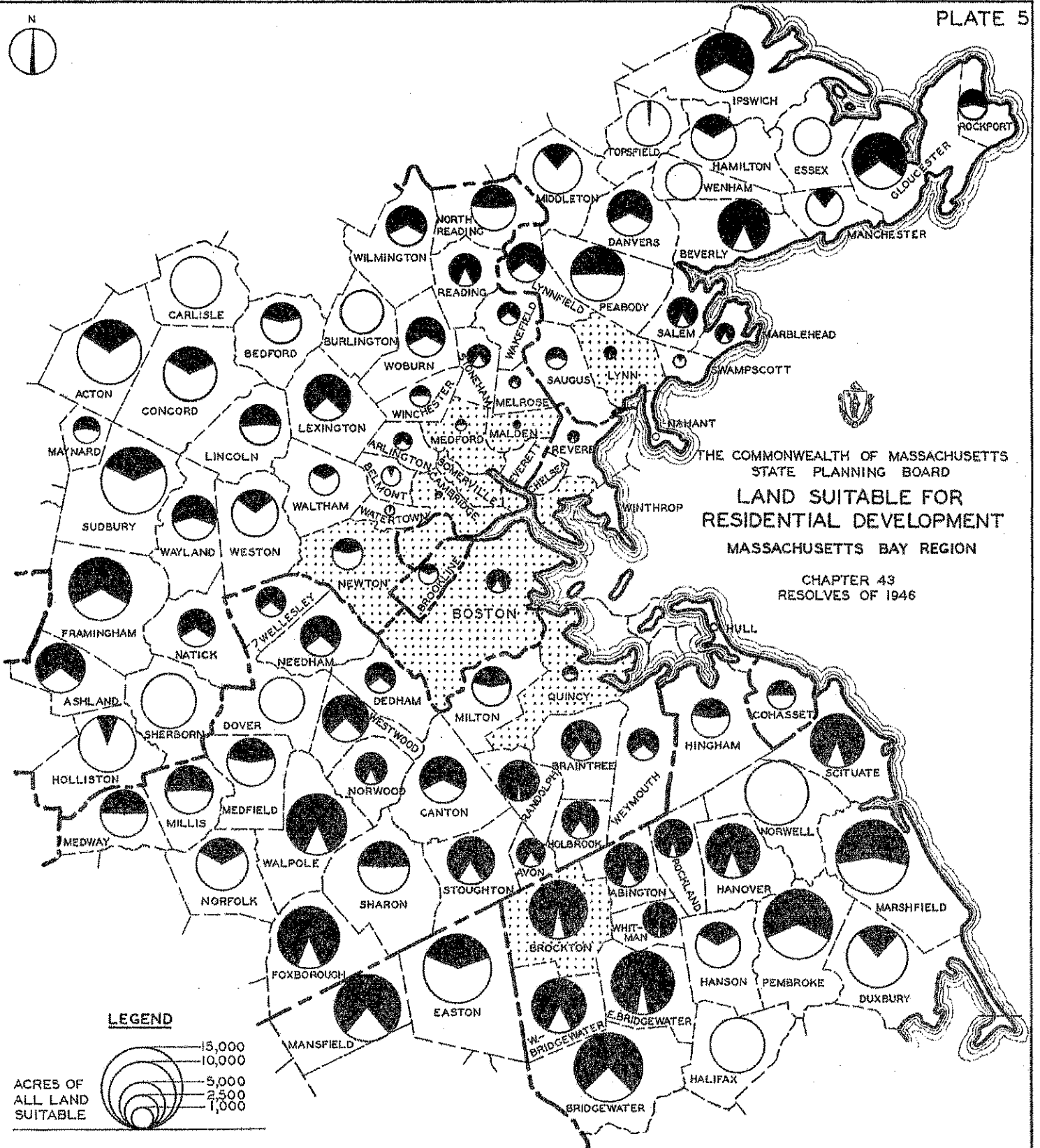
CHAPTER 43
 RESOLVES OF 1946

LEGEND



 LAND MOST SUITABLE NOW
 (RELATIVELY VACANT AND WATER ACCESSIBLE)
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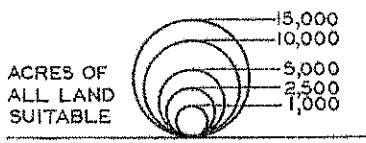




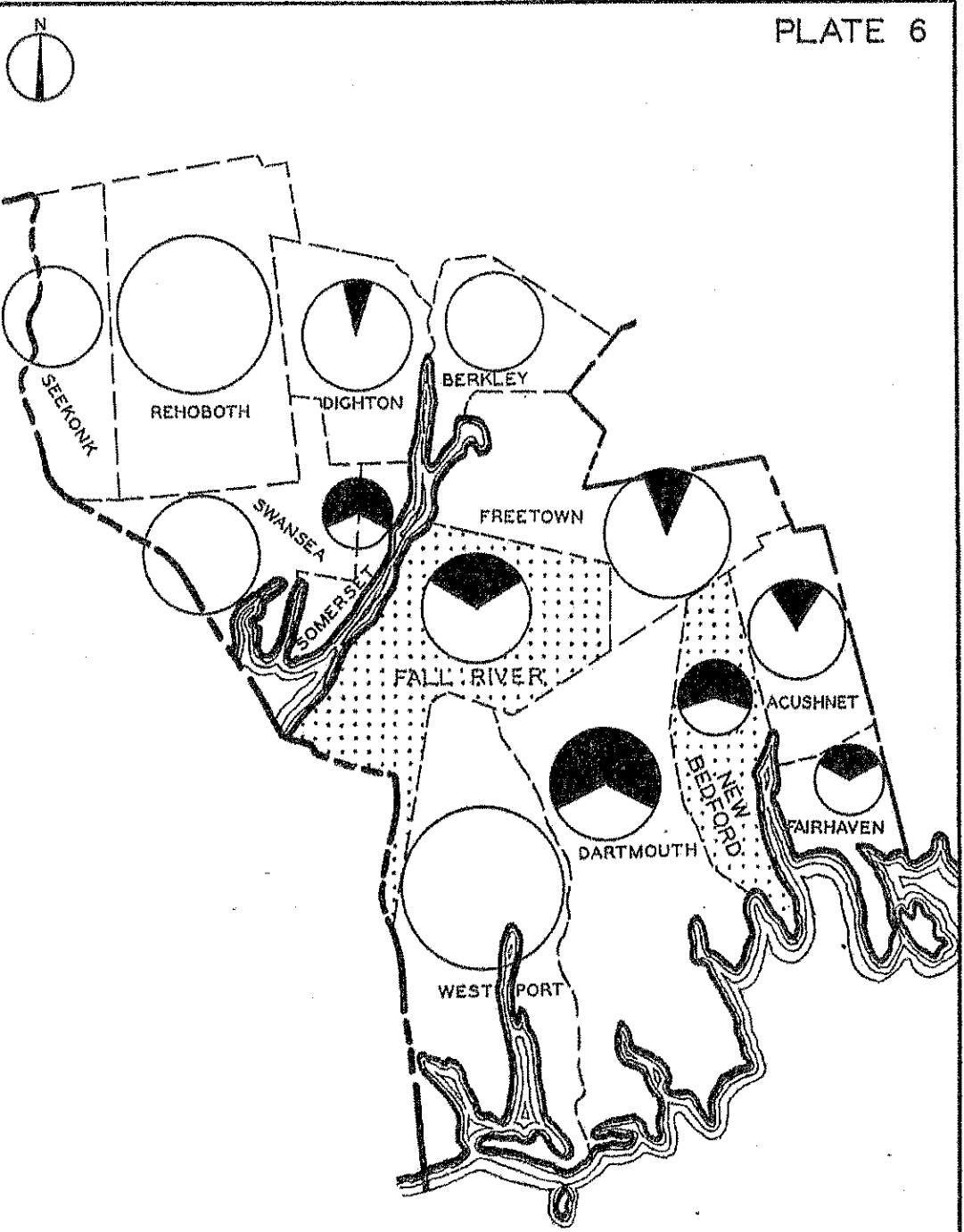
THE COMMONWEALTH OF MASSACHUSETTS
 STATE PLANNING BOARD
**LAND SUITABLE FOR
 RESIDENTIAL DEVELOPMENT**
 MASSACHUSETTS BAY REGION

