

# What is an “MBTA Community”?

- An MBTA community is a city or town in Massachusetts which has MBTA services OR abuts another community with these services making it an MBTA adjacent community
- Any MBTA or adjacent community is required to have at least one zoning district of reasonable size in which multi-family housing is allowed without need for special permits

## Requirements for MBTA Communities Zone

- Minimum gross density of 15 units per acre
- No age restrictions
- Suitable for families with children
- Districts must be at least total 50 acres of land, with 25 acres directly connected, and no portion shall be less than 5 acres
- Not a mandate to build

## What is required for Tewksbury?

- Tewksbury is an MBTA adjacent community
- Adopt a zoning district to allow the production of at least 1,214 multi-family units within the above parameters before December 2024
- The proposed district’s eligible acreage cannot include wetlands, environmentally sensitive resource areas, or publicly-owned land