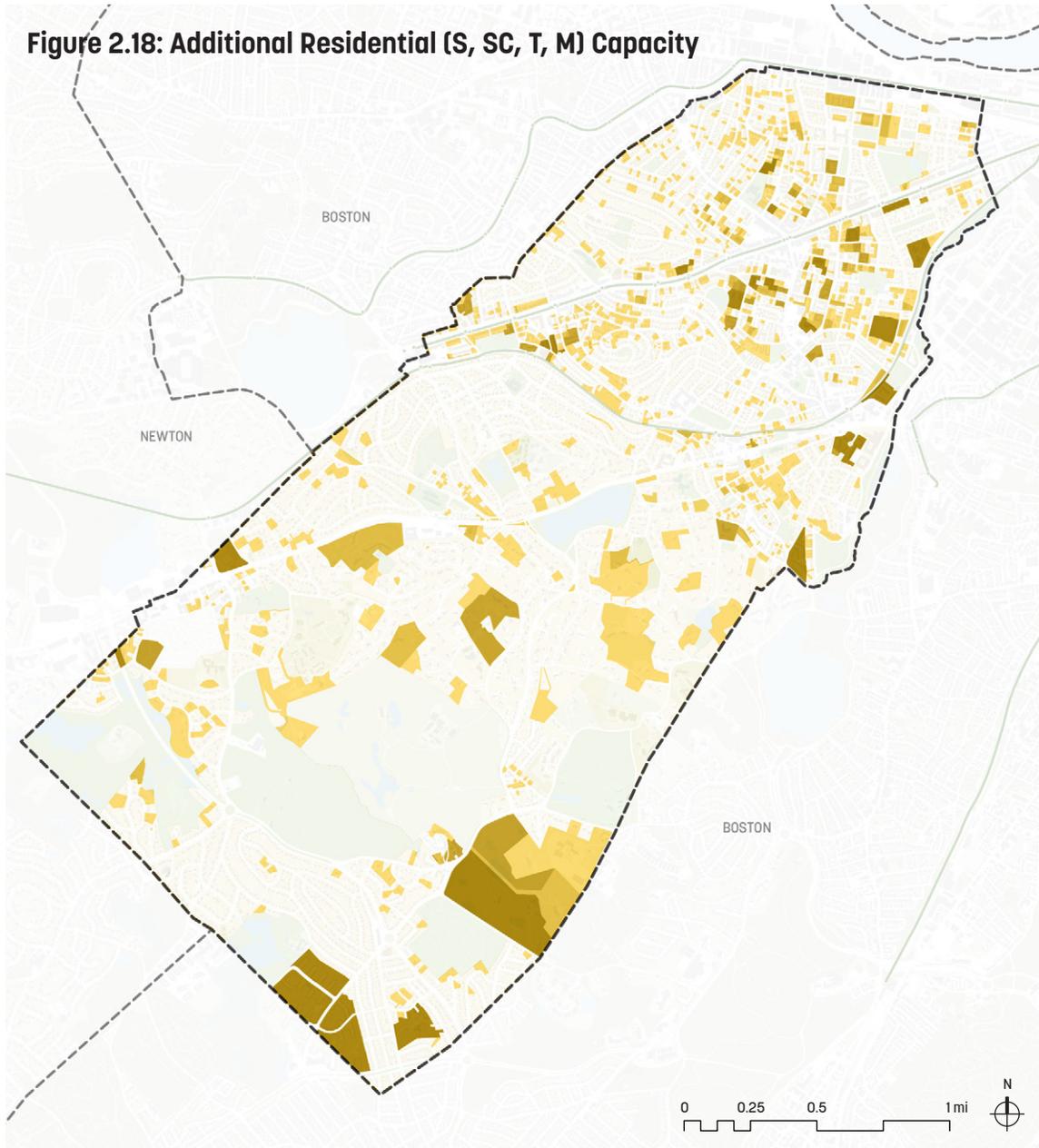


DRAFT Residential Zoning Capacity (S, SC, T & M) 03/15/18

The analysis of residential zoning districts includes all parcels that fall within the districts S, SC, T, and M districts irrespective of current land use. Residential capacity is calculated by taking the availability of space within each parcel to assess the ability for subdivision based on zoning regulations regarding maximum floor area ratios, minimum lot size (S), additional space for detached units where allowed (SC and T), and additional floor area allowed within multi-family districts (M). Parcels are excluded from this calculation if there are conservation restrictions or other protections that might otherwise limit the residential use or development of the site. Designations such as Local Historic Districts (LHD), Neighborhood Conservation

Districts (NCD), and National Historic Districts (NHD) were not taken into account for this general analysis. As the Town experienced with the recent development of the Edinburgh parcel (see page 62), these designations do not necessarily affect the build-out of properties. Below is a map that illustrates the capacity for each parcel to permit the number of potential residential units based on the aforementioned zoning restrictions. Within the analysis, parcels in residential districts T-5, T-6, and S-40 have the highest capacity for additional residential construction.