CHAPTER 43
 RESOLVES OF 1946

LEGEND



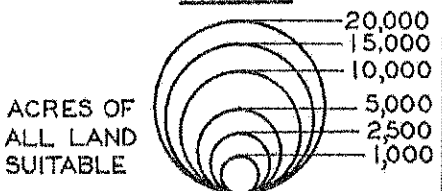
▲ LAND MOST SUITABLE NOW
 (RELATIVELY VACANT AND WATER ACCESSIBLE)



THE COMMONWEALTH OF MASSACHUSETTS
 STATE PLANNING BOARD
**LAND SUITABLE FOR
 RESIDENTIAL DEVELOPMENT**
 FALL RIVER - NEW BEDFORD REGION

CHAPTER 43
 RESOLVES OF 1946

LEGEND




 LAND MOST SUITABLE NOW
 (RELATIVELY VACANT AND WATER ACCESSIBLE)

TABLE I

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT AND ITS ZONING REQUIREMENTS

PITTSFIELD REGION

Notes

For location of region and sectors, see Key Map.

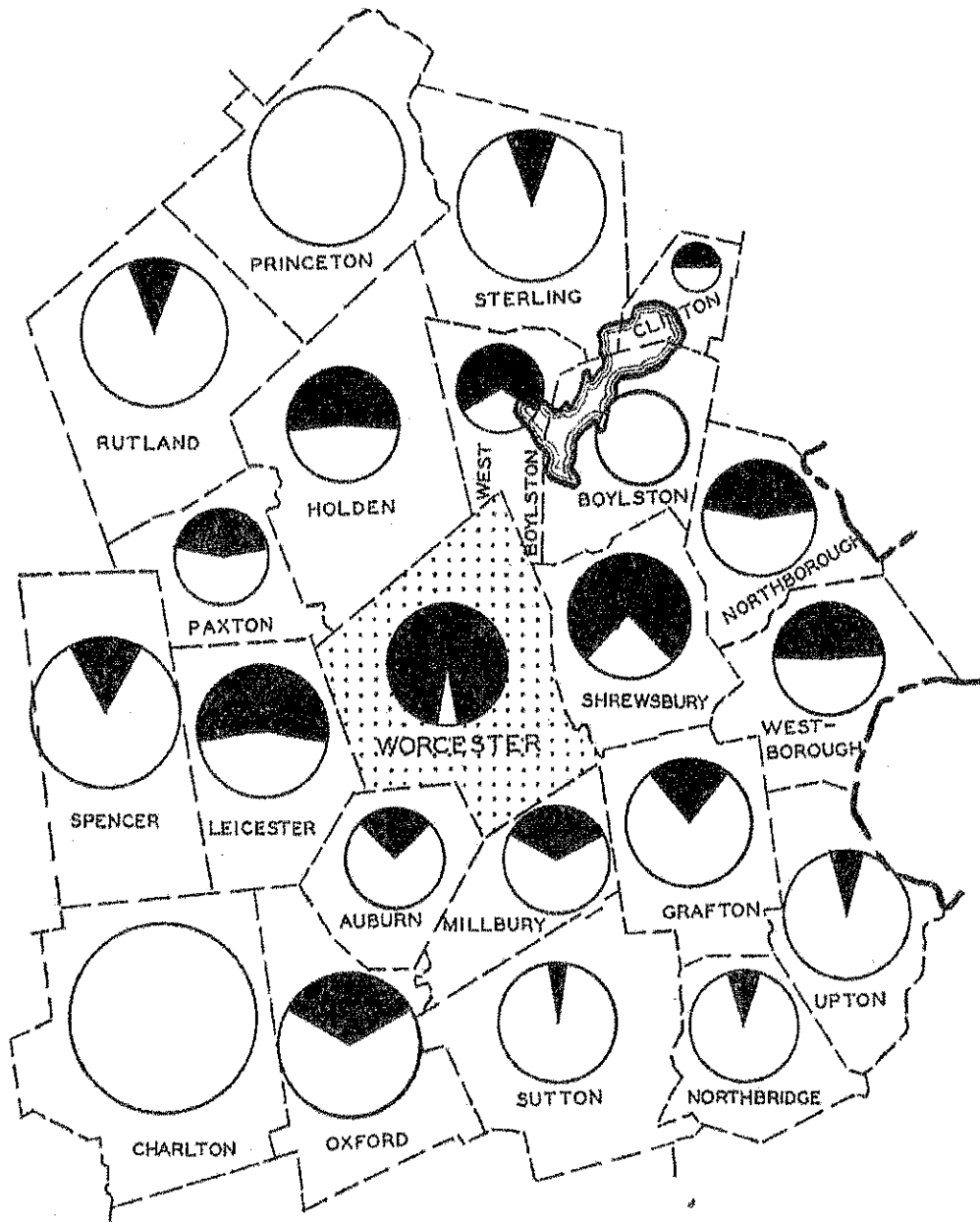
For criteria used, see text of report.

