

# At Home in Deerfield: Zoning Potential & Housing Analysis

Presented by Annika Lackner, James Riley, Celine Voyard



# Community Engagement



**What are your favorite things about living in Deerfield?**

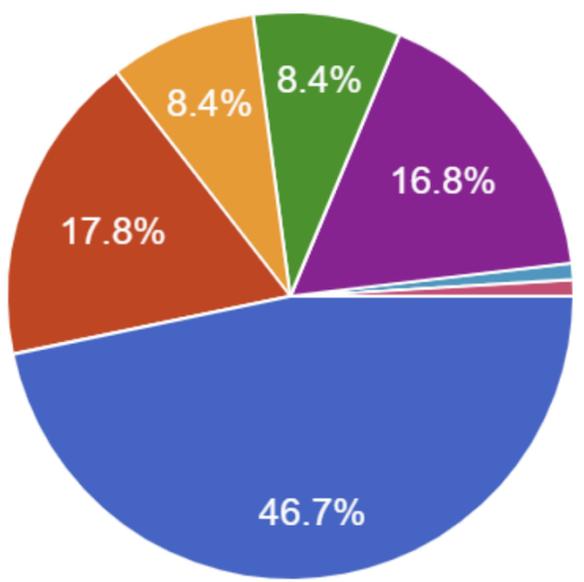
Common themes that came up were participants' **neighborhoods**; their **sense of community**; the **institutions and amenities of the town**; a **rural/agrarian character**; the ability to **participate in outdoor activities**; and **connection to regional resources**.



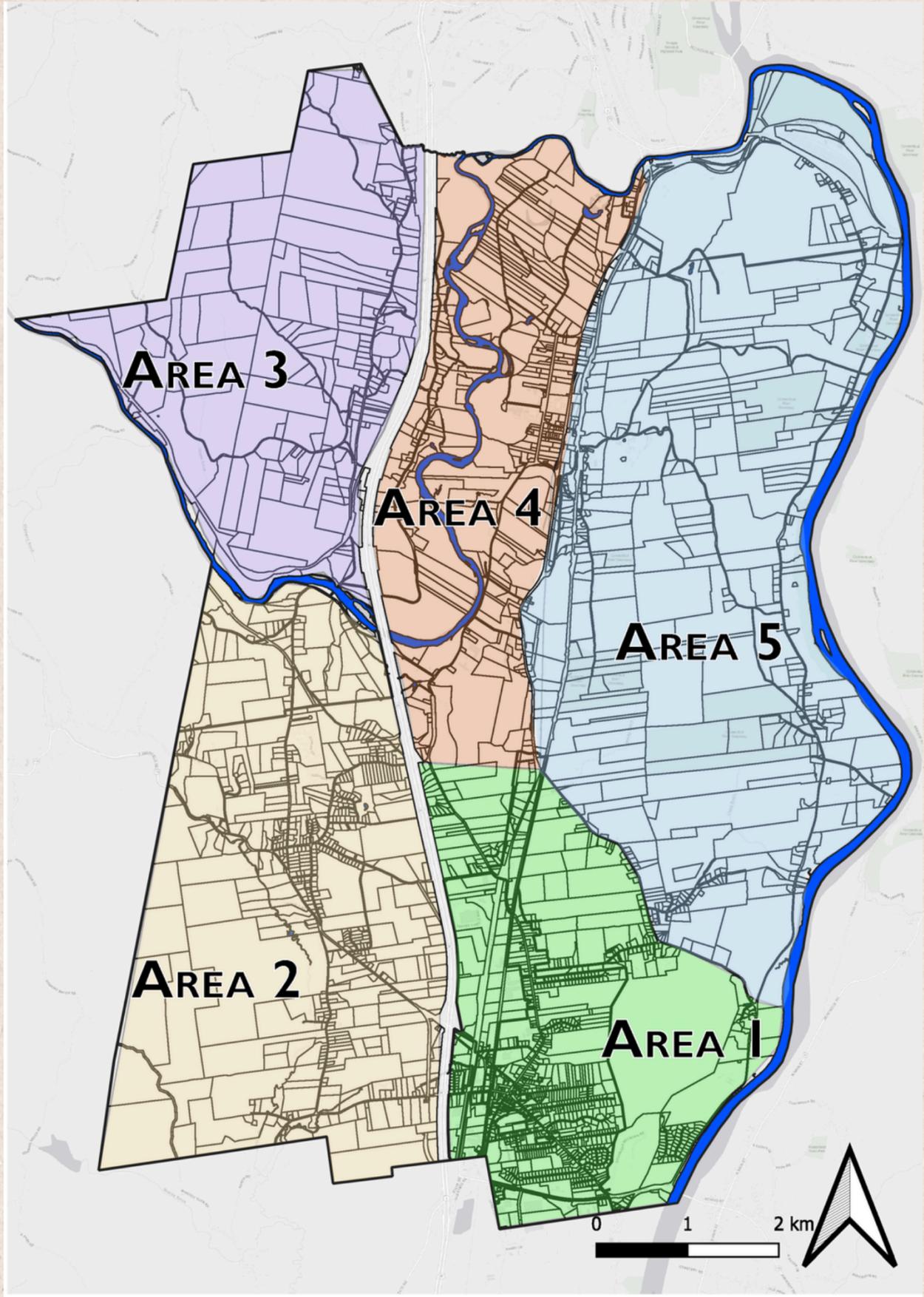
# Community Engagement

Which area of town do you currently live in?

107 responses



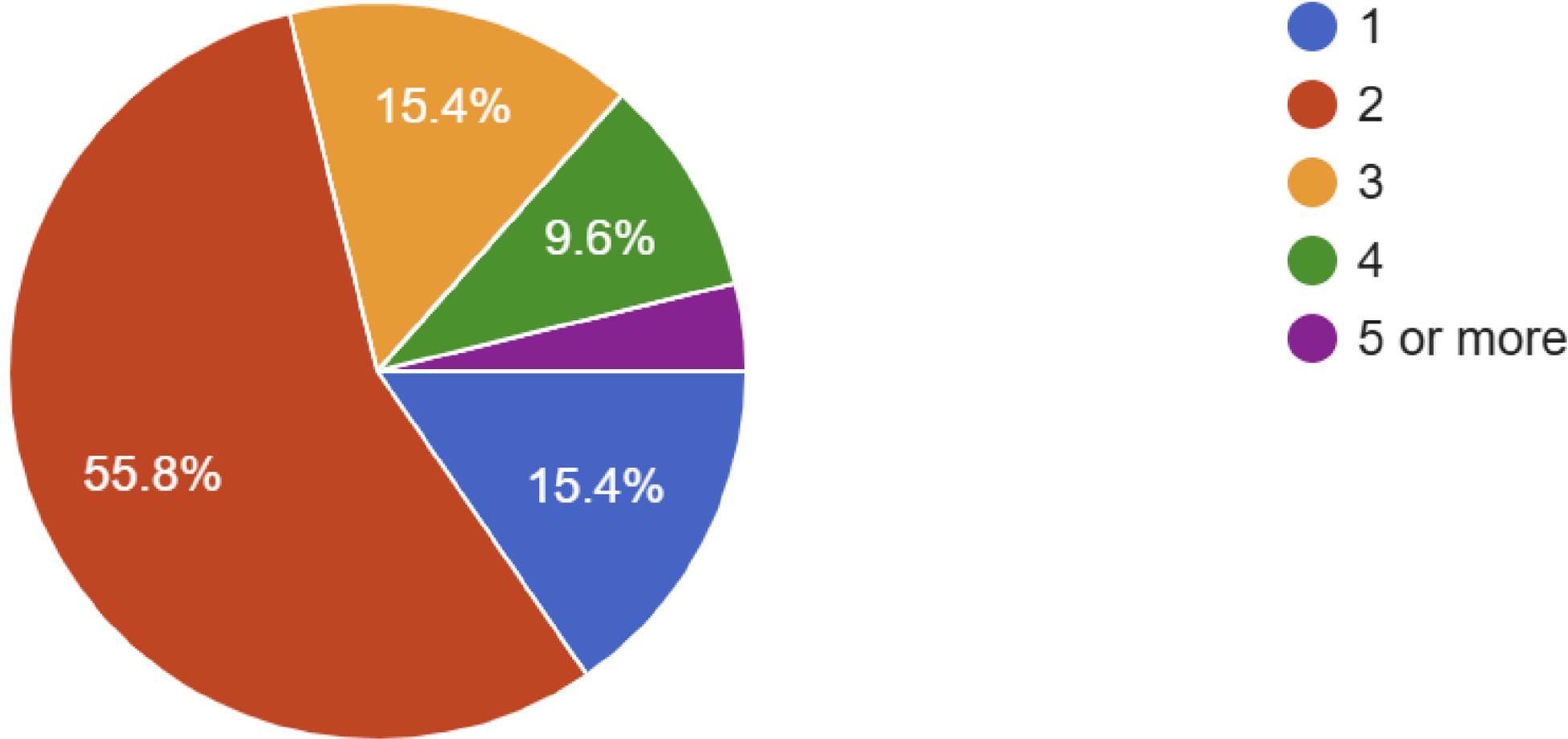
- Area 1 - South of North Hillside Road/ Hillside Road, East of I-91
- Area 2 - South of the Deerfield River, West of I-91
- Area 3 - North of the Deerfield River, West of I-91
- Area 4 - East of I-91, West of Route 5/...
- Area 5 - East of 5/10, North of North H...
- Area 4.5 - East of I-91, North of North...
- I am neither south or north of N Hillsid...



# Community Engagement

How many people live in your household?

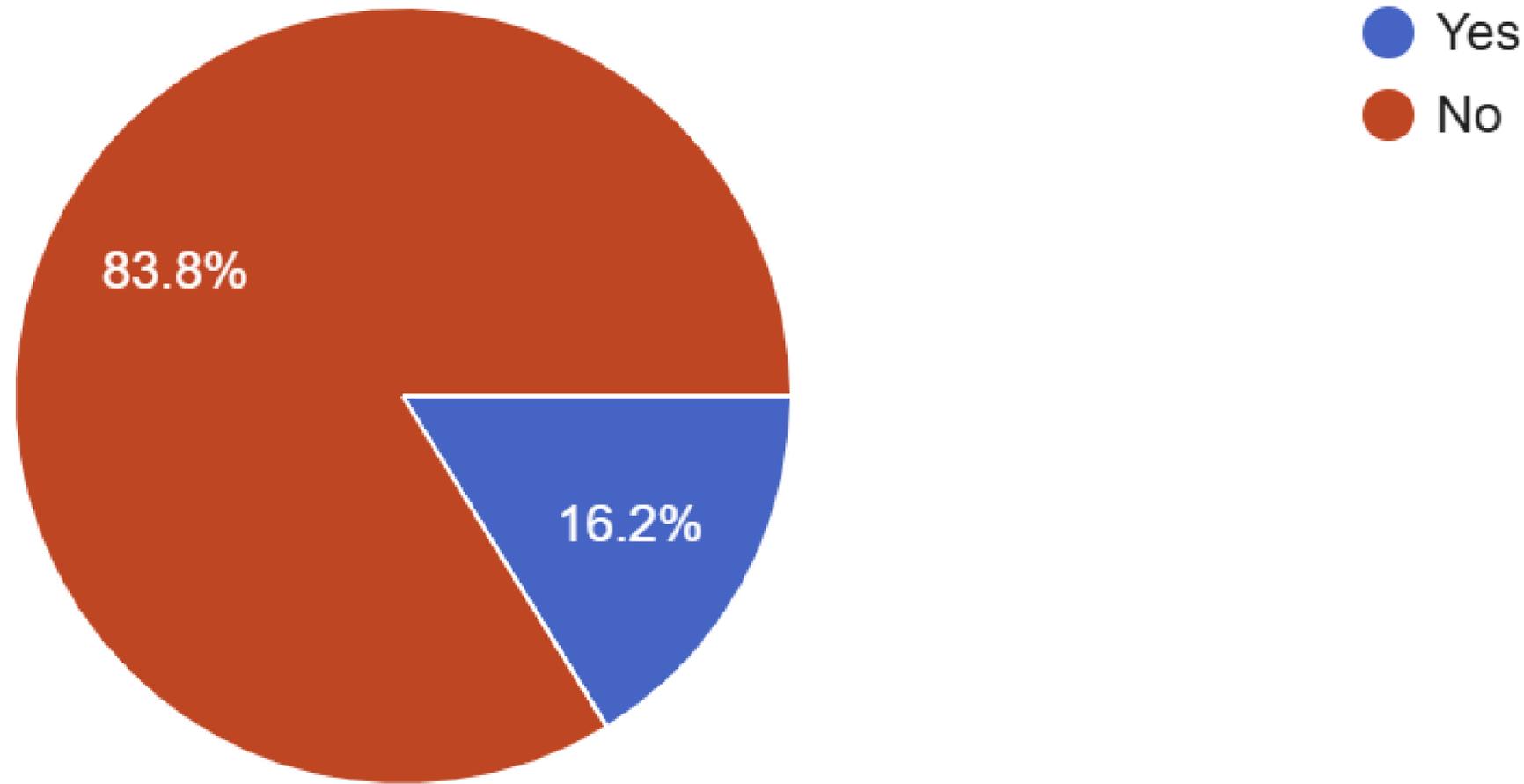
104 responses



# Community Engagement

Do children under 18 live in your household?

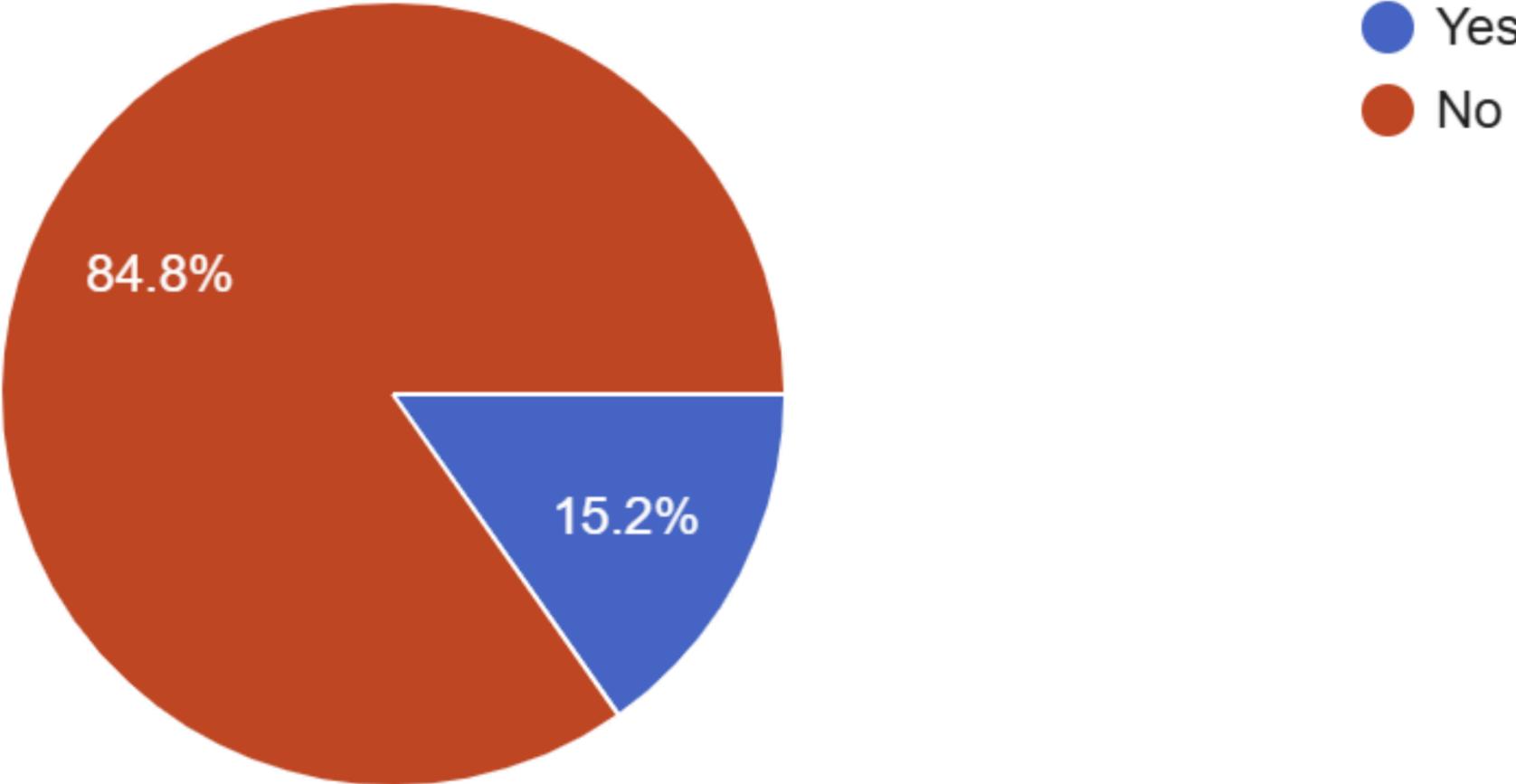
105 responses



# Community Engagement

Does your household include adults from more than one generation?

