



At least 50 acres
required multi-
family district(s)



1 inch = 1,000 feet

1/2 mile from
train station

DRAFT

Ipswich MBTA Community Zoning

		<i>Approval for multi-family</i>	<i>Units / acre (lot area / unit)</i>	<i>Multifamily units</i>	<i>1 - 2 family units</i>	<i>Acres</i>
<u>Required under Section 3A</u>	By right		≥ 15/acre (≤ 2,904 sq. ft.)	≥ 971	n/a	≥ 50
<p><i>Combination of buildable acres × units/acre must be ≥ 971, e.g</i> <i>50 acres × 20 units/acre = 1,000, or</i> <i>65 acres × 15 units/acre = 975.</i> <i>Non-buildable land, such as wetlands or roadways, may not</i> <i>be used to satisfy requirements.</i></p>						
<u>Current Ipswich Zoning by District & Existing Conditions*</u>						
IR	Intown Residence	Special permit	6 - 8 /acre (≥ 9,000 1st unit, ≥ 5,000 others)	511 ±	502 ±	390 ±
CB	Central Business	Special permit	18 - 21 /acre (≥ 3,000 1st unit, ≥ 2,000 others)	191 ±	10 ±	28.8
GB	General Business	Special permit	13 - 17 /acre (≥ 5,000 1st unit, ≥ 2,500 others)	31 ±	14 ±	16.9
I	Industrial	Not permitted	n/a	4 ±	13 ±	60.2
RRA	Rural Residence A	Not permitted	1 / two acres	—	13 ±	23 ±
HB	Highway business	By right	3 - 8 /acre (≥ 25,000 1st unit, ≥ 5,000 others)	18	—	10 ±
				755 ±	552 ±	529 ±

* Unit counts and acreage include only land within 1/2 mile of train station.

Revised May 12, 2022

DRAFT