Land in an unincorporated community is tabulated as permitting all types of dwellings in the smallest lot size category.

* None, as there are no tracts of 5 acres or larger in this category. There may be, however, smaller tracts and scattered lots suitable for dwelling construction.

** None, there being no water system in town. There is, however, land now suitable for individual home building, and, dependent upon the installation of a water system, potentially suitable for development.

SECTION	CITY OR TOWN	ALL LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE							LAND MOST SUITABLE NOW FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE							NEW DWING UNITS POSSIBLE TO ACCOMMODATE	
		TOTAL OF ALL SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of		Acres Permitting 2-FAM. DWINGS on min. lot of		Acres Permitting MULTIFAMILY DWINGS	TOTAL OF NOW SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of		Acres Permitting 2-FAM. DWINGS on min. lot of		Acres Permitting MULTIFAMILY DWINGS	NO. OF UNITS ON ALL SUITABLE LAND	NO. OF UNITS ON NOW SUITABLE LAND		
			8,000 sq. ft. or less	15,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over			8,000 sq. ft. or less	15,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over					
CENTRAL AREA	PITTSFIELD	15,561	-	-	7,964	-	2,253	9,860	9,860	2,564	-	1,626	134,592	91,840			
	TOTAL	15,561	-	-	7,964	-	2,253	9,860	9,860	2,564	-	1,626	134,592	91,840			
ADJACENT SECTION	DALTON	7,054	-	-	7,054	-	7,054	1,490	-	-	-	1,490	21,162	4,470			
	HAMCOCK	3,237	-	-	3,237	-	3,237	**	-	-	**	**	9,709	**			
	HINSDALE	8,975	-	-	8,975	-	8,975	590	-	-	-	590	26,922	1,770			
	LAVERGOSH	7,461	-	-	7,461	-	7,461	1,440	-	-	-	1,440	22,390	4,320			
	LEWIS	7,080	-	-	7,080	-	14	4,332	-	-	-	*	21,358	12,995			
	RICHMOND	6,795	-	-	6,795	-	6,795	**	-	-	-	**	20,388	**			
OUTLYING SECTION	WASHINGTON	3,404	-	-	3,404	-	3,404	**	-	-	**	**	10,212	**			
	TOTAL	44,007	-	-	36,941	-	36,941	7,852	7,852	-	-	3,520	132,110	23,556			
OUTLYING SECTION	CHESHIRE	7,890	-	-	7,890	-	7,890	1,645	-	-	-	1,645	23,654	4,932			
	LEE	5,752	-	-	5,752	-	5,752	2,969	-	-	-	2,969	17,256	6,910			
	NEW ASHFORD	2,870	-	-	2,870	-	2,870	**	-	-	-	**	8,610	**			
	PERU	8,448	-	-	8,448	-	8,448	**	-	-	-	**	25,344	**			
	STOCKBRIDGE	8,195	4	8,195	8,195	-	49	2,484	*	2,484	-	*	35,354	9,936			
	WEST STOCKBRIDGE	4,316	-	-	4,316	-	4,316	150	-	-	-	150	12,948	450			
TOTAL	WINDSOR	12,880	-	-	12,880	-	12,880	**	-	-	-	**	38,650	**			
	TOTAL	60,321	42,126	6,195	50,321	-	42,175	7,248	4,764	2,484	-	4,764	161,705	24,228			
GRAND TOTAL		109,899	101,694	8,195	95,226	-	81,369	24,960	22,476	2,484	-	9,910	429,408	139,624			

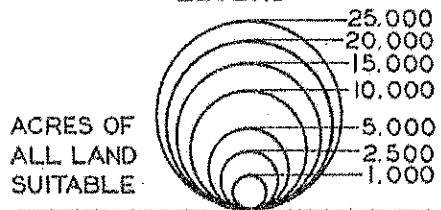


THE COMMONWEALTH OF MASSACHUSETTS
STATE PLANNING BOARD

**LAND SUITABLE FOR
RESIDENTIAL DEVELOPMENT
WORCESTER REGION**

CHAPTER 43
RESOLVES OF 1946

LEGEND



**LAND MOST
SUITABLE NOW**
(RELATIVELY VACANT AND
WATER ACCESSIBLE)

TABLE 2

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT AND ITS ZONING REQUIREMENTS
S.P.R.I.N.G.F.I.E.L.D. - H.O.L.Y.O.K.E. R.E.G.I.O.N.

For location of region and sectors, see Key Map.
For criteria used, see text of report.
Land in an unzoned community is tabulated as permitting all types of dwellings in the smallest lot size category.

Notes

* None, as there are no tracts of 5 acres or larger in this category. There may be, however, smaller tracts and scattered lots suitable for dwelling construction.

** None, there being no water system in town. There is, however, land now suitable for individual home building, and, dependent upon the installation of a water system, potentially suitable for development.