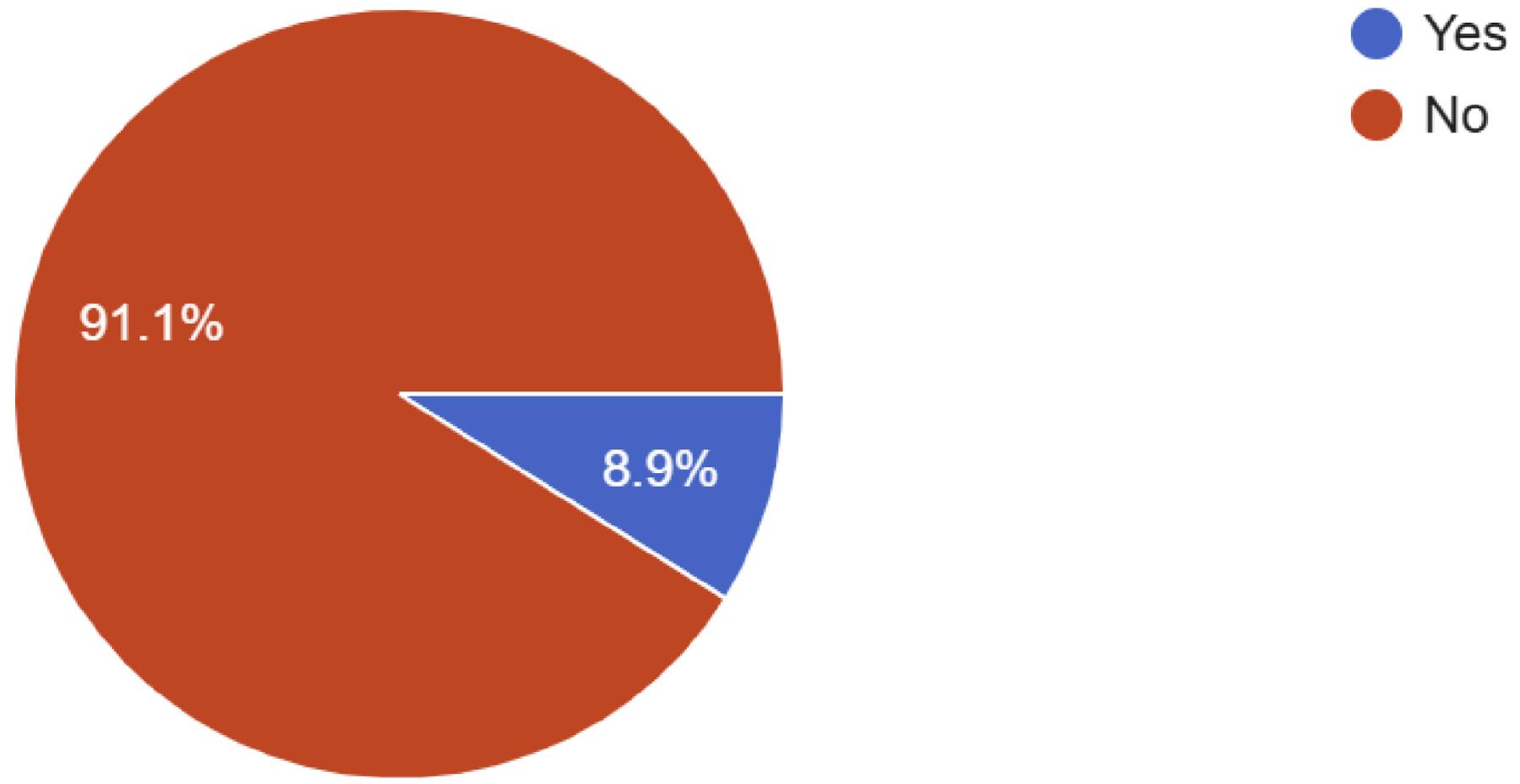
105 responses



# Community Engagement

Are you or any member of your household a military veteran?

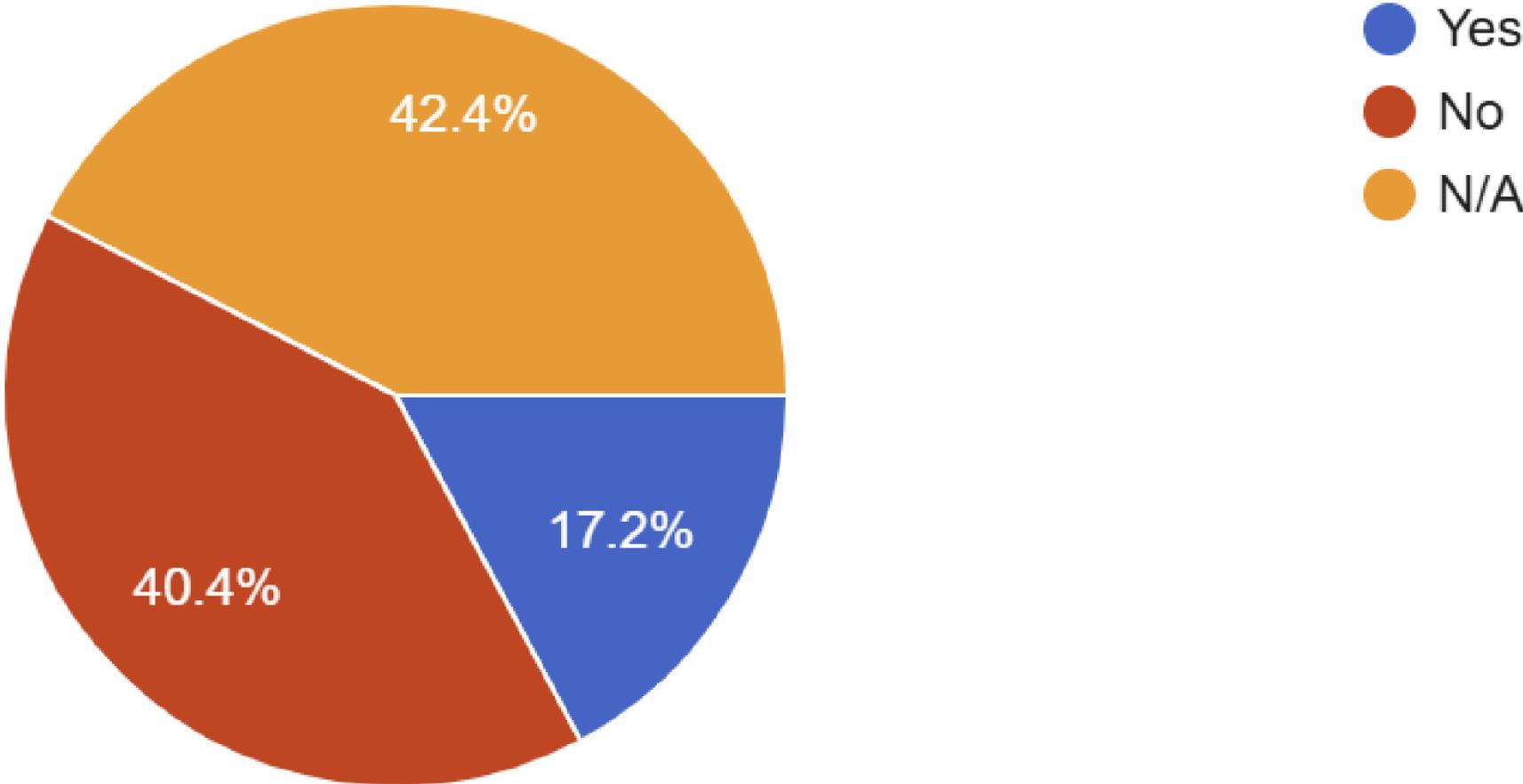
101 responses



# Community Engagement

If you are employed, do you work in Deerfield?

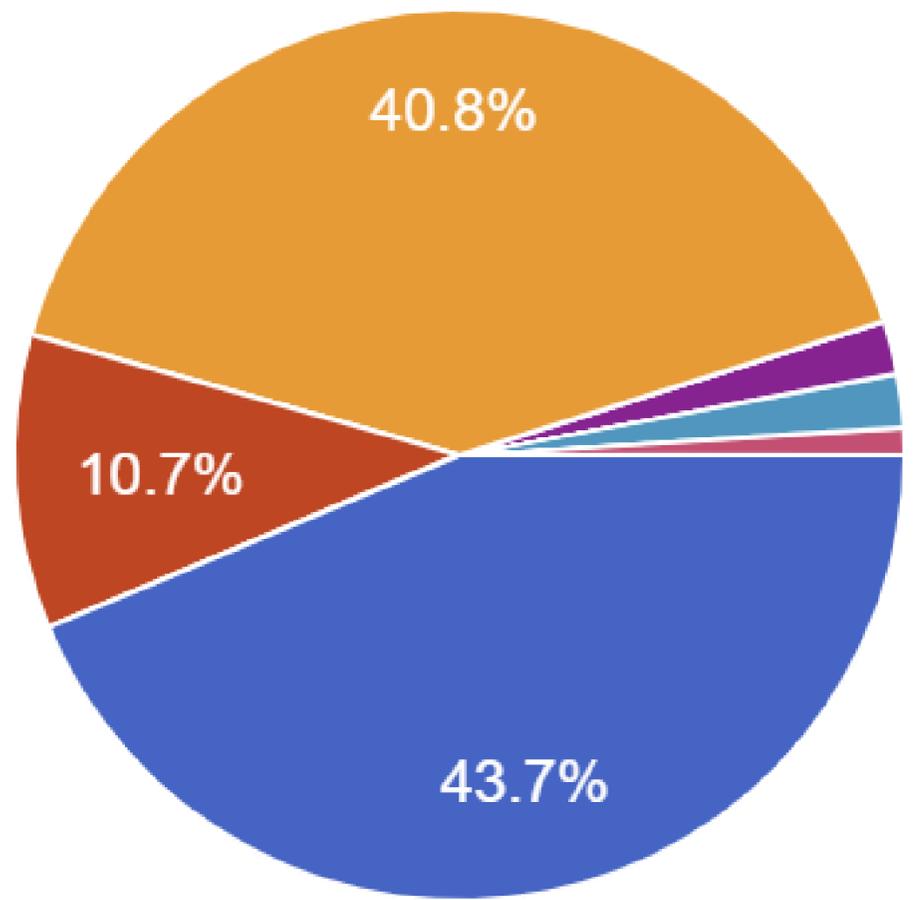
99 responses



# Community Engagement

What is your current employment status?

103 responses

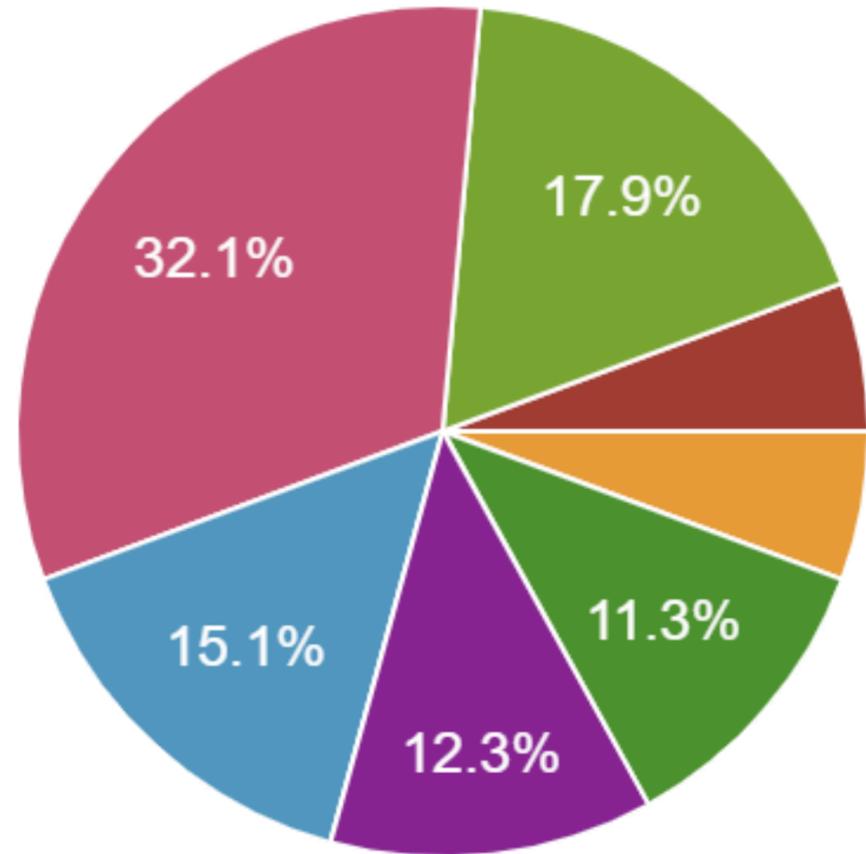


- Employed full-time
- Employed part-time
- Retired
- Student
- Not currently employed
- Self employed
- self employed

# Community Engagement

What is your age?

106 responses



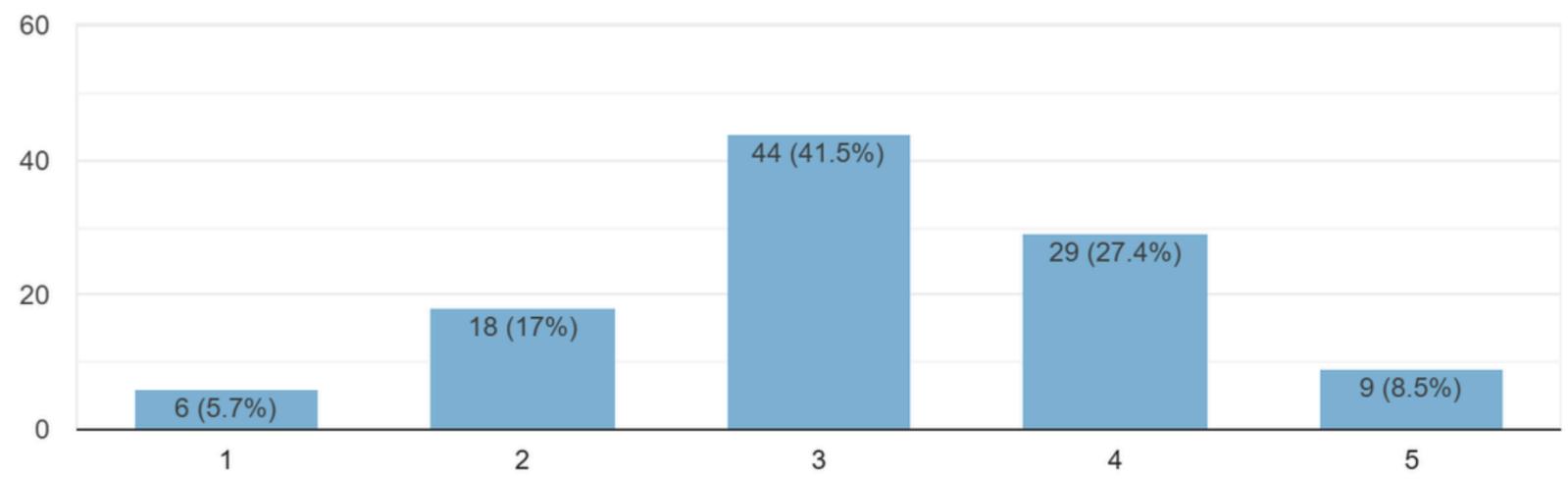
- Under 18
  - 18-24
  - 25-34
  - 35-44
  - 45-54
  - 55-64
  - 65-74
  - 75 or older
- ▲ 1/2 ▼

# Community Engagement

How manageable are your current home expenses?

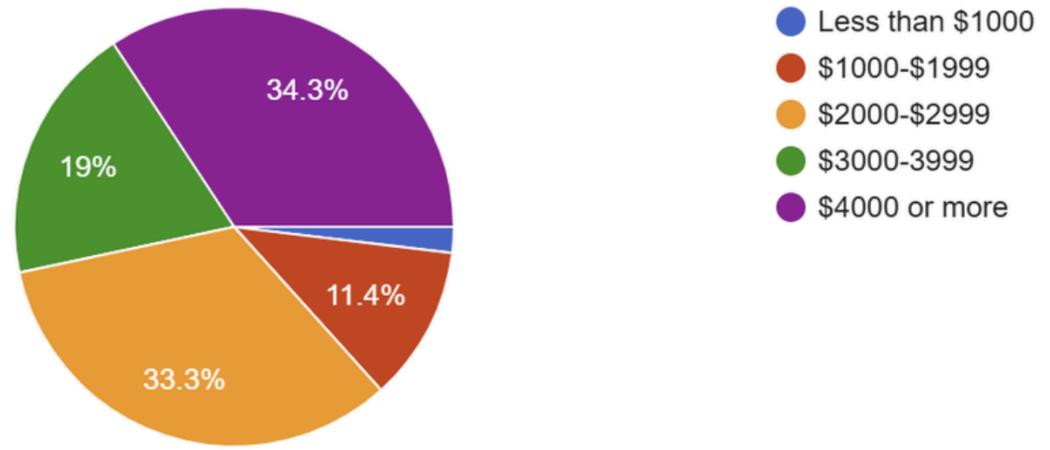
 [Copy chart](#)

106 responses



What are your average monthly home expenses (including rent, mortgage, taxes, utilities, food, etc.)?