Figure 2.18: Additional Residential (S, SC, T, M) Capacity



5,451
additional residential
units can be
accommodated in S,
SC, T, and M zoning
districts

- >20 units
- 11-20 units
- 6-10 units
- 1-5 units

Commercial Zoning Capacity (G-2.0)

DRAFT
03/15/18

The analysis of the commercial zoning district G-2.0 illustrates the large amount of additional capacity for commercial and office use. Commercial capacity is calculated by summing the total amount of additional floor area allowed under zoning restrictions for each parcel. The map below illustrates the cluster of parcels where additional square footage of commercial space can be accommodated. The majority of space resides in large parcels in North Brookline along Commonwealth Avenue (predominantly owned by Boston University), and several other large parcels in Brookline Village (predominantly owned by the Town).

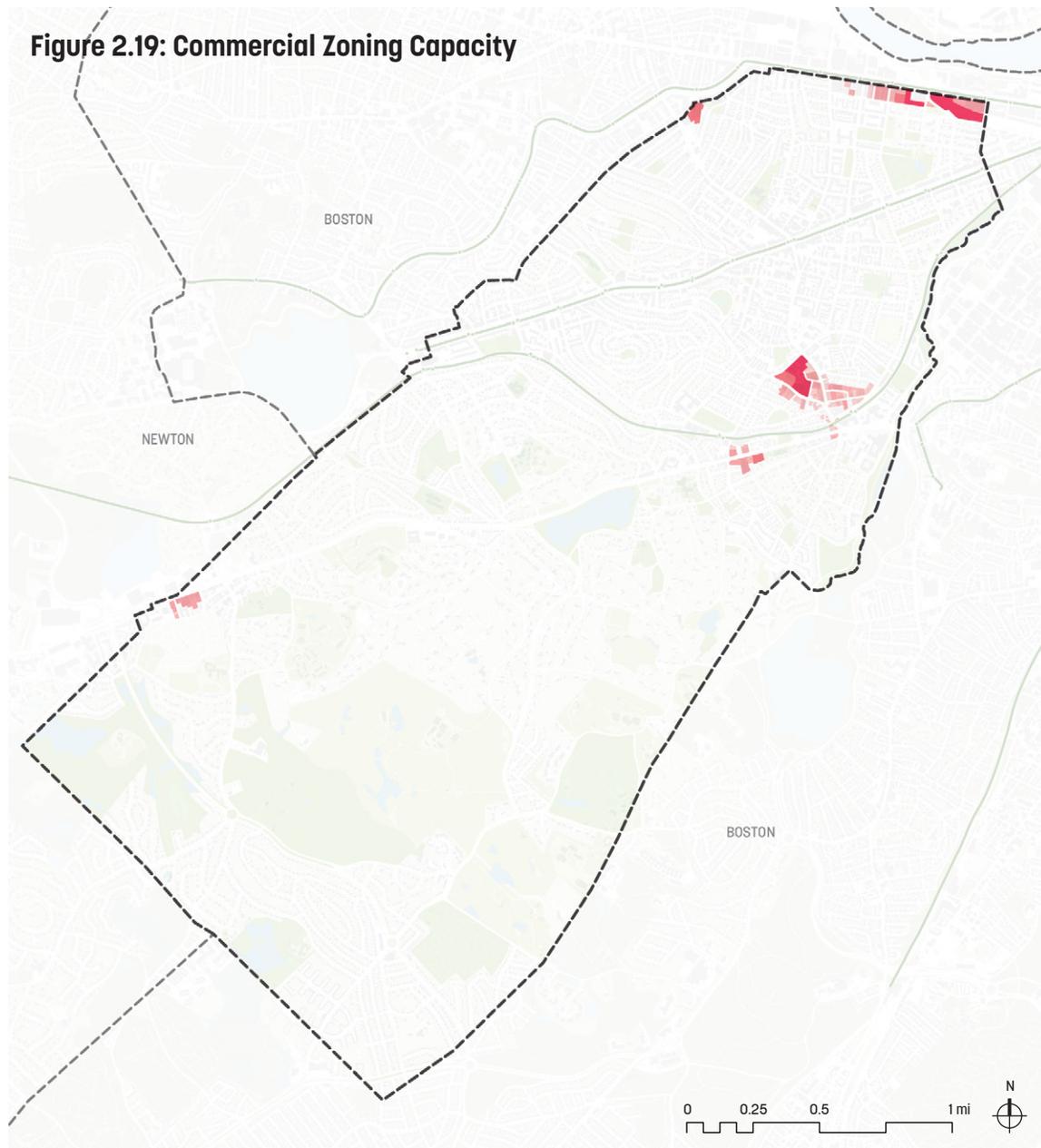


Figure 2.19: Commercial Zoning Capacity

1,961,978
additional
square footage
of commercial
space can be
accommodated in
zoning district G-2.0

- >100,000 sqft GFA
- 60,000 sqft GFA
- 10,000 sqft GFA