SECTOR	CITY OR TOWN	ALL LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE										LAND MOST SUITABLE NOW FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE					NEW DWING UNITS POSSIBLE TO ACCOMMODATE	
		TOTAL OF ALL SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of		Acres Permitting 2-FAM. DWINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of	Acres Permitting 2-FAM. DWINGS on min. lot of	TOTAL OF NOW SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of	Acres Permitting 2-FAM. DWINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting 2-FAM. DWINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting 2-FAM. DWINGS on min. lot of	NO. OF UNITS ON ALL SUITABLE LAND	NO. OF UNITS ON NOW SUITABLE LAND		
			8,000 sq. ft. or less	15,000 sq. ft. or over													8,000 sq. ft. or less	15,000 sq. ft. or over
CENTRAL AREA	HOLYOKE	5,598	61	-	5,597	-	5,516	1,812	1,762	50	-	1,762	-	1,766	40,693	12,889		
	SPRINGFIELD	9,439	-	-	4,559	-	1,588	8,723	8,723	-	-	4,184	-	1,458	90,575	65,500		
	TOTAL	15,037	61	-	10,156	-	7,104	10,535	10,446	50	-	5,946	-	3,164	131,268	95,189		
ADJACENT SECTOR	AGAWAM	11,726	-	-	1,217	-	1,104	8,120	8,120	-	-	897	-	792	41,080	28,772		
	CHICOPEE	6,977	-	-	1,311	-	801	5,362	5,362	-	-	1,125	-	613	51,044	39,240		
	EASTHAMPTON	5,890	-	-	5,890	-	5,690	4,910	4,910	-	-	4,910	-	4,910	17,670	14,730		
	EAST LONGMEADOW	6,693	-	-	372	-	296	255	255	-	-	78	-	25	19,970	968		
	GRANBY	11,101	-	-	11,101	-	11,101	**	**	-	-	**	-	**	33,300	**		
	HADLEY	12,098	-	-	12,098	-	12,098	6,330	6,330	-	-	6,330	-	6,330	36,294	18,990		
	HAMPDEN	5,440	25	-	5,415	25	-	**	**	-	-	**	**	-	5,512	**		
	LONGMEADOW	3,966	1,047	-	2,921	-	-	1,356	412	924	-	-	-	-	8,279	2,746		
	LUDLOW	11,812	-	-	11,812	-	11,812	6,085	6,085	-	-	6,085	-	6,085	35,430	16,252		
	NORTHAMPTON	8,622	-	-	75	-	75	5,837	5,837	-	-	75	-	75	26,404	18,046		
OUTLYING SECTOR	SOUTHAMPTON	11,160	-	-	11,160	-	11,160	2,531	2,531	-	-	2,531	-	2,531	35,480	7,690		
	SOUTH HADLEY	7,095	6,478	617	5,884	-	-	4,522	472	472	-	-	3,216	-	26,404	16,428		
	WEST SPRINGFIELD	8,287	-	-	7,767	-	640	5,805	5,805	-	-	5,285	-	640	41,824	31,896		
	WESTFIELD	17,849	-	-	17,261	-	243	2,863	2,863	-	-	2,783	-	138	72,688	12,570		
	WILBRAHAM	10,321	521	656	8,944	521	801	5,777	500	856	4,421	500	-	480	18,522	10,798		
	TOTAL	139,041	120,266	4,324	14,359	86,194	*	55,723	59,733	53,060	2,262	4,421	35,814	**	22,619	464,901	221,026	
	AMHERST	12,850	-	-	12,250	-	77	6,589	6,589	-	-	6,589	-	87	61,514	33,114		
HATFIELD	8,565	-	-	8,565	-	8,565	8,260	8,260	-	-	8,260	-	8,260	25,692	24,780			
SOUTHWICK	16,153	-	-	16,153	-	16,153	8,150	8,150	-	-	8,150	-	8,150	48,402	24,480			
TOTAL	36,948	36,848	-	36,948	-	24,775	25,009	23,009	-	-	25,009	-	16,477	135,608	82,374			
GRAND TOTAL	191,085	172,272	4,455	14,359	133,298	*	87,602	93,277	86,554	2,302	4,421	62,769	**	42,260	731,777	395,589		

TABLE 5

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT AND ITS ZONING REQUIREMENTS

M O R C E S T E R R E G I O N

Notes

* None, as there are no tracts of 5 acres or larger in this category. There may be, however, smaller tracts and scattered lots suitable for dwelling construction.

** None, there being no water system in town. There is, however, land now suitable for individual home building, and, dependent upon the installation of a water system, potentially suitable for development.

For location of region and sectors, see Key Map.
For criteria used, see text of report.

Land in an unincorporated community is tabulated as permitting all types of dwellings in the smallest lot size category.

SECTOR	CITY OR TOWN	ALL LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE										LAND MOST SUITABLE NOW FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE				NEW DW'NG UNITS POSSIBLE TO ACCOMMODATE			
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16		
		TOTAL OF ALL SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	TOTAL OF NOW SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	Acres Permitting ONE-FAMILY DWELLINGS on min. lot of	NO. OF UNITS ON ALL SUITABLE LAND	NO. OF UNITS ON ALL SUITABLE LAND	
		8,000 sq. ft. or less	8,001 sq. ft. - 15,000 sq. ft. over	10,000 sq. ft. or less	10,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over	8,000 sq. ft. or less	8,001 sq. ft. - 15,000 sq. ft. over	10,000 sq. ft. or less	10,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over	8,000 sq. ft. or less	8,001 sq. ft. - 15,000 sq. ft. over	10,000 sq. ft. or less	
CENTRAL AREA	WORCESTER	10,871	10,871	-	10,871	-	10,476	10,224	10,224	10,224	-	10,224	-	10,224	-	9,887	143,532	155,188	
	TOTAL	10,871	10,871	-	10,871	-	10,476	10,224	10,224	10,224	-	10,224	-	10,224	-	9,887	143,532	155,188	
ADJACENT SECTOR	AUBURN	7,198	7,198	-	7,198	-	7,198	1,832	1,832	-	-	-	-	1,832	-	1,832	61,420	14,216	
	BOYLSTON	6,047	6,047	-	6,047	-	6,047	6,047	6,047	-	-	-	-	6,047	-	6,047	18,138	**	
	GRAFTON	11,032	11,032	-	11,032	-	11,032	2,321	2,321	2,321	-	-	-	2,321	-	2,321	53,090	6,950	
	HOLDEN	8,990	8,990	-	8,990	-	8,990	4,737	4,737	4,737	-	-	-	4,737	-	4,737	25,964	14,208	
	LEICESTER	12,343	12,343	-	12,343	-	12,343	6,775	6,775	6,775	-	-	-	6,775	-	6,775	37,026	20,322	
	MILLBURY	8,065	8,065	-	8,065	-	8,065	2,820	2,820	2,820	-	-	-	2,820	-	2,820	24,192	9,460	
	PAXTON	6,213	6,213	-	6,213	-	6,213	2,729	2,729	2,729	-	-	-	2,729	-	2,729	12,428	5,460	
	SHERSBURY	10,897	10,897	-	10,897	-	10,897	8,222	8,222	8,222	-	-	-	8,222	-	8,222	32,888	24,665	
	WEST BOYLSTON	4,917	4,917	-	4,917	-	4,917	525	525	525	-	-	-	525	-	525	14,060	9,160	
	TOTAL	75,702	65,087	10,605	-	57,898	-	65,087	32,704	27,034	5,670	-	-	27,034	-	27,034	260,006	103,452	
OUTLYING SECTOR	CHARLTON	25,222	25,222	-	25,222	-	25,222	**	**	**	-	-	-	**	-	**	75,666	**	
	CLINTON	1,758	1,758	-	1,758	-	1,758	870	870	870	-	-	-	870	-	870	5,274	2,610	
	NORTHBOROUGH	9,560	9,560	-	9,560	-	9,560	4,268	4,268	4,268	-	-	-	4,268	-	4,268	28,680	12,804	
	NORTHERIDGE	8,763	8,763	-	8,763	-	8,763	515	915	915	-	-	-	915	-	915	87,620	9,120	
	OXFORD	14,953	14,953	-	14,953	-	14,953	4,955	4,955	4,955	-	-	-	4,955	-	4,955	44,856	14,882	
	PELMONSON	16,976	16,976	-	16,976	-	16,976	**	**	**	-	-	-	**	-	**	51,510	**	
	RUTLAND	14,864	14,864	-	14,864	-	14,864	1,730	1,730	1,730	-	-	-	1,730	-	1,730	44,592	6,190	
	SPENCER	16,221	16,221	-	16,221	-	16,221	2,555	2,555	2,555	-	-	-	2,555	-	2,555	48,660	7,662	
	STERLING	15,635	15,635	-	15,635	-	15,635	1,767	1,767	1,767	-	-	-	1,767	-	1,767	45,902	5,268	
	SUTTON	9,337	9,337	-	9,337	-	9,337	471	471	471	-	-	-	471	-	471	22,008	1,410	
UPTON	12,107	12,107	-	12,107	-	12,107	1,027	1,027	1,027	-	-	-	1,027	-	1,027	36,318	3,078		
WESTBOROUGH	8,570	8,570	-	8,570	-	8,570	4,220	4,220	4,220	-	-	-	4,220	-	4,220	25,710	12,660		
TOTAL	153,966	153,966	-	153,966	-	153,966	22,766	22,766	22,766	-	-	-	22,766	-	22,766	625,795	74,684		
GRAND TOTAL	240,539	229,954	10,605	-	222,756	-	229,539	65,694	60,024	5,670	-	-	60,024	-	59,687	927,724	314,504		