105 responses

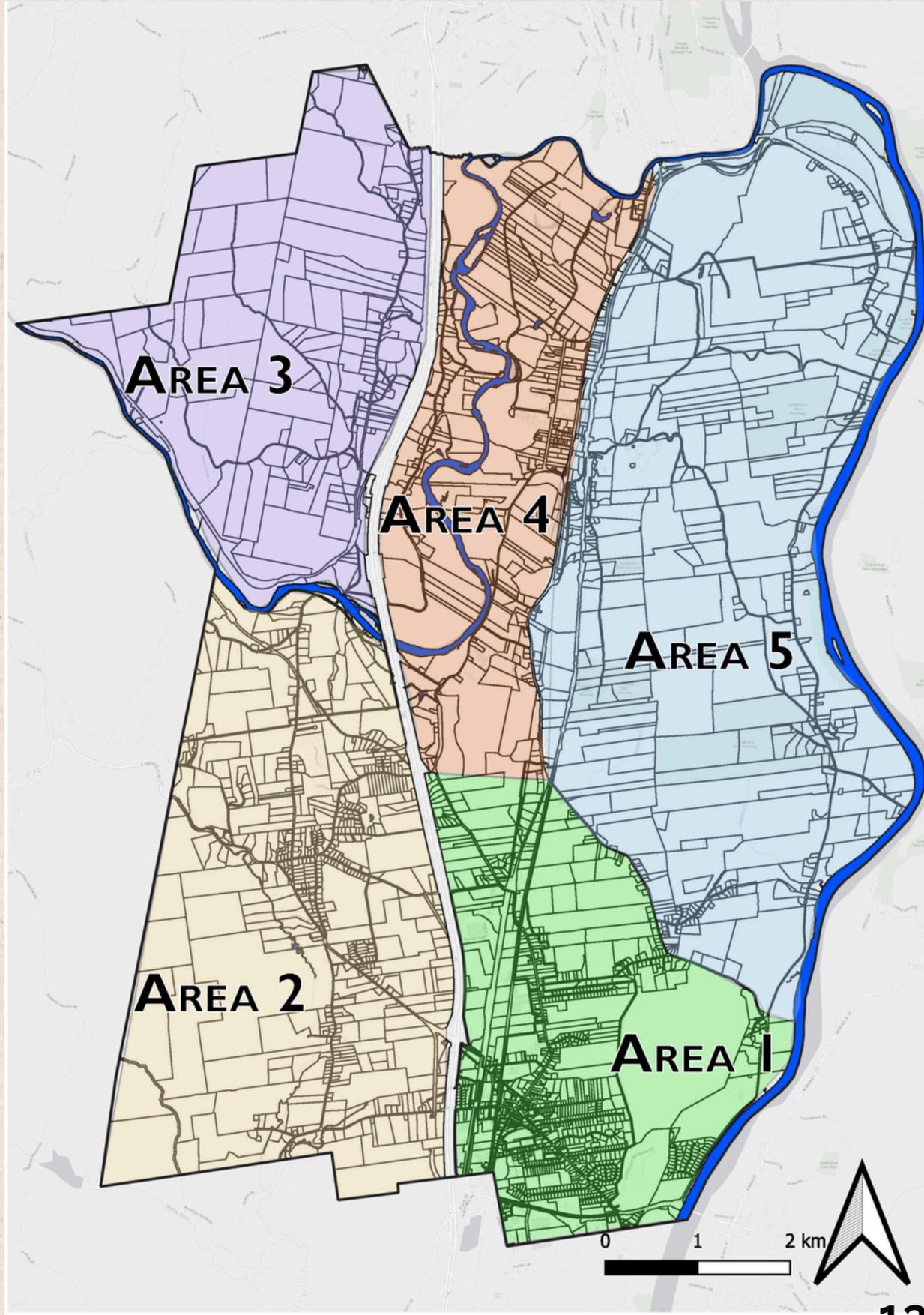
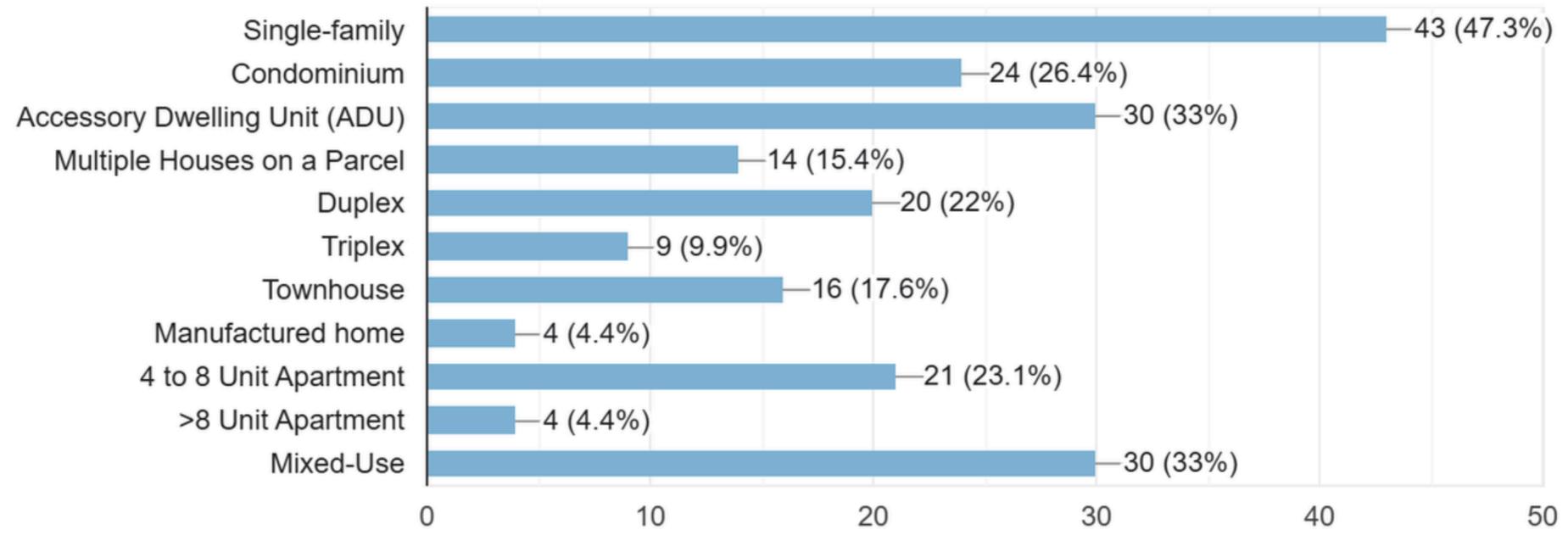


# Community Engagement

Which of these housing types would you like to see more of in **Area 1** (pictured below)?

 Copy c

91 responses

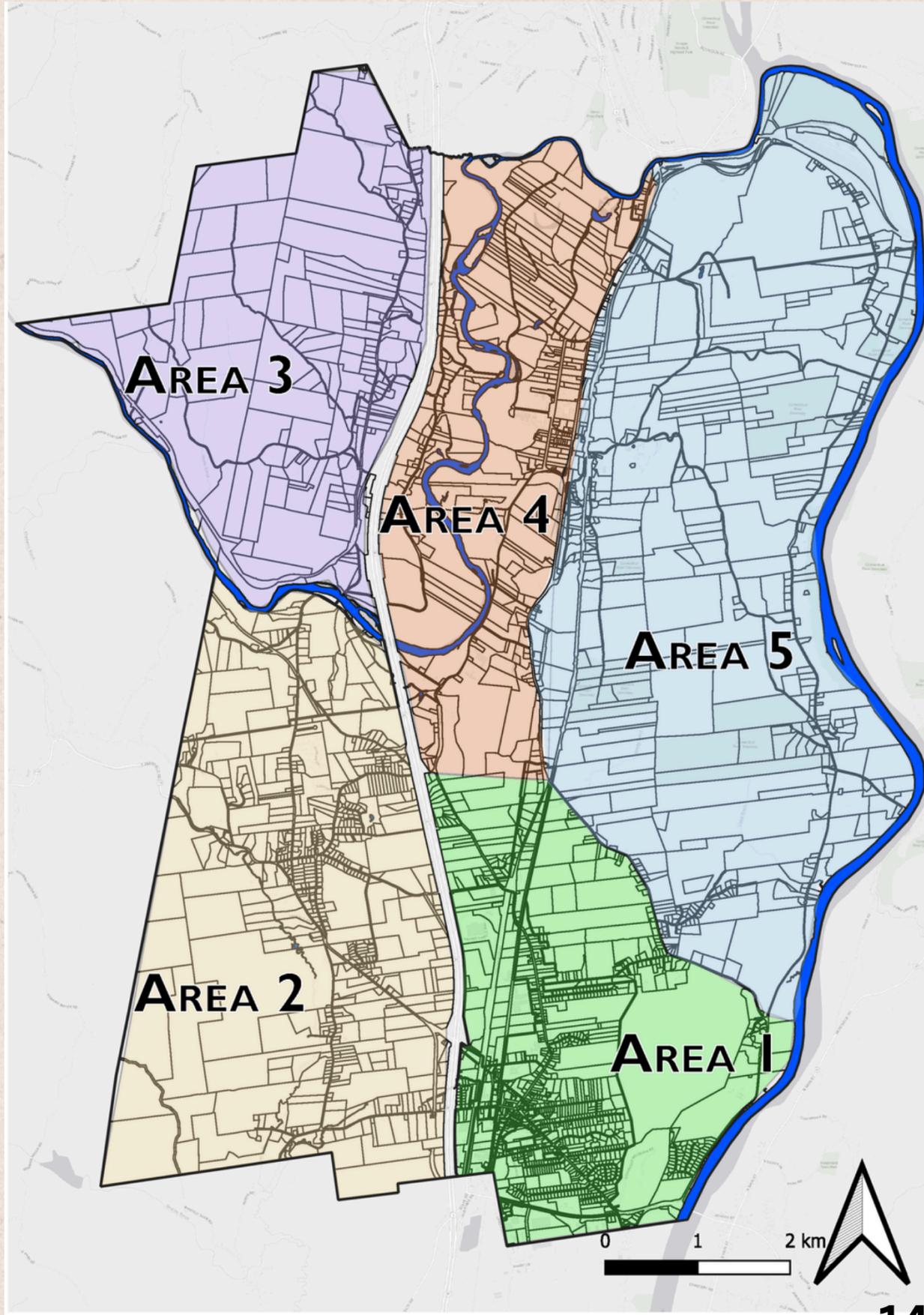
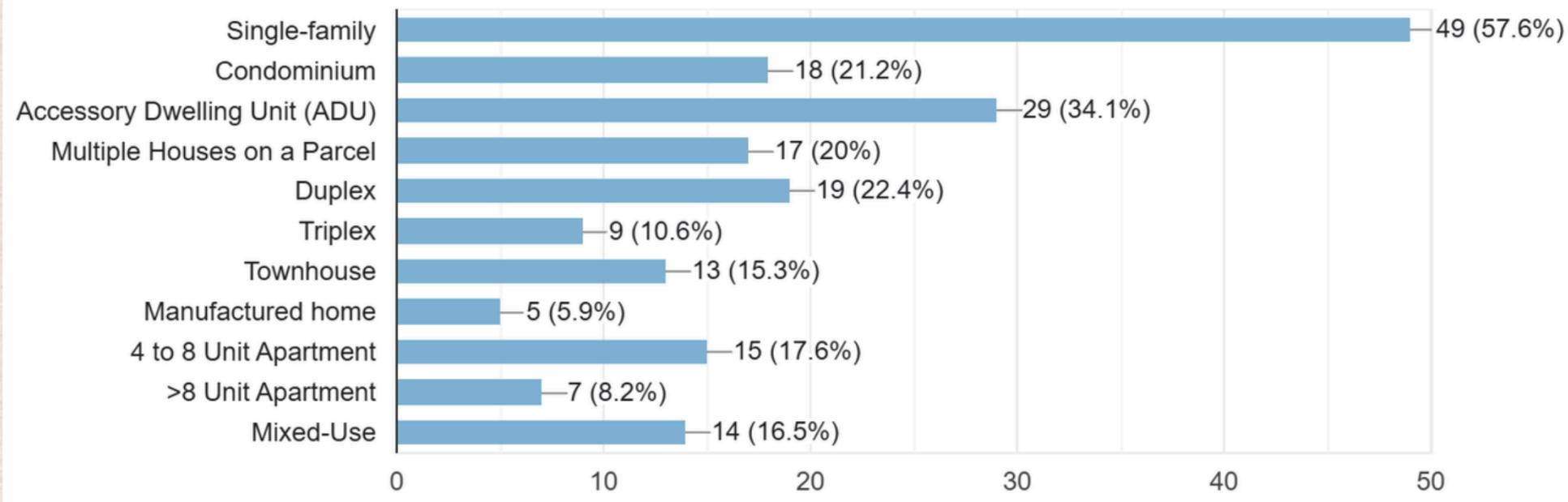


# Community Engagement

Which of these housing types would you like to see more of in **Area 2** (pictured below)?

[Copy chart](#)

35 responses

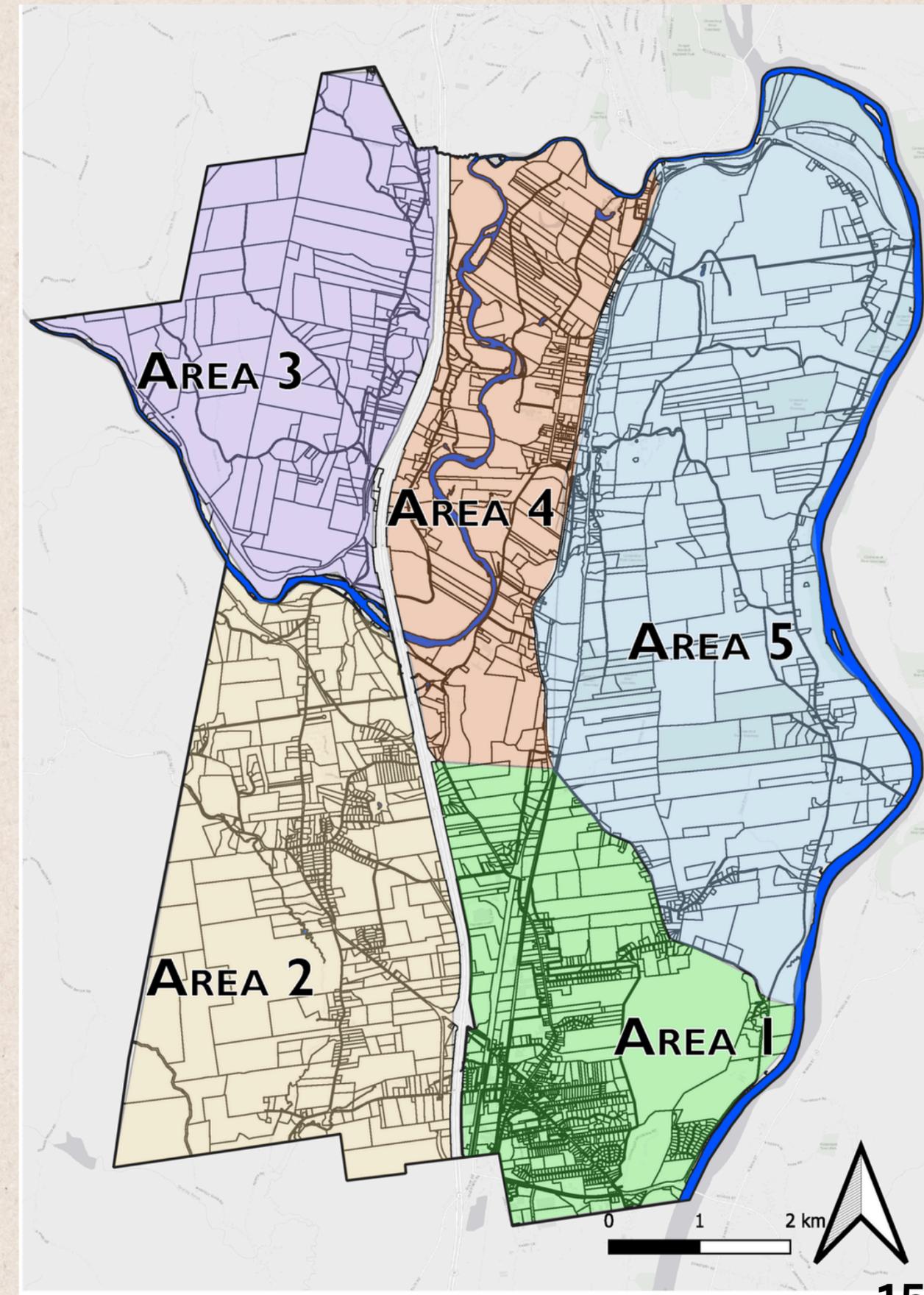
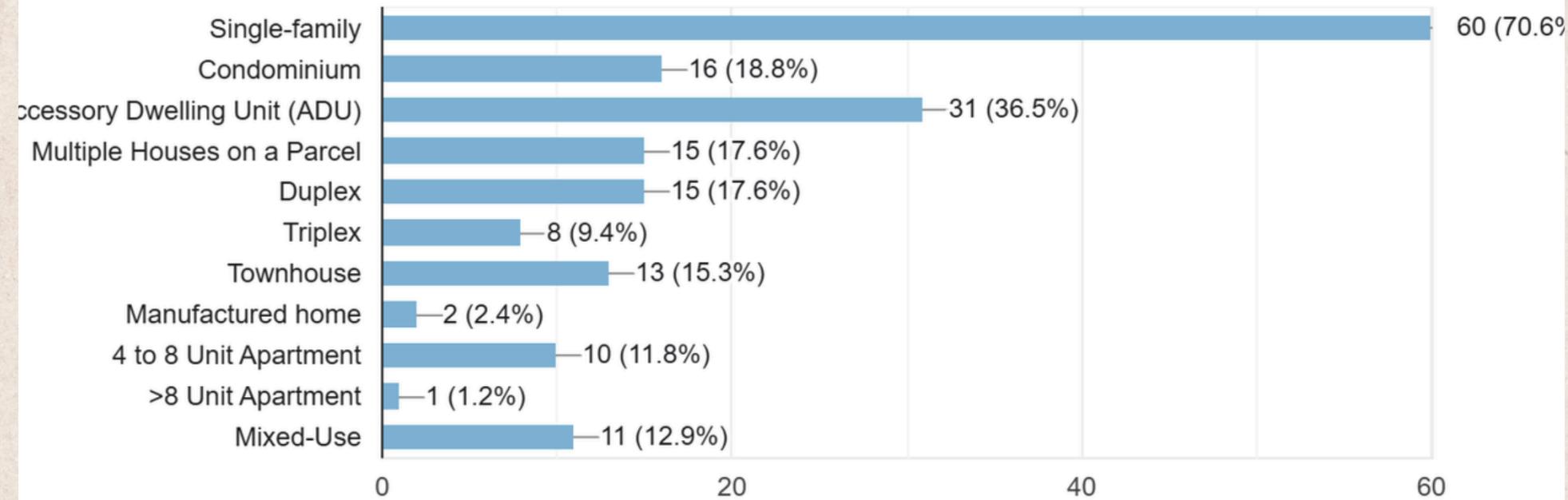


