

MBTA Communities

Multi-family Zoning in Wilmington

A new state law, SECTION 3A of the Zoning Act (MGL c.40A) requires that Wilmington create a new **Zoning District that allows multi-family housing**

50%

of the zoning district must be located within a ½ mile of a commuter rail station

The zoning district must allow for a minimum of

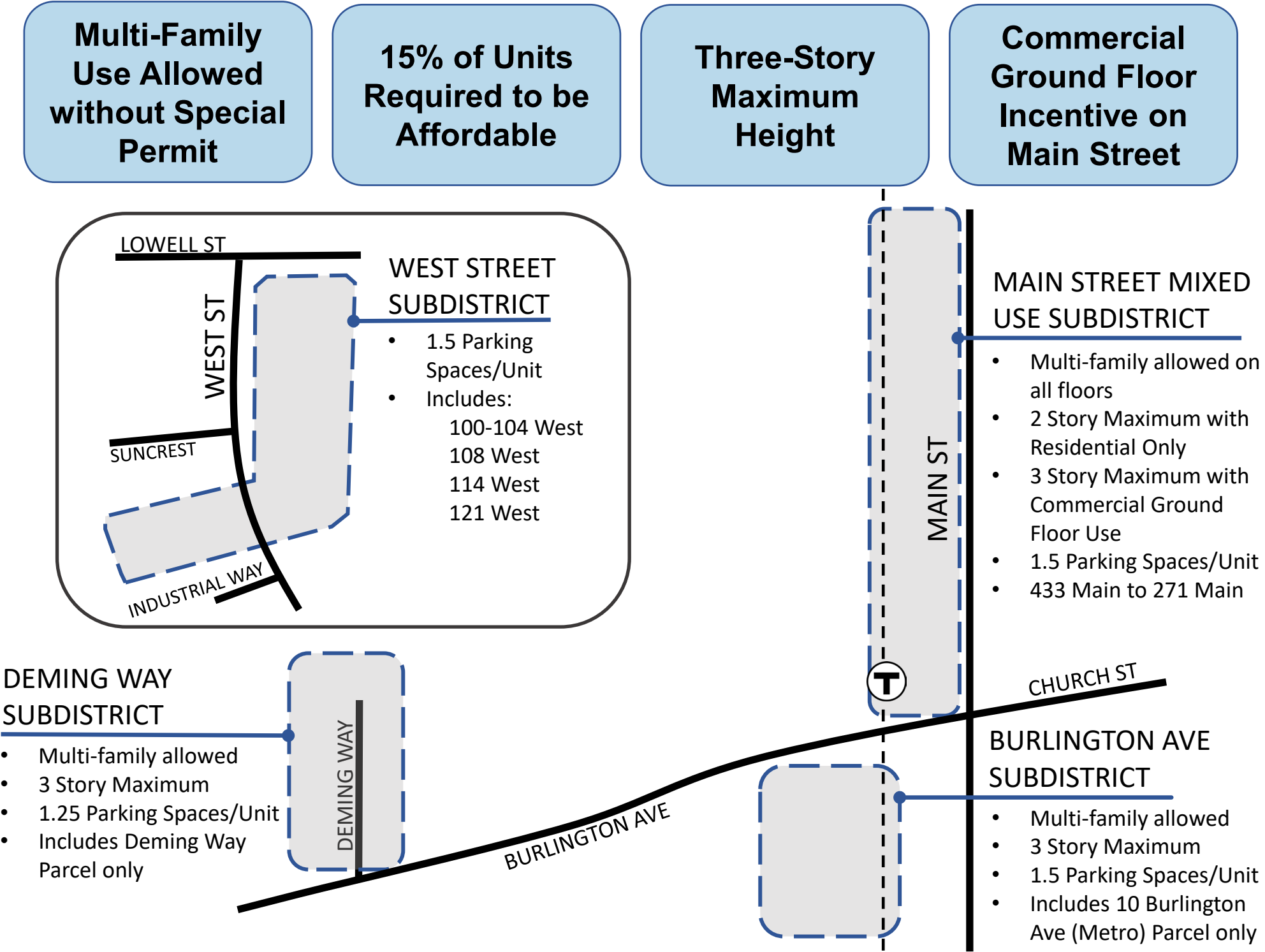
1,248

multi-family units

The zoning must be in place (approved by Town Meeting) by December 31,

2024

The Planning Board has developed a zoning district to meet the requirements of Section 3A and keep the Town eligible for grant funding. The proposed “**MBTA Communities Multi-family Overlay District (MOD)**” has four subdistricts that are graphically represented below. The MOD adds an option for developing condos or apartments on parcels within the district. For more information and to view the zoning text, please visit the Town’s Department of Planning & Conservation webpage: www.wilmingtonma.gov/planning-conservation



Please come out to vote on this important proposal at Town Meeting on May 4, 2024. The Town is required to create this zoning, or Wilmington Housing Authority funding will be decreased, the Town will forfeit certain state grants, and may face civil enforcement action.

Please contact Valerie Gingrich, Director of Planning & Conservation with any questions at 978-658-8238 or vgingrich@wilmingtonma.gov