TABLE 4

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT AND ITS ZONING REQUIREMENTS

LOWELL - LAWRENCE REGION

Notes

* None, as there are no tracts of 5 acres or larger in this category. There may be, however, smaller tracts and scattered lots suitable for dwelling construction.

** None, there being no water system in town. There is, however, land now suitable for individual home building, and, dependent upon the installation of a water system, potentially suitable for development.

For location of region and sectors, see Key Map.
For criteria used, see text of report.

Land in an unincorporated community is tabulated as permitting all types of dwellings in the smallest lot size category.

CITY OR TOWN	ALL LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE										LAND MOST SUITABLE NOW FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE			NEW DW'NG UNITS POSSIBLE TO ACCOMMODATE	
	TOTAL OF ALL SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of		Acres Permitting 2-FAM. DW'NGS on min. lot of		Acres Permitting MULTI-FAMILY DW'NGS	TOTAL NOW SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of		Acres Permitting 2-FAM. DW'NGS on min. lot of		Permitting MULTI-FAMILY DW'NGS	NO. OF UNITS ON ALL SUITABLE LAND	NO. OF UNITS ON NOW SUITABLE LAND	
		8,000 sq. ft. or less	15,000 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over			8,000 sq. ft. or less	15,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over				
LAWRENCE	869	-	-	292	-	96	644	644	-	244	-	85	5,571	4,407	
LOWELL	2,975	-	-	2,632	-	562	2,554	2,554	-	2,293	-	354	53,586	49,598	
TOTAL	3,844	-	-	2,924	-	658	3,198	3,198	-	2,537	-	439	59,169	53,905	
ANDOVER	10,374	80	10,294	-	10,374	80	8,752	80	8,672	-	8,752	80	52,270	44,150	
BILLERICA	11,674	11,674	-	11,674	-	-	5,243	5,243	-	5,243	-	-	46,696	20,976	
BOXPOND	10,721	-	10,721	-	10,721	-	**	**	-	**	-	-	21,460	**	
CHELMSFORD	12,234	12,234	-	354	-	354	7,061	7,061	-	182	-	182	58,406	22,094	
DRACUT	11,157	11,157	-	1,364	-	150	2,642	2,642	-	710	-	36	55,218	8,750	
HAVESHILL	13,192	13,192	-	13,192	-	12,230	9,628	9,628	-	9,628	-	8,788	137,462	99,168	
METHUEN	8,675	8,675	-	212	-	*	7,241	7,241	-	182	-	#	26,658	22,266	
NORTH ANDOVER	9,611	9,611	-	7,999	-	35	7,651	7,651	-	6,001	-	35	53,580	41,086	
TEMPESBURY	8,736	8,736	-	8,736	-	8,736	**	**	-	**	-	**	26,208	**	
TYNGSBOROUGH	9,056	9,056	-	9,056	-	9,056	**	**	-	**	-	**	27,168	**	
WESTFORD	15,363	15,363	-	15,363	-	15,363	4,010	4,010	-	4,010	-	4,010	46,086	12,050	
TOTAL	120,973	99,958	10,294	76,314	10,721	46,004	52,248	43,976	8,672	**	34,708	**	511,152	270,550	
AYER	2,405	2,405	-	2,405	-	2,405	1,642	1,642	-	1,642	-	1,642	7,216	4,926	
DUNSTABLE	8,145	8,145	-	8,145	-	8,145	785	785	-	785	-	785	24,432	2,352	
GEORGETOWN	5,259	5,259	-	5,259	-	5,259	3,100	3,100	-	3,100	-	3,100	15,780	9,300	
GROTON	16,877	16,877	-	16,877	-	16,877	3,082	3,082	-	3,082	-	3,082	50,628	9,246	
GROVELAND	3,651	3,651	-	3,651	-	3,651	1,700	1,700	-	1,700	-	1,700	10,950	5,100	
LITTLETON	8,424	8,424	-	8,424	-	8,424	2,518	2,518	-	2,518	-	2,518	55,272	7,554	
PEPPERELL	11,697	11,697	-	11,697	-	11,697	6,625	6,625	-	6,625	-	6,625	55,088	19,872	
TOTAL	56,458	56,458	-	56,458	-	56,458	19,452	19,452	-	19,452	-	19,452	199,368	58,360	
GRAND TOTAL	181,275	160,260	10,294	137,696	10,721	102,920	74,898	66,226	8,672	**	56,697	**	769,729	382,685	

OUTLYING SECTOR

ADJACENT SECTOR

CENTRAL AREA

TABLE 5, 1 of 3

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT AND ITS ZONING REQUIREMENTS
MASSACHUSETTS BAY REGION

Notes

For location of region and sectors, see Key Map.
For criteria used, see text of report.
Land in an unincorporated community is tabulated as residential, with the number of dwellings in the smallest lot size category.