# Community Engagement

Which of these housing types would you like to see more of in **Area 3** (pictured below)?

 [Copy chart](#)

responses

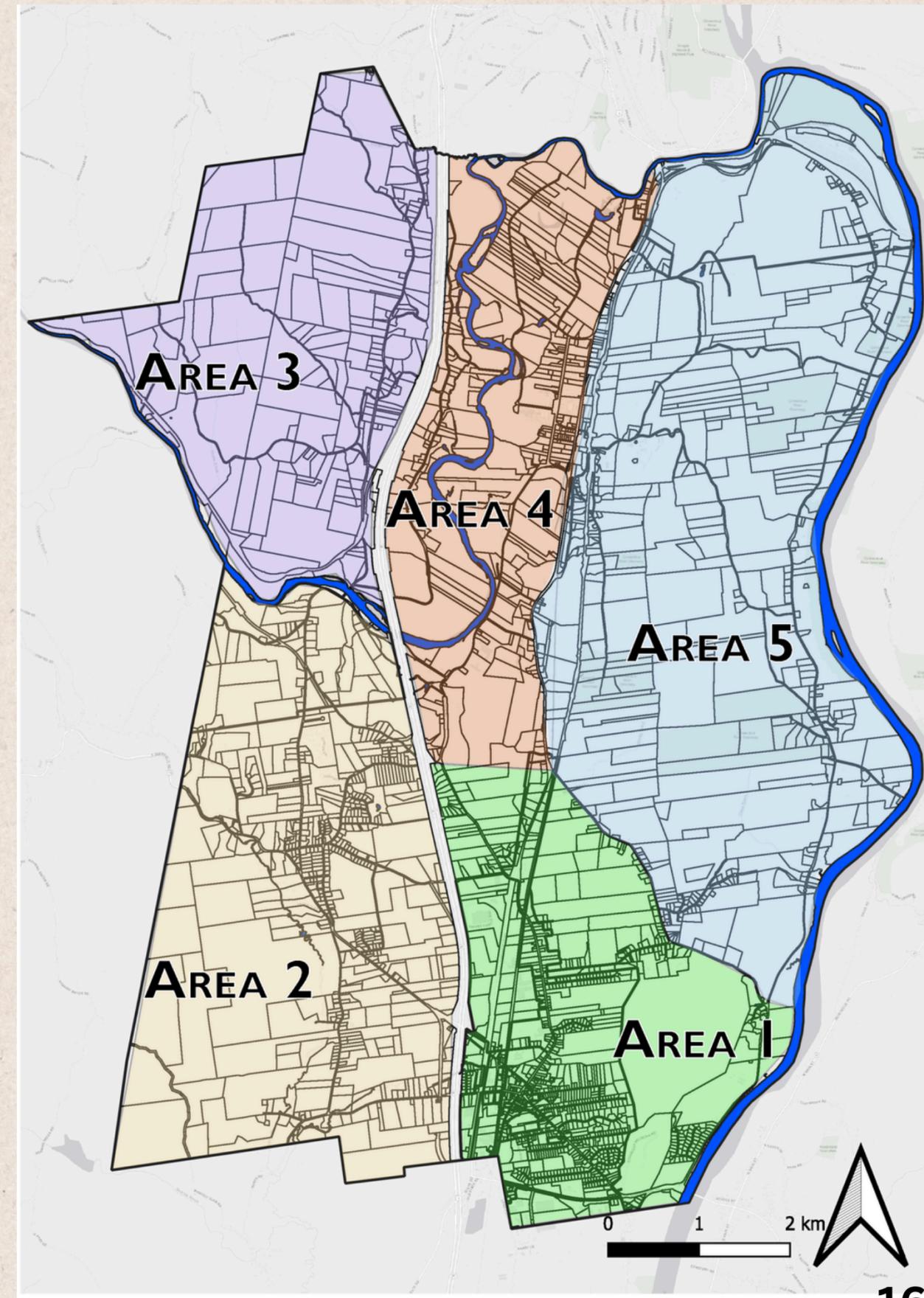
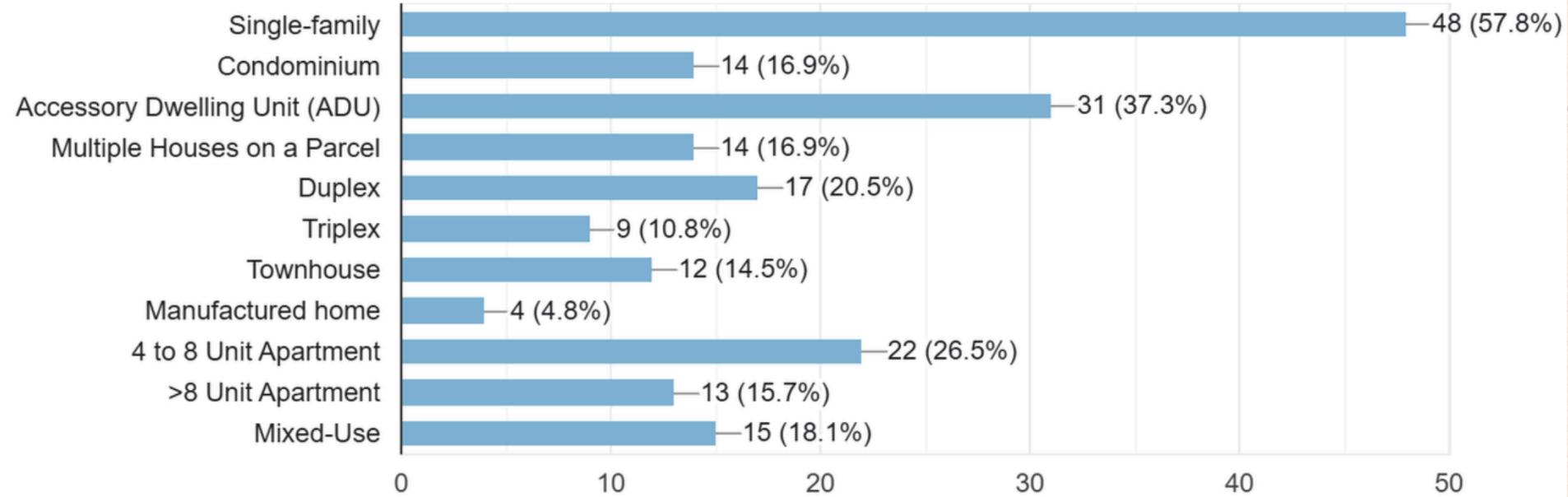


# Community Engagement

Which of these housing types would you like to see more of in **Area 4** (pictured below)?

 Copy chart

83 responses

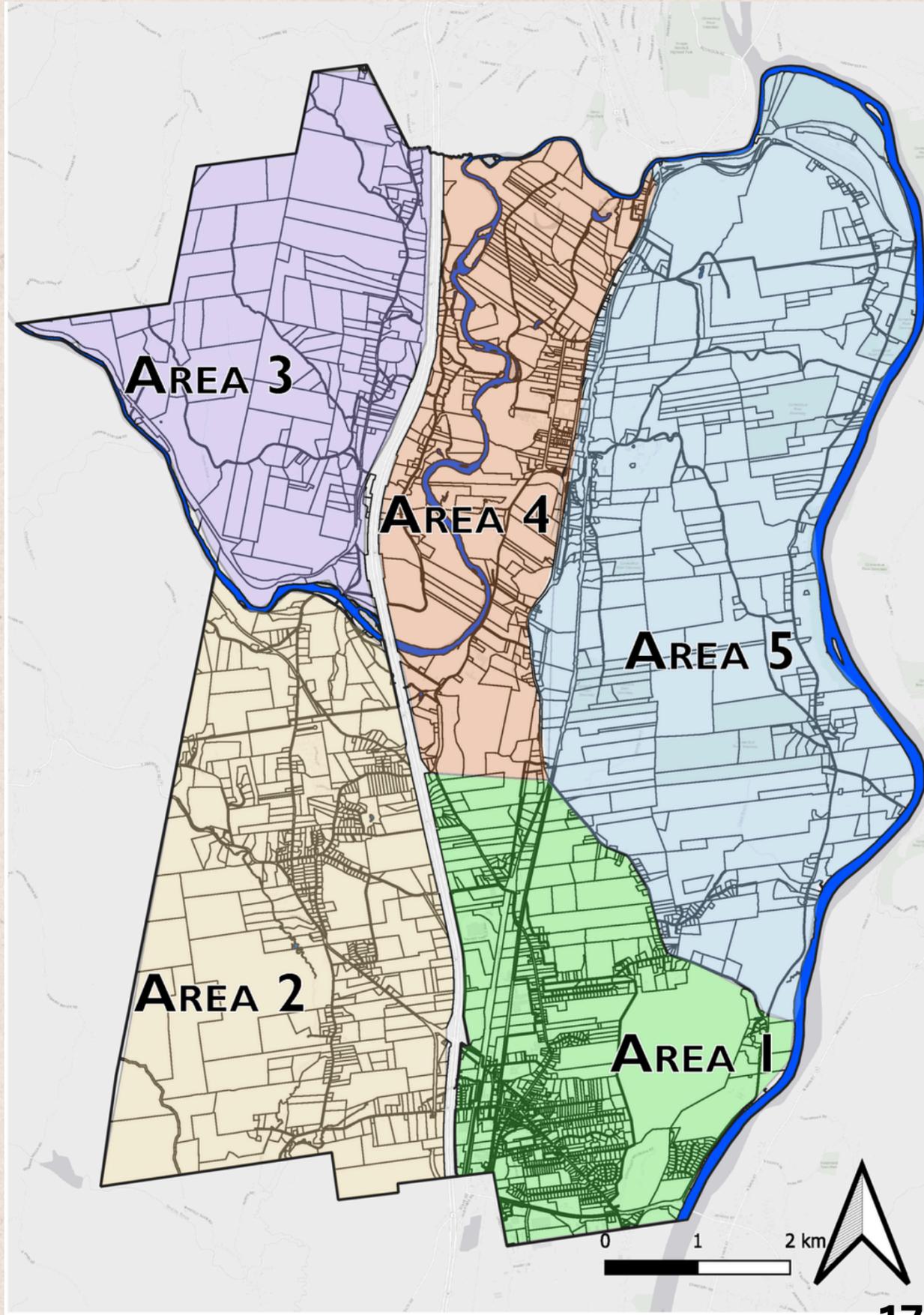
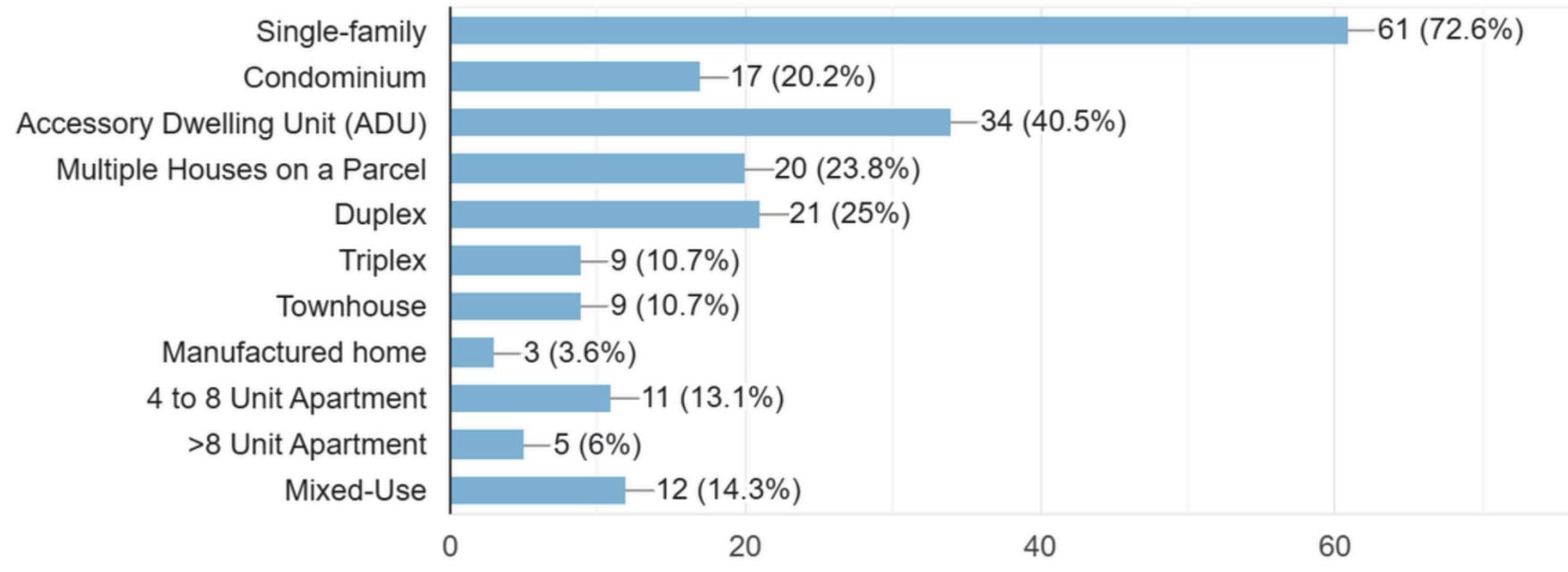


# Community Engagement

Which of these housing types would you like to see more of in **Area 5** (pictured below)?