* None, as there are no tracts of 5 acres or larger in this category. There may be, however, smaller tracts and scattered lots suitable for housing construction.
** None, as there are no water systems in town. There is, however, land suitable for individual home buildings, dependent upon the installation of a water system, potentially suitable for development.

SECTION	CITY OR TOWN	ALL LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE										LAND MOST SUITABLE NOW FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE										NEW DRIVING UNITS POSSIBLE TO ACCOMMODATE											
		1		2		3		4		5		6		7		8		9		10		11		12		13		14		15		16	
		TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES	TOTAL OF ALL DWELLING UNITS	ACRES		
CENTRAL AREA	BOSTON	1,285	1,285	-	-	-	-	741	-	26	-	1,026	1,026	-	-	741	-	26	-	26	-	5,105	5,105	4,536	-	57,560	57,560	52,262	-	866	-		
	BROCKTON	7,802	7,802	-	-	-	-	7,802	-	7,802	-	7,275	7,275	-	-	7,275	-	7,275	-	7,275	-	57,560	57,560	52,262	-	1,181	1,181	866	-	722	-		
	BROOKLINE	913	221	67	626	-	-	10	-	10	-	353	221	49	53	10	-	36	-	36	-	650	650	722	-	2,610	2,610	2,450	-	420	-		
	CAMBRIDGE	55	55	-	-	-	-	55	-	55	-	58	58	-	-	58	-	58	-	58	-	76	76	420	-	1,040	1,040	450	-	2,532	-		
	LYNN	378	378	-	-	-	-	141	-	141	-	353	353	-	-	353	-	353	-	353	-	6,089	6,089	4,462	-	7,642	7,642	68,500	-	-	-		
	MALDEN	70	70	-	-	-	-	70	-	70	-	70	70	-	-	70	-	70	-	70	-	420	420	420	-	1,040	1,040	450	-	2,532	-		
	MEDFORD	209	209	-	-	-	-	209	-	209	-	91	91	-	-	91	-	91	-	91	-	1,040	1,040	450	-	4,964	4,964	2,532	-	6,089	-		
	NEWTON	2,142	552	1,610	-	-	-	209	-	209	-	371	552	-	-	371	-	149	-	149	-	4,964	4,964	2,532	-	7,642	7,642	68,500	-	-	-		
	QUINCY	554	554	-	-	-	-	270	-	270	-	332	332	-	-	332	-	223	-	223	-	6,089	6,089	4,462	-	7,642	7,642	68,500	-	-	-		
	SCHEMUNVILLE	*	*	-	-	-	-	*	-	*	-	*	*	-	-	*	-	*	-	*	-	7,642	7,642	68,500	-	-	-	-	-	-	-		
TOTAL	13,406	11,104	1,677	525	9,804	-	8,231	-	8,231	-	10,517	9,226	608	83	6,723	-	7,642	-	7,642	-	79,800	79,800	68,500	-	-	-	-	-	-	-			
ADJACENT SECTION	ABINGTON	4,596	4,596	-	-	-	-	4,596	-	4,596	-	3,715	3,715	-	-	3,715	-	3,715	-	3,715	-	13,194	13,194	11,148	-	2,643	2,643	1,582	-	15,980	-		
	ARLINGTON	602	602	-	-	-	-	96	-	96	-	408	408	-	-	408	-	408	-	408	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	AVON	1,906	1,906	-	-	-	-	1,906	-	1,906	-	1,558	1,558	-	-	1,558	-	1,558	-	1,558	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	BELMONT	811	52	759	-	-	-	52	-	52	-	119	119	-	-	119	-	119	-	119	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	BEVERLY	6,228	6,228	-	-	-	-	3,889	-	3,889	-	5,561	5,561	-	-	5,561	-	5,561	-	5,561	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	BRAINTREE	2,766	2,190	1,567	-	-	-	1,567	-	1,567	-	3,062	1,876	1,175	-	1,175	-	1,175	-	1,175	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	BREIDENBACH	12,400	12,400	-	-	-	-	3,729	-	3,729	-	9,501	9,501	-	-	9,501	-	9,501	-	9,501	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	BURLINGTON	3,842	*	213	3,729	-	-	3,729	-	3,729	-	4*	4*	-	-	4*	-	4*	-	4*	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	CANTON	4,282	716	3,574	-	-	-	464	-	464	-	2,764	2,764	-	-	2,764	-	2,764	-	2,764	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	CHELSEA	*	*	-	-	-	-	*	-	*	-	*	*	-	-	*	-	*	-	*	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	DANVERS	5,012	5,012	-	-	-	-	5,012	-	5,012	-	3,232	3,232	-	-	3,232	-	3,232	-	3,232	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	DEERHAM	2,175	840	-	-	-	-	1,355	509	509	-	1,816	777	-	-	777	-	777	-	777	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	DOVER	4,907	*	-	-	-	-	4,907	-	4,907	-	4*	4*	-	-	4*	-	4*	-	4*	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	EAST BRIDENBACH	2,580	2,580	-	-	-	-	2,580	-	2,580	-	7,980	7,980	-	-	7,980	-	7,980	-	7,980	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
	EASTON	12,806	12,806	-	-	-	-	12,806	-	12,806	-	4,950	4,950	-	-	4,950	-	4,950	-	4,950	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-		
EVERETT	*	*	-	-	-	-	*	-	*	-	*	*	-	-	*	-	*	-	*	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
HANOVER	7,075	7,075	-	-	-	-	7,075	-	7,075	-	6,320	6,320	-	-	6,320	-	6,320	-	6,320	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
HANSBORN	5,071	5,071	-	-	-	-	5,071	-	5,071	-	1,655	1,655	-	-	1,655	-	1,655	-	1,655	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
HINGHAM	3,599	*	3,599	-	-	-	3,599	-	3,599	-	1,646	1,646	-	-	1,646	-	1,646	-	1,646	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
ROLBROOK	2,946	2,946	-	-	-	-	2,946	-	2,946	-	2,428	2,428	-	-	2,428	-	2,428	-	2,428	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
ROUL	145	145	-	-	-	-	145	-	145	-	145	145	-	-	145	-	145	-	145	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
LEXINGTON	5,112	*	5,112	-	-	-	5,112	-	5,112	-	3,721	3,721	-	-	3,721	-	3,721	-	3,721	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
LINCOLN	3,915	*	3,915	-	-	-	3,915	-	3,915	-	2,056	2,056	-	-	2,056	-	2,056	-	2,056	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			
LANSFELD	3,059	13	3,056	-	-	-	3,056	-	3,056	-	2,154	2,154	-	-	2,154	-	2,154	-	2,154	-	1,582	1,582	1,582	-	2,643	2,643	1,582	-	1,582	-			

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT AND ITS ZONING REQUIREMENTS

TABLE 3, 2 of 3

MASSACHUSETTS BAY REGION

Notes

For location of region and sectors, see Key Map.

For criteria used, see text of report.

Land in an unzoned community is tabulated as permitting all types of dwellings in the smallest lot size category.

* None, as there are no tracts of 5 acres or larger in this category. There may be, however, smaller tracts and scattered lots suitable for dwelling construction.

** None, there being no water system in town. There is, however, land now suitable for individual home building, and, dependent upon the installation of a water system, potentially suitable for development.

SECTOR	CITY OR TOWN	ALL LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE						LAND MOST SUITABLE NOW FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE						NEW DW'NG UNITS POSSIBLE TO ACCOMMODATE			
		TOTAL OF ALL SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of			Acres Em'ting 2-FAM. DW'NGS on min. lot of		TOTAL OF NOW SUIT-ABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of			Acres Em'ting 2-FAM. DW'NGS on min. lot of		Acres Permit-ting MULTI-FAMILY DW'NGS	NO. OF UNITS ON ALL SUIT-ABLE LAND	NO. OF UNITS ON NOW SUIT-ABLE LAND	
			8,000 sq. ft. or less	8,001 sq. ft. - 15,000 sq. ft.	15,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over		8,000 sq. ft. or less	8,001 sq. ft. - 15,000 sq. ft.	15,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over				
ADJACENT SECTOR CONTINUED	MANBLEHEAD	1,038	1,038	-	-	1,038	-	10	870	870	-	-	870	-	10	6,302	5,494
	MELROSE	289	289	-	-	5	-	5	219	219	-	-	5	-	5	943	733
	MILTON	3,105	150	-	2,945	-	-	-	1,353	100	-	1,253	-	-	-	2,155	1,087
	NAHANT	55	20	35	-	55	-	*	*	*	*	-	*	-	*	375	*
	NATICK	3,169	-	3,169	-	74	-	74	2,109	-	2,169	-	*	-	*	6,628	4,536
	NEEDHAM	3,584	23	1,640	1,921	215	-	23	2,571	5	1,407	1,159	175	-	5	4,866	3,792
	NORWOOD	2,357	2,357	-	-	1,705	-	1,693	2,037	2,037	-	-	1,597	-	1,597	21,090	17,518
	PEABODY	6,973	4,479	2,395	-	319	-	133	3,524	1,979	1,645	-	171	-	123	20,985	10,394
	RANDOLPH	3,136	3,136	-	-	3,136	-	3,136	3,025	3,025	-	-	3,025	-	3,025	31,380	30,380
	READING	2,451	*	2,294	157	*	-	*	2,090	*	1,940	150	*	-	*	3,768	3,186
	REVERE	256	256	-	-	256	-	*	229	229	-	-	229	-	*	1,032	920
	ROCKLAND	3,362	3,362	-	-	3,362	-	3,362	3,135	3,135	-	-	3,135	-	3,135	10,086	9,402
	SALEM	2,148	2,148	-	-	1,903	-	1,903	1,808	1,808	-	-	1,683	-	1,683	12,771	10,999
	SAUGUS	1,107	1,107	-	-	1,107	-	*	681	681	-	-	681	-	*	7,758	4,774
	SHARON	6,117	26	5,091	-	90	-	-	2,977	26	2,951	-	26	-	-	12,442	6,034
	STONEHAM	1,011	1,011	-	-	934	-	29	802	802	-	-	725	-	22	5,858	4,678
	STOUGHTON	4,479	4,479	-	-	4,479	-	4,479	3,676	3,676	-	-	3,676	-	3,676	15,440	11,028
	SWANPSOOTE	339	339	-	-	95	-	-	104	104	-	-	61	-	-	1,298	492
	WAKEFIELD	1,162	1,162	-	-	852	-	862	923	923	-	-	634	-	634	6,749	4,915
	WALTHAM	1,982	1,982	-	-	1,506	-	1,506	669	669	-	-	332	-	332	19,217	5,019
	WATERTOWN	242	242	-	-	124	-	20	13	13	-	-	*	-	*	1,472	35
	WAYLAND	4,290	-	949	3,341	*	-	*	2,529	-	742	1,787	*	-	*	5,029	3,065
	WELLESLEY	1,503	-	540	963	*	105	106	1,086	-	508	581	*	51	51	2,592	1,759
	WEST BRIDGEWATER	5,728	5,728	-	-	5,728	-	5,728	5,676	5,676	-	-	5,676	-	5,676	20,214	17,024
	WESTON	4,621	*	*	4,621	*	-	-	1,344	*	*	1,344	*	-	-	2,445	741
	WESTWOOD	5,517	268	2,161	3,098	29	-	6	4,118	252	1,944	1,922	28	-	6	5,945	4,989
	WEYMOUTH	2,080	2,080	-	-	*	-	*	1,475	1,475	-	-	*	-	*	5,328	5,904
	WHITMAN	2,718	2,718	-	-	2,718	-	2,718	2,668	2,668	-	-	2,668	-	2,668	8,154	8,004
	WINCHESTER	1,013	86	925	-	69	-	89	531	49	482	-	49	-	49	2,019	1,100
	WINTHROP	*	*	-	-	*	-	*	*	*	-	-	*	-	*	*	*
	WOBBURN	3,710	3,710	-	-	3,710	-	3,710	2,408	2,408	-	-	2,408	-	2,408	45,110	28,280
	TOTAL	123,120	114,126	38,069	50,935	102,458	7,455	95,051	119,682	92,940	24,729	11,013	74,857	1,700	69,615	640,503	444,431
OUTLYING SECTOR	ACTON	9,464	9,464	-	-	9,464	-	9,464	3,040	3,040	-	-	3,040	-	3,040	28,362	9,120
	ASHLAND	5,279	5,279	-	-	5,279	-	5,279	3,675	3,675	-	-	3,675	-	3,675	15,840	11,028
	BEDFORD	3,525	416	-	3,109	416	-	416	1,505	174	-	1,331	174	-	174	6,534	2,709

LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT AND ITS ZONING REQUIREMENTS

TABLE 5, 3 of 3

MASSACHUSETTS BAY REGION

Notes

For location of region and sectors, see Key Map.
For criteria used, see text of report.