84 responses

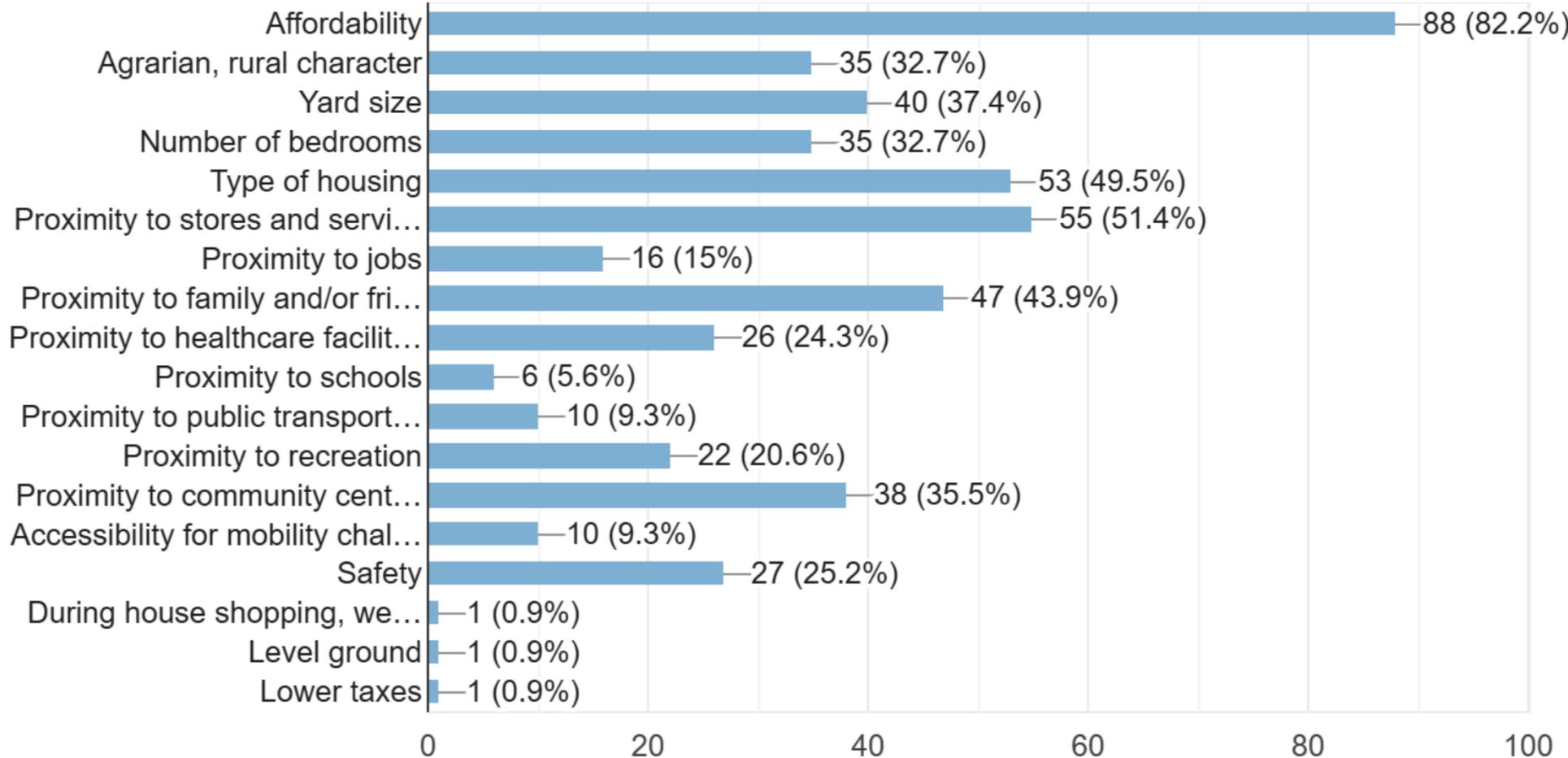


# Community Engagement

If you were to move today, which of the following are most important to you?

[Copy chart](#)

107 responses

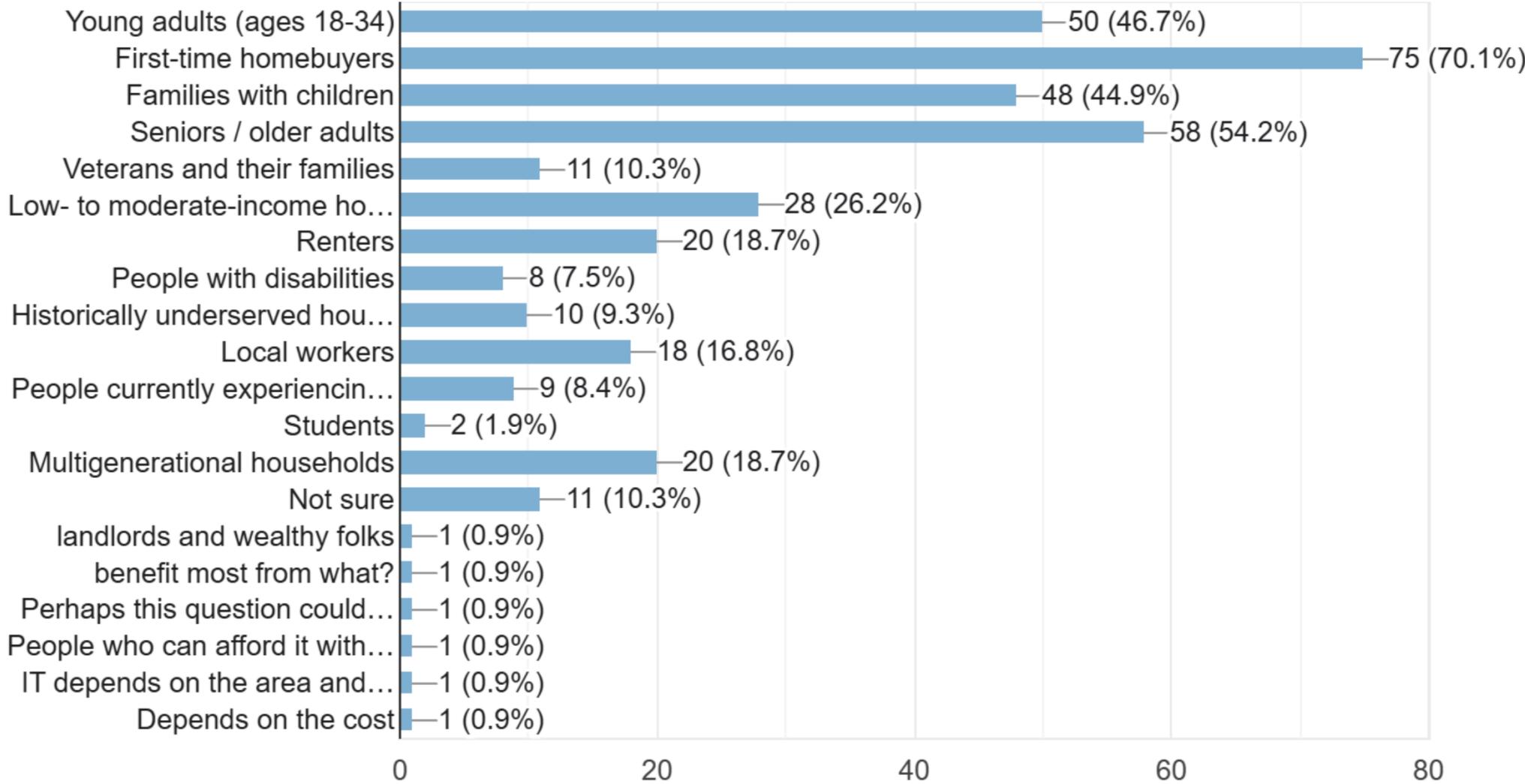


# Community Engagement

In your opinion, which groups in your community do you think would benefit most if more housing were available?

 [Copy chart](#)

107 responses



# Community Engagement

**When asked what “affordable” means to respondents, a few common themes came up:**

- **\$1,200 - \$2,500 for rent or between \$150,000 - \$300,000**
- **Percentages ranging from 25% to 33%**
- **Having disposable income.**
- **Property taxes as an obstacle to affordability**
- **Workers, lower-income residents, first-time home buyers, younger people moving into the community, and seniors were all mentioned as groups in need of affordable housing.**

# Sewer

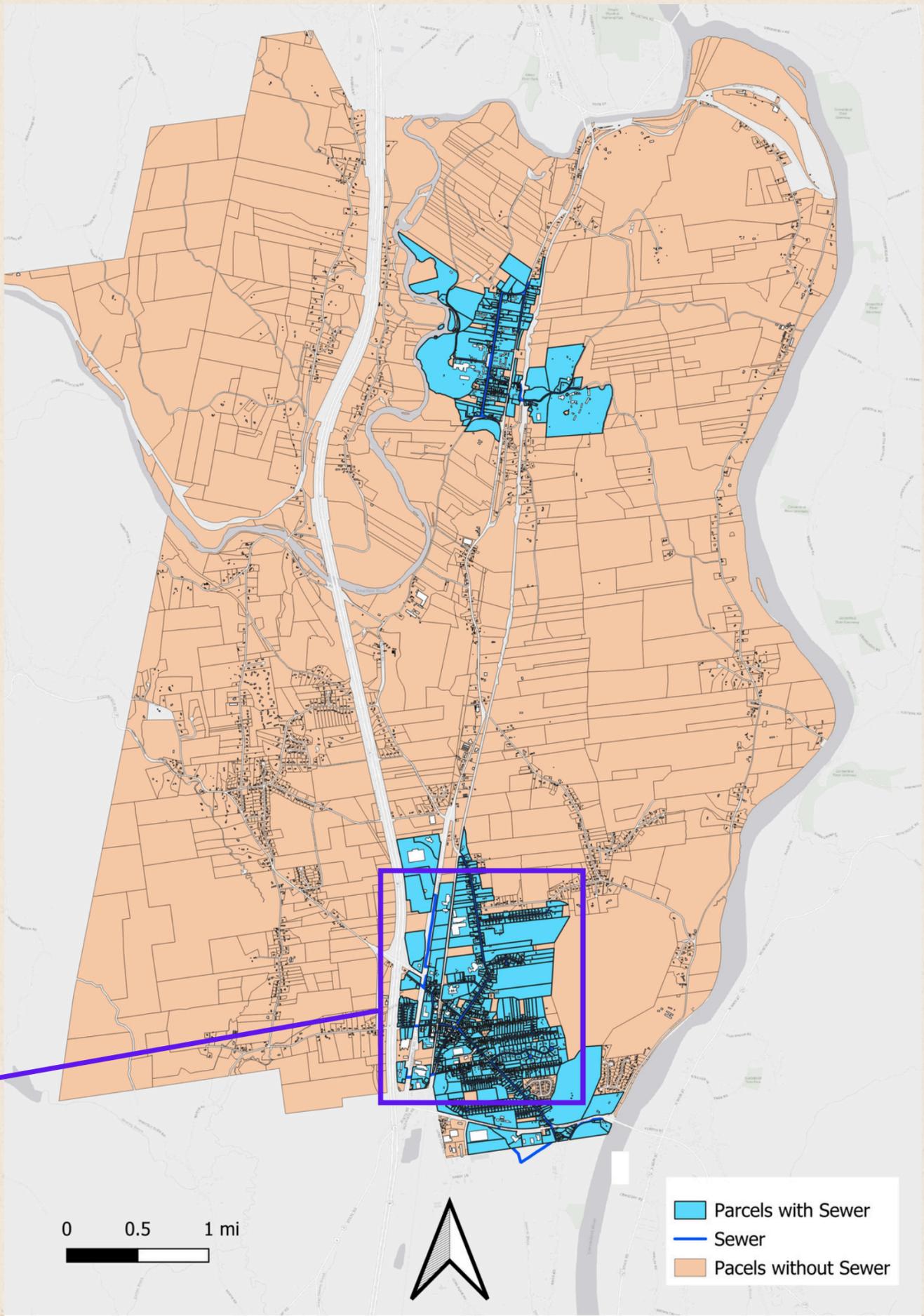
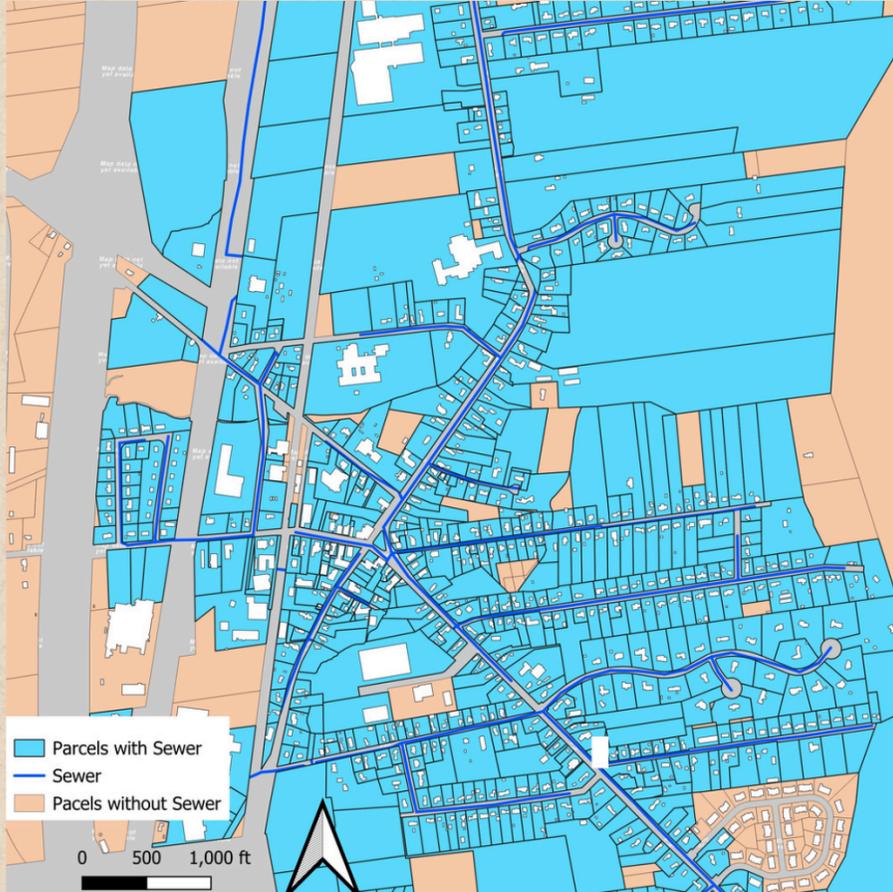
## Sewer Infrastructure

The infrastructure of sewer are located in **two separate locations** in Deerfield. Both have more **capacity to add more units**.

Sewer is an important infrastructure for housing as septic can limit the **density of units per acre**.



South Deerfield Wastewater Treatment Plant

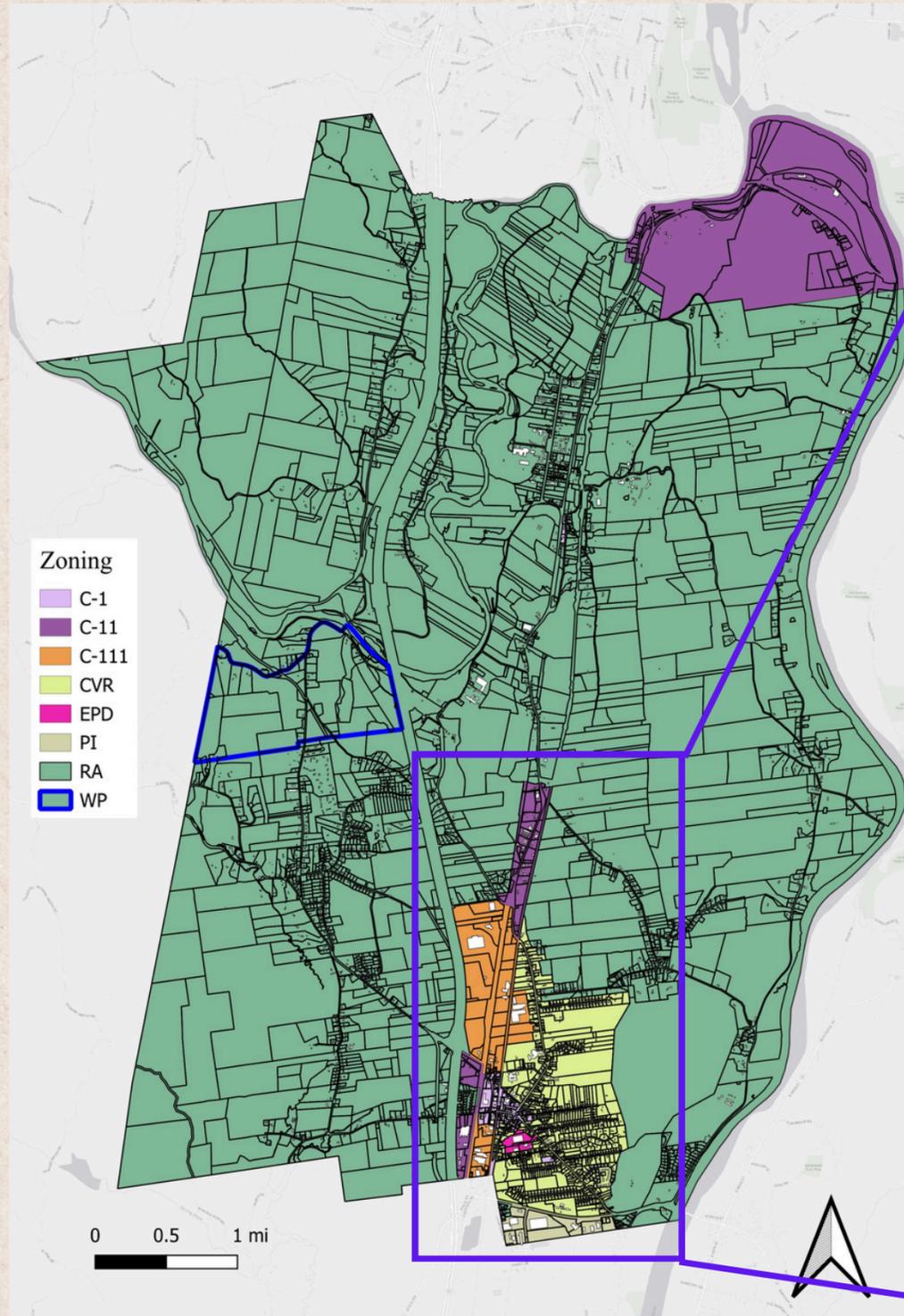


# Zoning

**Residential-Agricultural  
(RA)**

**Watershed Protection  
Overlay  
(WP)**

**Commercial District  
(C-II)**



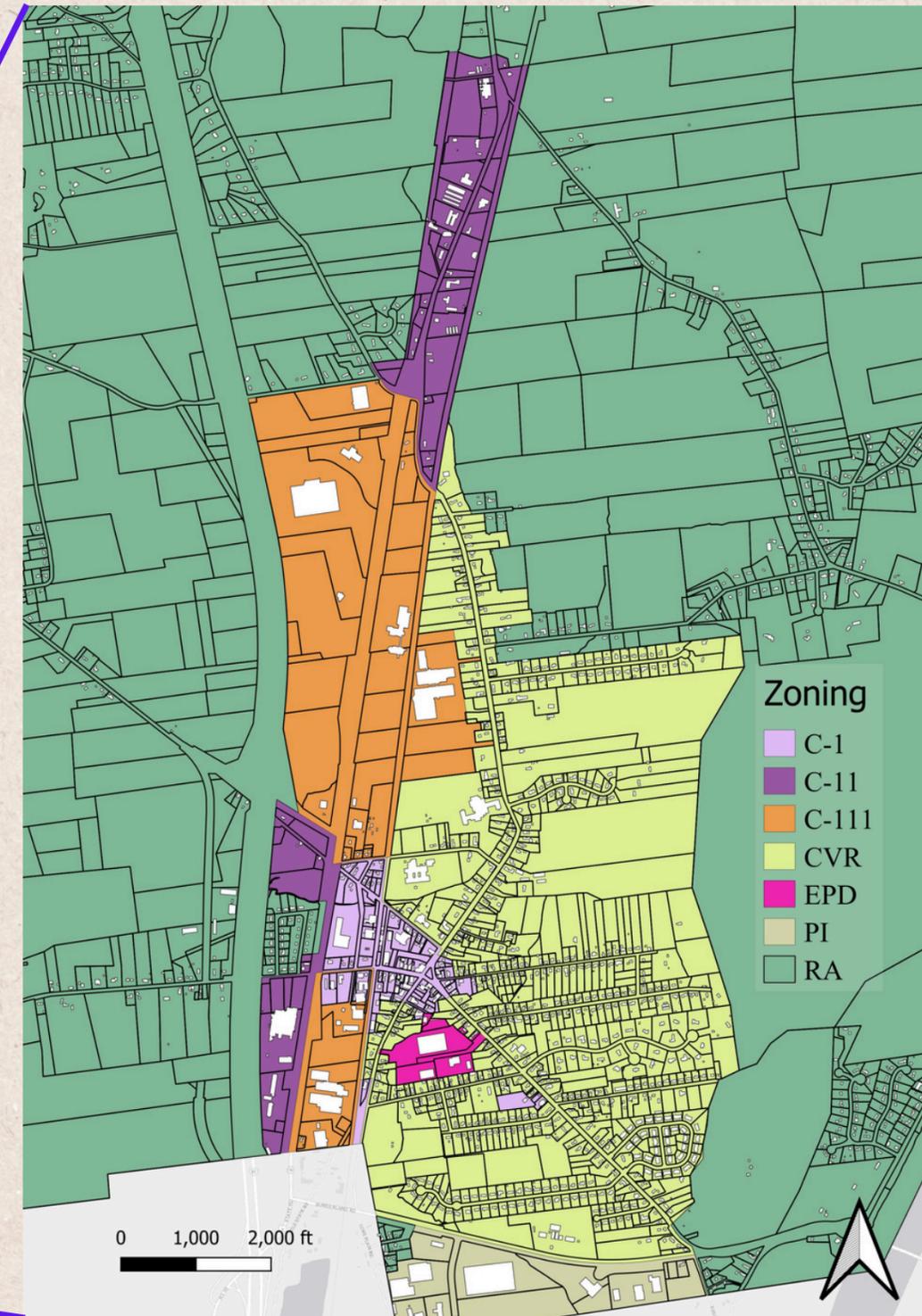
**Central Village  
Residential District  
(CVRD)**

**Small Business  
(C-I)**

**Industrial  
(C-III or I)**

**Expedited Permitting  
District  
(EPD)**

**Planned Industrial  
(PI)**

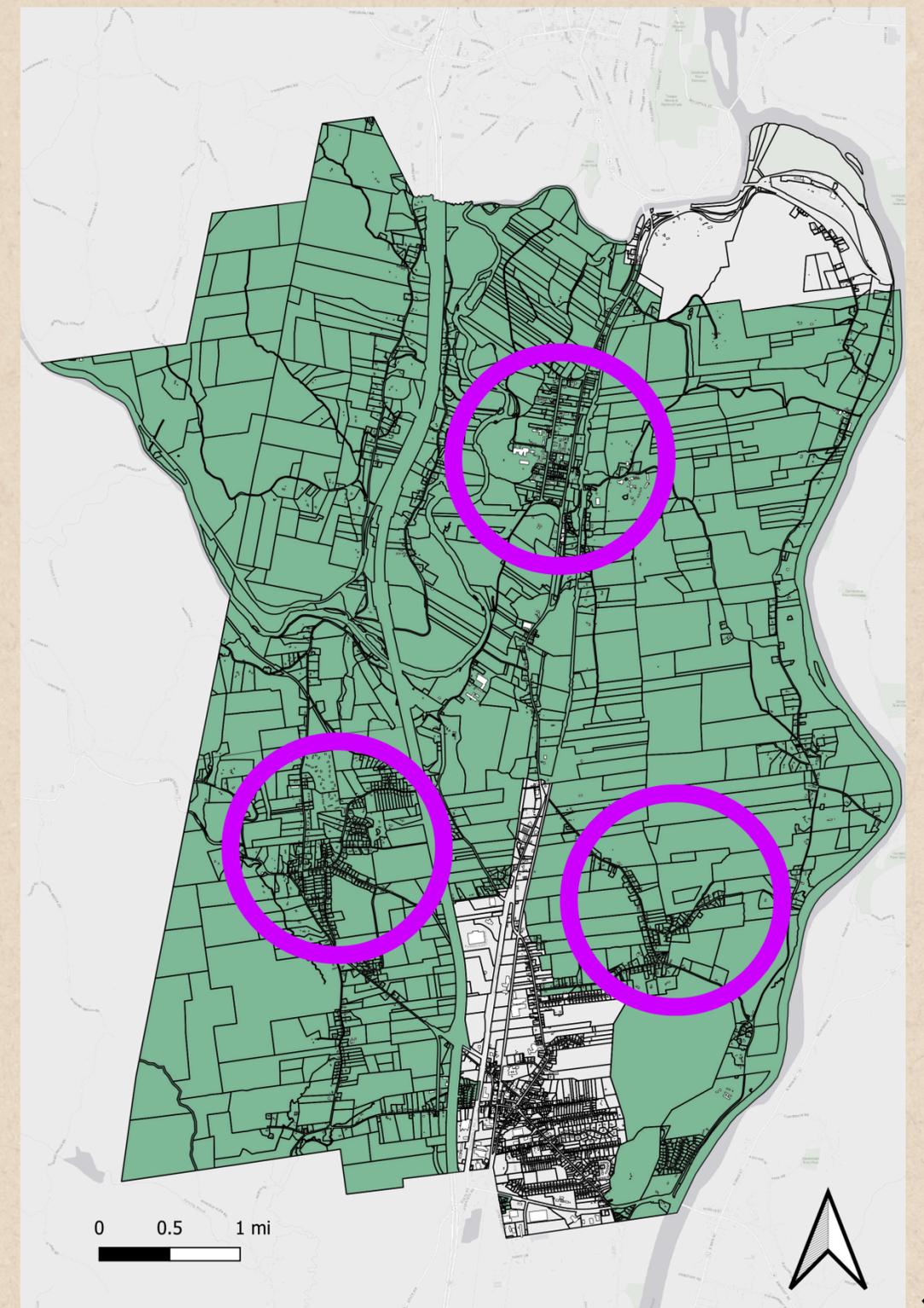
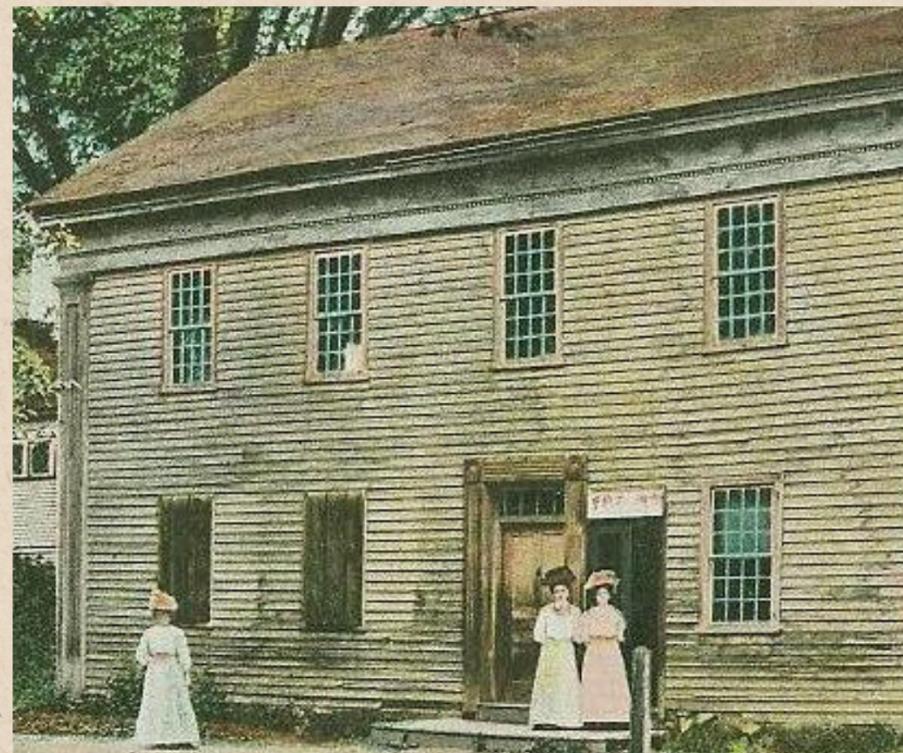


# Zoning - Residential-Agricultural District

The Residential-Agricultural District is one of the two primarily residential districts in Deerfield and it is comprised of **very large parcels**.



There are exceptions. **Small parcels are clustered** together along **roads and at major intersections**.



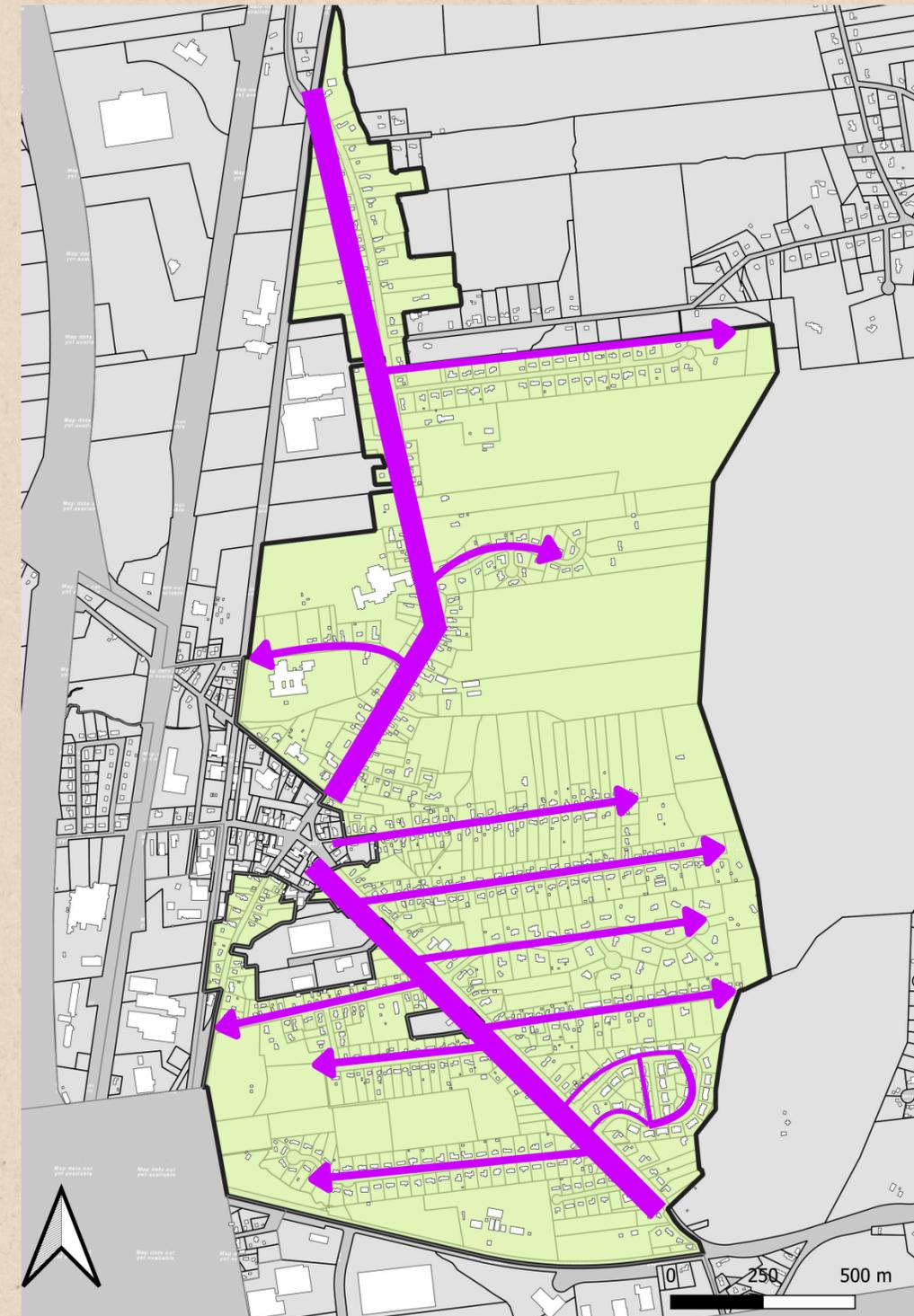
# Zoning - Central Village Residential District



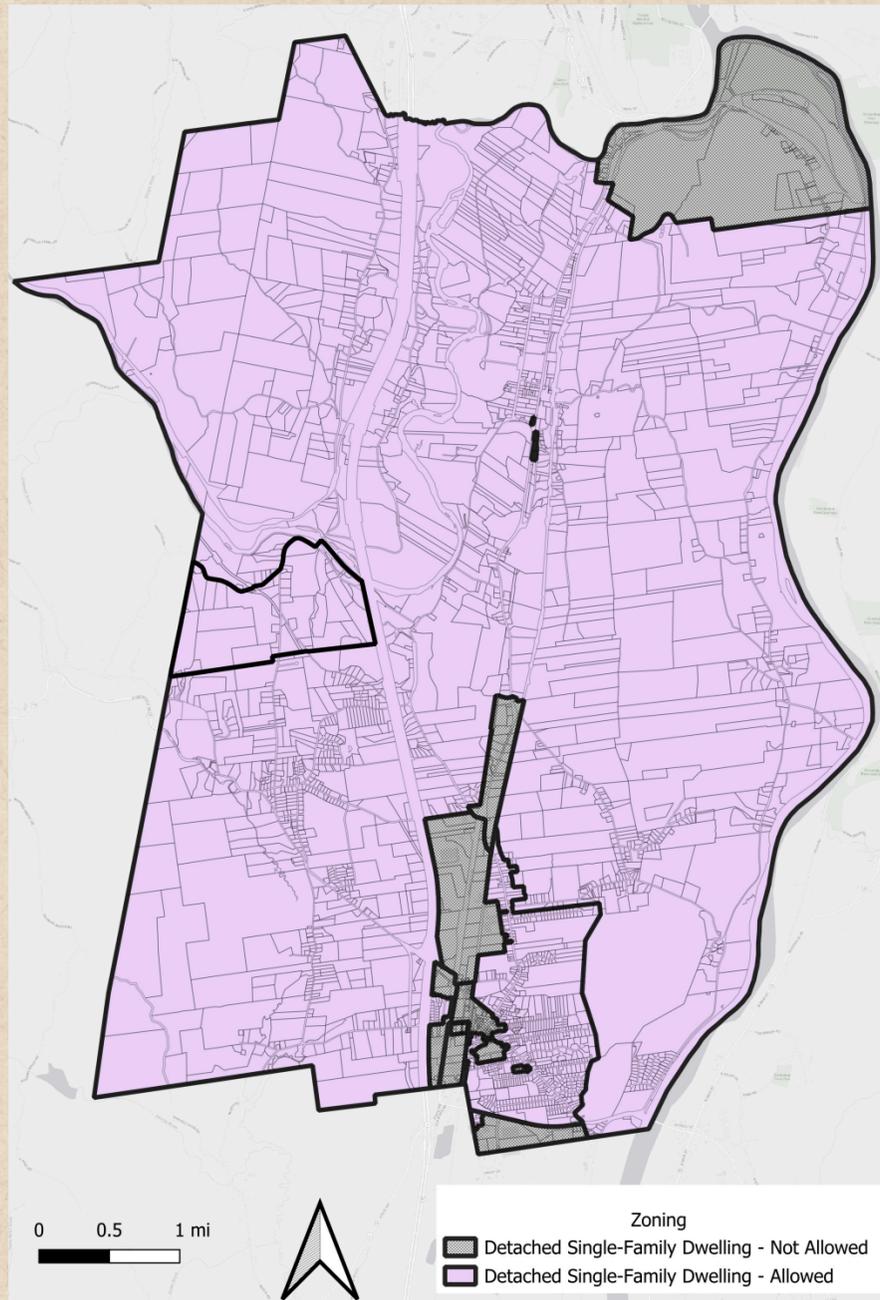
The Central Village Residential District is the other primarily residential districts in Deerfield. Unlike the RA it is **walkable** and close to community resources.