* None, as there are no tracts of 5 acres or larger in this category. There may be, however, smaller tracts and scattered lots suitable for dwelling construction.

** None, there being no water system in town. There is, however, land now suitable for individual home building, and, dependent upon the installation of a water system, potentially suitable for development.

Land in an unzoned community is tabulated as permitting all types of dwellings in the smallest lot size category.

SECTOR	CITY OR TOWN	ALL LAND SUITABLE FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE							LAND MOST SUITABLE NOW FOR RESIDENTIAL DEVELOPMENT IN TRACTS OF 5 ACRES OR MORE							NEW DW'NG UNITS POSSIBLE TO ACCOMMODATE	
		TOTAL OF ALL SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of			Acres Permitting 2-FAM. DW'NGS on min. lot of		Acres Permitting MULTI-FAMILY DW'NGS	TOTAL OF NOW SUITABLE ACRES	Acres Permitting ONE-FAMILY DWELLINGS on minimum lot of			Acres Permitting 2-FAM. DW'NGS on min. lot of		Acres Permitting MULTI-FAMILY DW'NGS	NO. OF UNITS ON ALL SUITABLE LAND	NO. OF UNITS ON NOW SUITABLE LAND
			8,000 sq. ft. or less	8,001 sq. ft. -15,000 sq. ft.	15,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over			8,000 sq. ft. or less	8,001 sq. ft. -15,000 sq. ft.	15,001 sq. ft. or over	10,000 sq. ft. or less	10,001 sq. ft. or over			
OUTLYING SECTOR COMMUNITIES	CARLISLE	6,632	*	-	6,632	*	6,632	-	**	**	-	**	**	**	-	3,316	**
	COHASSET	2,185	2,185	-	-	2,185	-	2,185	1,174	1,174	-	-	1,174	-	1,174	6,558	3,522
	CONCORD	7,035	250	-	6,805	131	-	131	2,424	16	-	2,469	15	-	15	8,674	1,636
	DUXBURY	8,958	*	-	8,958	-	-	-	2,062	*	-	2,062	-	-	-	8,958	2,082
	ESSEX	2,960	2,960	-	-	2,960	-	2,960	**	**	-	-	**	-	**	8,880	**
	FOXBOROUGH	8,938	8,938	-	-	8,938	-	8,938	7,580	7,580	-	-	7,580	-	7,580	26,814	22,740
	FRAMINGHAM	9,031	9,031	-	-	9,031	-	565	5,951	5,951	-	-	5,951	-	487	86,280	36,712
	GLOUCESTER	7,734	7,734	-	-	-	-	25	5,359	5,359	-	-	25	-	5	31,024	21,448
	HALIFAX	6,826	6,826	-	-	6,826	-	6,826	**	**	-	-	**	-	**	20,478	**
	HAMILTON	5,205	5,205	-	-	5,205	-	5,205	1,750	1,750	-	-	1,750	-	1,750	16,612	6,250
	HOLLISTON	7,415	7,415	-	-	7,415	-	7,415	880	880	-	-	880	-	880	22,242	2,640
	IPSWICH	8,121	8,121	-	-	8,121	-	8,121	5,275	5,275	-	-	5,275	-	5,275	24,360	15,822
	MANCHESTER	3,480	2,313	-	1,167	2,313	-	2,313	807	732	-	75	732	-	732	24,288	7,394
	MANSFIELD	10,456	10,456	-	-	10,456	-	10,456	8,081	8,081	-	-	8,081	-	0,061	31,368	24,240
	MARSHFIELD	12,595	11,811	454	330	10,436	-	10,436	7,168	6,413	440	315	5,255	-	5,255	111,088	58,368
	MAYNARD	1,602	1,602	-	-	1,602	-	1,602	840	840	-	-	840	-	840	4,608	2,520
	MEDFIELD	5,559	232	-	6,327	232	-	132	2,480	160	-	2,290	160	-	60	7,248	3,490
	MEDWAY	5,193	5,193	-	-	5,193	-	5,193	2,870	2,870	-	-	2,870	-	2,870	15,582	7,710
	MIDDLETOWN	6,042	6,042	-	-	6,042	-	6,244	2,031	2,031	-	-	2,031	-	1,423	55,612	16,652
	MILLIS	5,197	5,197	-	-	5,197	-	5,197	2,670	2,670	-	-	2,670	-	2,670	15,588	8,010
	NORFOLK	6,034	214	5,820	-	6,034	-	6,034	2,033	36	1,998	-	2,033	-	2,033	42,208	14,224
	NORTH READING	5,020	800	4,820	-	50	-	50	2,387	252	2,135	-	40	-	40	9,835	4,760
	NORWELL	9,195	16	-	9,177	-	-	-	**	**	-	**	-	-	-	9,215	**
	PENNSACKE	11,104	36	11,068	-	36	11,068	-	7,119	36	7,083	-	36	7,083	-	19,459	12,487
	ROCKFORD	1,861	1,861	-	-	1,861	-	1,861	1,075	1,075	-	-	1,075	-	1,075	5,566	3,228
	SCITUATE	6,603	6,603	-	-	6,603	-	64	5,771	5,771	-	-	5,771	-	55	26,800	23,424
	SHERBORN	5,476	-	-	6,476	-	*	*	**	-	-	**	-	**	**	3,238	**
	SUDBURY	10,231	146	-	10,085	-	-	-	3,580	68	-	3,612	-	-	-	10,461	3,782
	TOPSFIELD	4,719	4,719	-	-	4,719	-	4,719	100	100	-	-	100	-	100	14,160	300
	WALPOLE	7,916	7,916	-	-	855	-	494	6,852	6,852	-	-	632	-	361	34,976	29,840
WENHAM	3,101	3,101	-	-	3,101	-	3,101	**	**	-	-	**	-	**	9,300	**	
WILMINGTON	3,219	87	3,132	-	248	-	74	2,257	*	2,257	-	57	-	*	7,946	4,632	
TOTAL	224,809	141,749	24,894	58,068	130,876	17,700	114,402	98,806	72,539	13,913	12,154	61,622	7,093	49,321	739,445	359,650	
GRAND TOTAL	421,333	266,979	64,730	99,625	242,638	25,156	217,714	227,806	165,306	59,250	25,250	145,182	8,783	126,678	1,459,948	872,561	