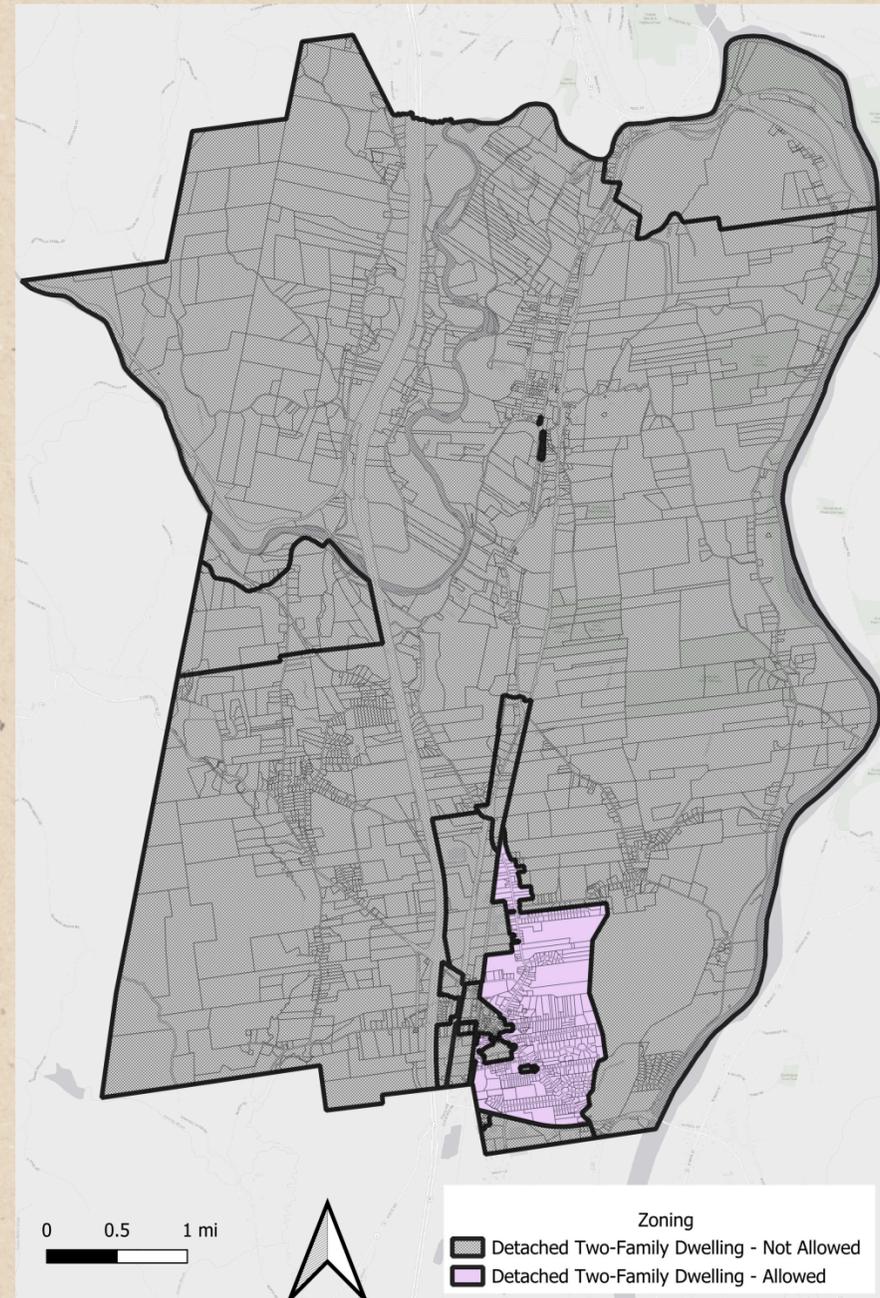
**Sugarloaf Street** and **N. Main Street** run roughly north and south with streets running east and west often to dead ends. This creates inately **quiet streets** with traffic running only to and from homes.



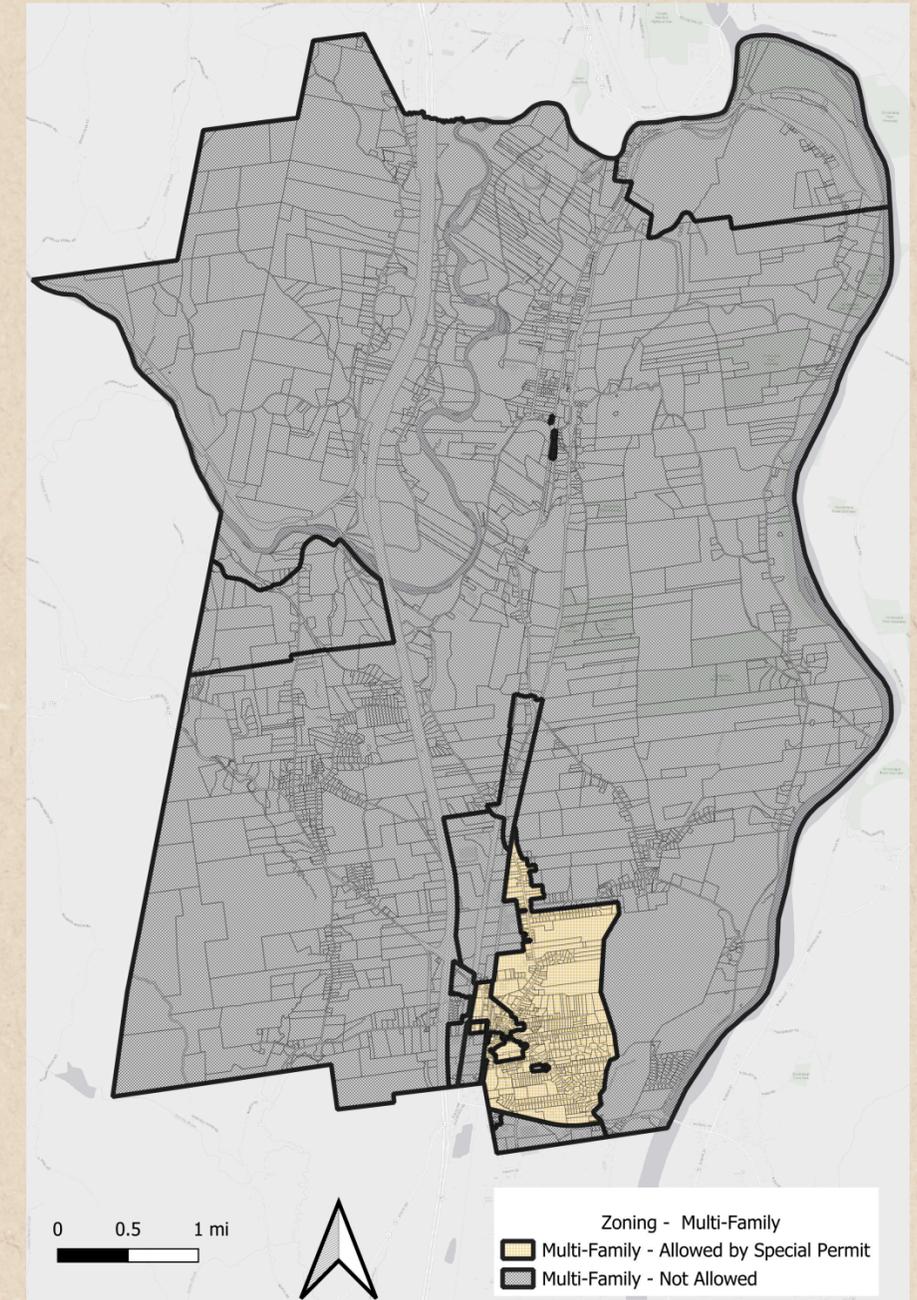
# Zoning - Housing



The majority of Deerfield is zoned to allow for **single-family housing by right**.



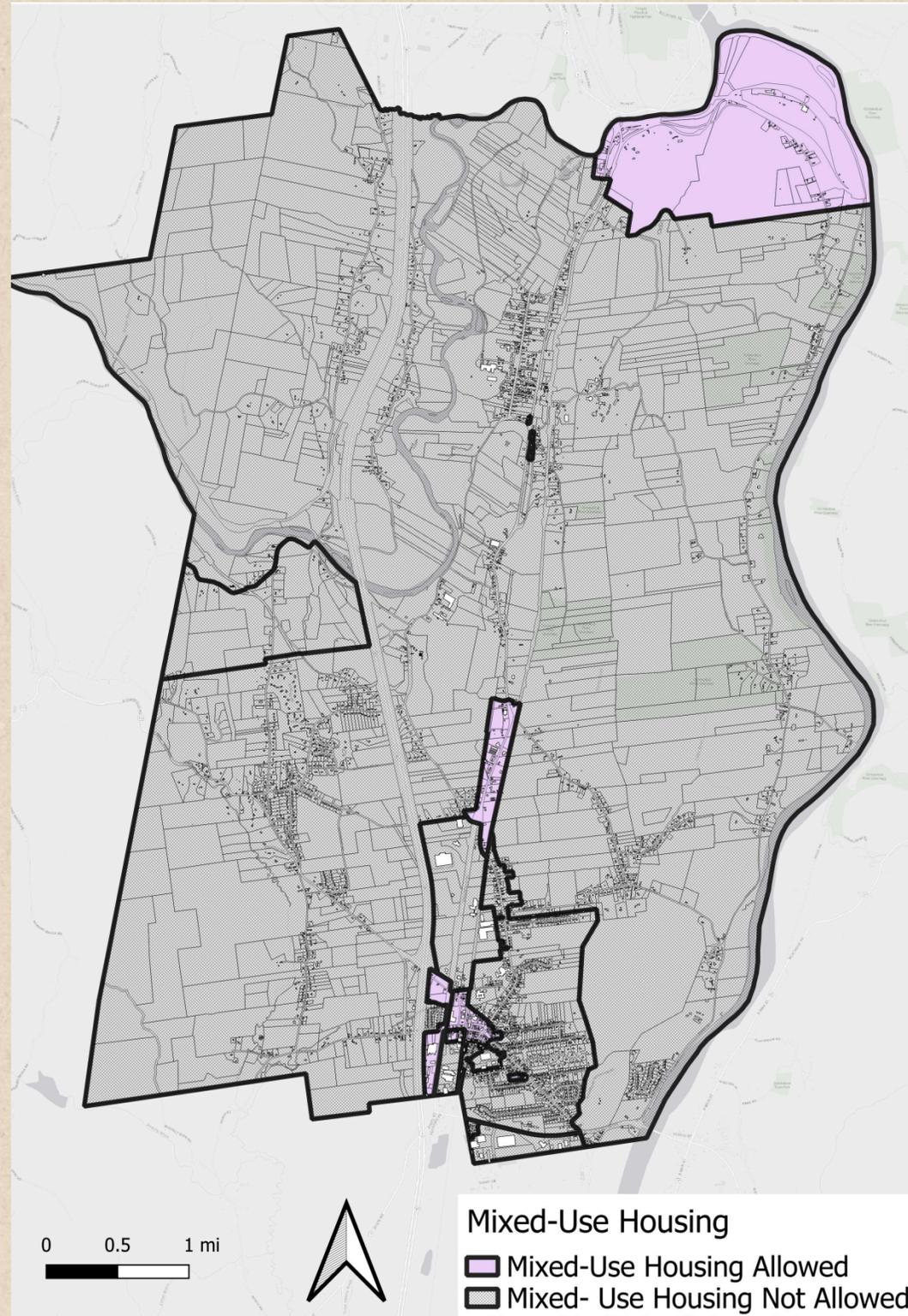
A smaller portion of Deerfield is zoned for **two-family housing by right**.



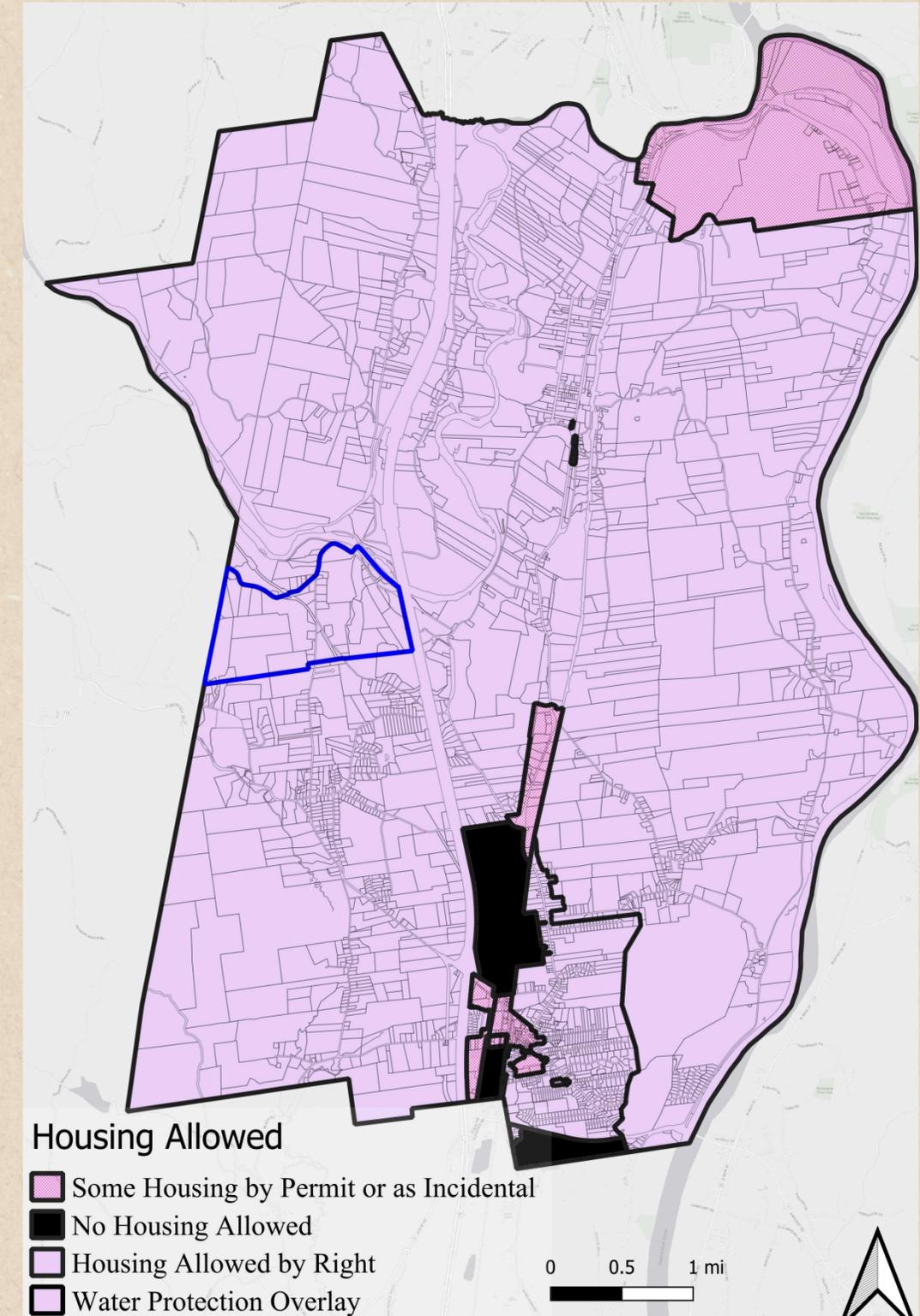
**Multi-family homes** are allowed only by **special permit** in portions of South Deerfield (CVRD, EPD, C-I)

# Zoning - Housing

Housing that is “**incidental to commercial or industrial use**” is allowed in the **small business district (C-I)** and the **commercial district (C-II)**. These spaces are ideal for developing **mixed-use housing**.



There are portions of Deerfield which are zoned to allow for no housing at all. These industrial sites are not under the purview of this project.



# Existing Housing Trends by District

GUESS THAT  
DENSITY!





**15 Units Per Acre**  
**Burrill Street - Swampscott, MA**  
Photo by: Jon Gorey





**25 Units Per Acre**  
**Pleasant Street - Marblehead, MA**

Photo by: Billy Wilson





**63 Units Per Acre**  
**Concord Square - Boston, MA**

Photo by: Billy Wilson



Crestview Dr



**1 Unit Per Acre**  
**Crestview Drive - Deerfield, MA**





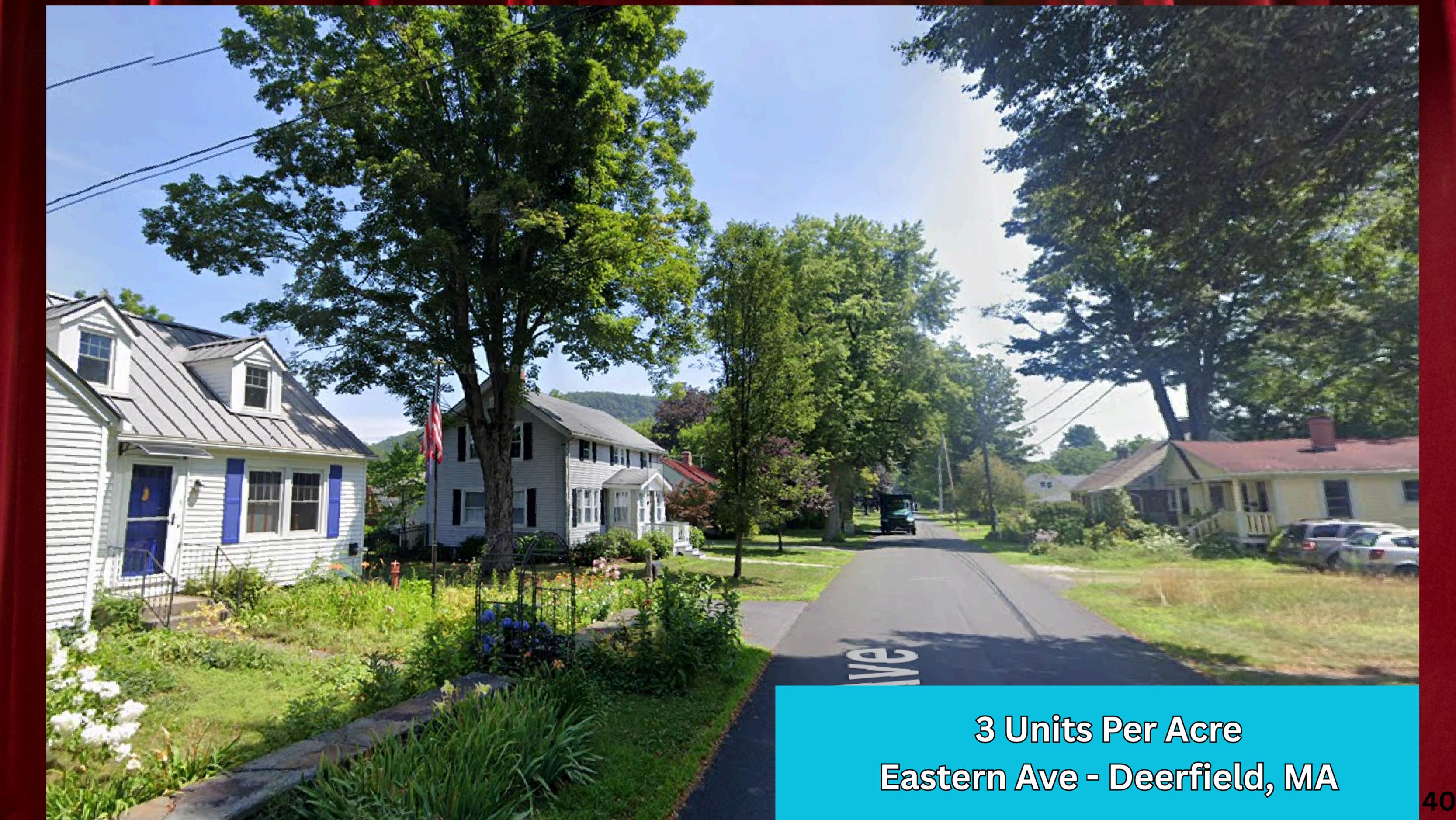
BUENO Y SANO

TAP



**36 Units Per Acre**  
**Elm Street - Deerfield, MA**





**3 Units Per Acre  
Eastern Ave - Deerfield, MA**





**21 Units Per Acre**  
**Mountain Road - Deerfield**





**5 Units Per Acre**  
**Gray Lock Lane - Deerfield, MA**





**7 Units Per Acre**  
**North Main Street - Deerfield, MA**



**A. 26 Units Per Acre**



**B. 25 Units Per Acre**



**C. 63 Units Per Acre**



**D. 36 Units Per Acre**



**E. 3 Units Per Acre**



**F. 21 Units Per Acre**



**G. 1 Units Per Acre**



**H. 7 Units Per Acre**

# Housing Typology

## Single-Family



**Deerfield's Minimum Lot Size**

**RA → 60,000sqft**

**CVRD → 12,000sqft**

# Housing Typology

## Single-Family

Deerfield's Minimum Lot Size  
 RA → 60,000sqft  
 CVRD → 12,000sqft

Narrow House (2-bed)    Narrow House (3-bed)

Standard (3-bed)

Standard (4-bed)



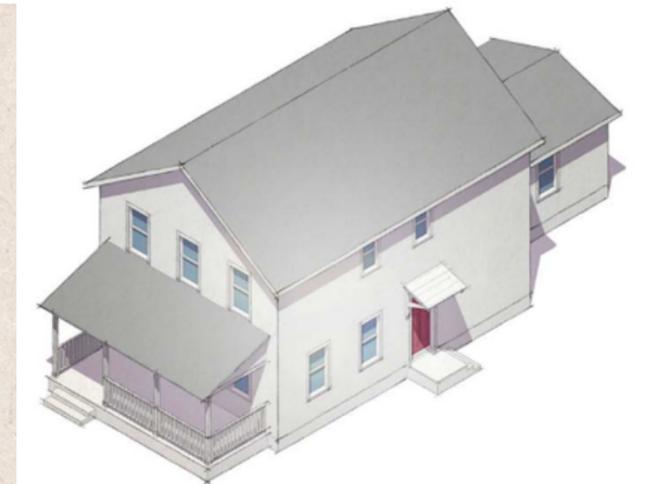
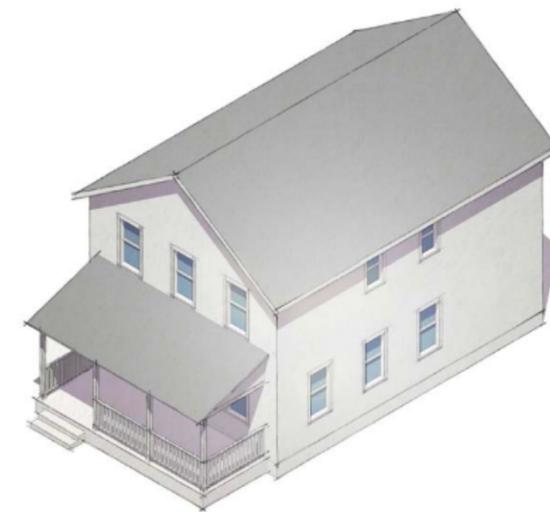
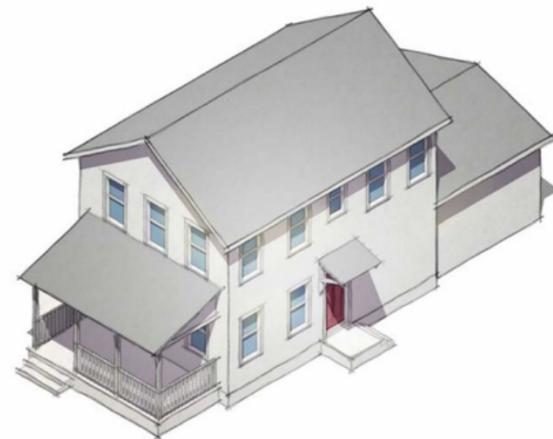
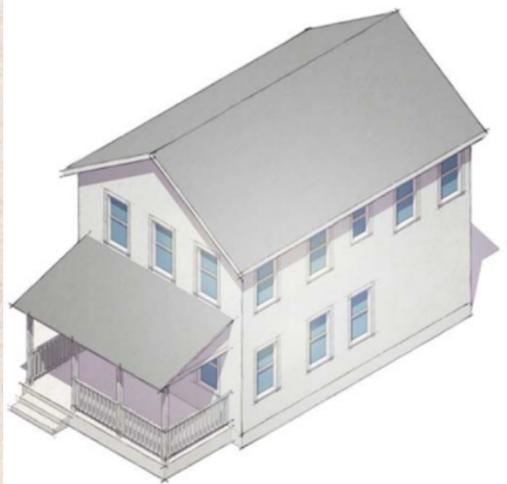
Option A



Option C



Option A



1800sqft

RA, ~x33!

CVRD, ~x7!

1800sqft

1920sqft

RA, ~x31!

CVRD, ~x6!

1920sqft

# Housing Typology

## Mixed-Use

## Duplex



**Building Form** \*inspired from missing middle

Developer Recommended Minimum Dimensions	Deerfield's Dimensions
<b>Minimum lot size:</b> 3000 square feet <b>Setbacks:</b> 10 feet <b>Side:</b> 0 feet <b>Height:</b> 38 feet	<b>Minimum lot size:</b> 15,000-30000 square feet <b>Setbacks:</b> 20-50 feet <b>Side:</b> 10-25 feet <b>Height:</b> 35
<b>Parking:</b> 0-2 spaces per unit	<b>Parking</b> 2 spaces per unit and 1 space per 250 sqft of gross floor area

Deerfield LS x5-x10 bigger

**Building Form (Stacked)**

Developer Recommended Minimum Dimensions	Deerfield's Dimensions
Minimum Lot Size: between 3500-5625 feet Setbacks: 15 feet Side: 5 feet Height: 21 feet Floors: 1 per units	Minimum Lot Size: between 15000 square feet Setbacks: 30 Side: 10 feet Height: 35 feet Floors: 1 or 2 per unit
<b>Parking:</b> One space per unit (2)	<b>Parking:</b> 2 spaces per dwelling unit for multifamily, plus 0.5 space per unit for visitors

Deerfield LS x2.5-x4 bigger

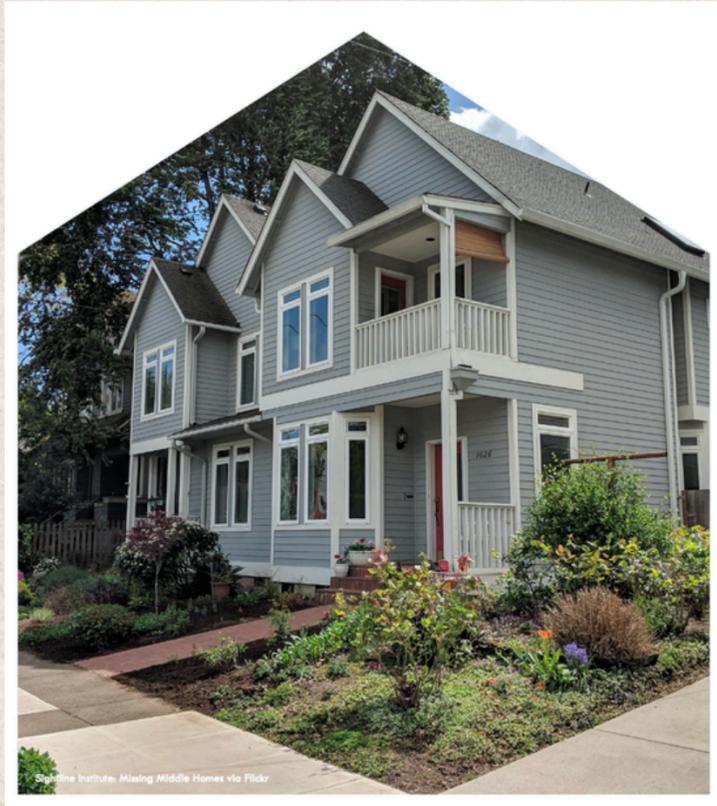
**Building Form (Side-by-Side)** \*inspired by missing middle

Developer Recommended Minimum Dimensions	Deerfield's Dimensions
Minimum Lot Size: between 5000-6050 feet Setbacks: 15 Side: 5 feet Height: 14 feet for one floor, 21 feet for two floors	Minimum Lot Size: between 15000 square feet Setbacks: 30 Side: 10 feet Height: 35 ft
<b>Floors:</b> 1 or 2 per unit	<b>Floors:</b> 1 or 2 per unit
<b>Parking:</b> One space per unit (2)	<b>Parking:</b> 2 spaces per unit and 1 space per 250 sqft of gross floor area

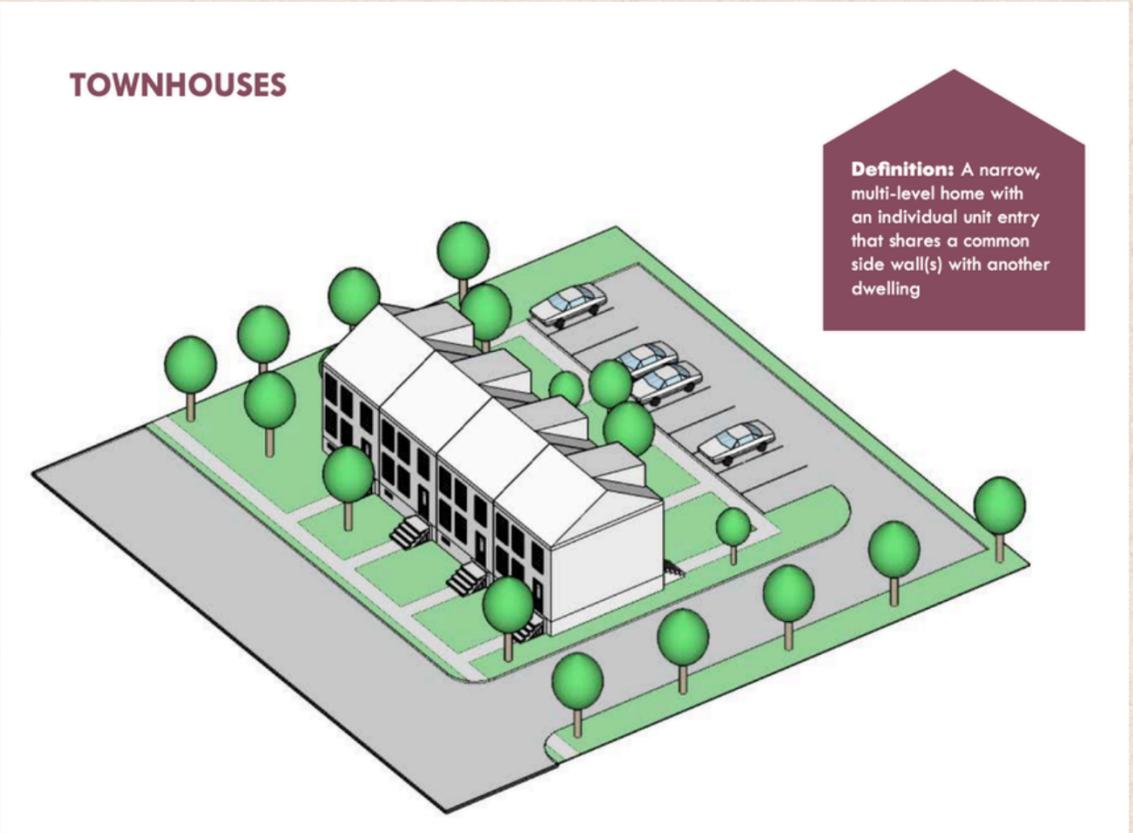
# Housing Typology

Deerfield's Minimum Lot Size  
RA → 60,000sqft  
CVRD → 12,000sqft

## Townhomes



<b>Building Form</b> *inspired from missing middle
<b>Developer Recommended Minimum Dimensions</b>
Minimum Lot Size: 2750 square feet Setbacks: 150 feet Side: 0 feet Height: 28 feet Floors: 2
<b>Parking:</b> 2 spaces per unit (if alley loaded), 0 spaces per unit (if no alley is possible)

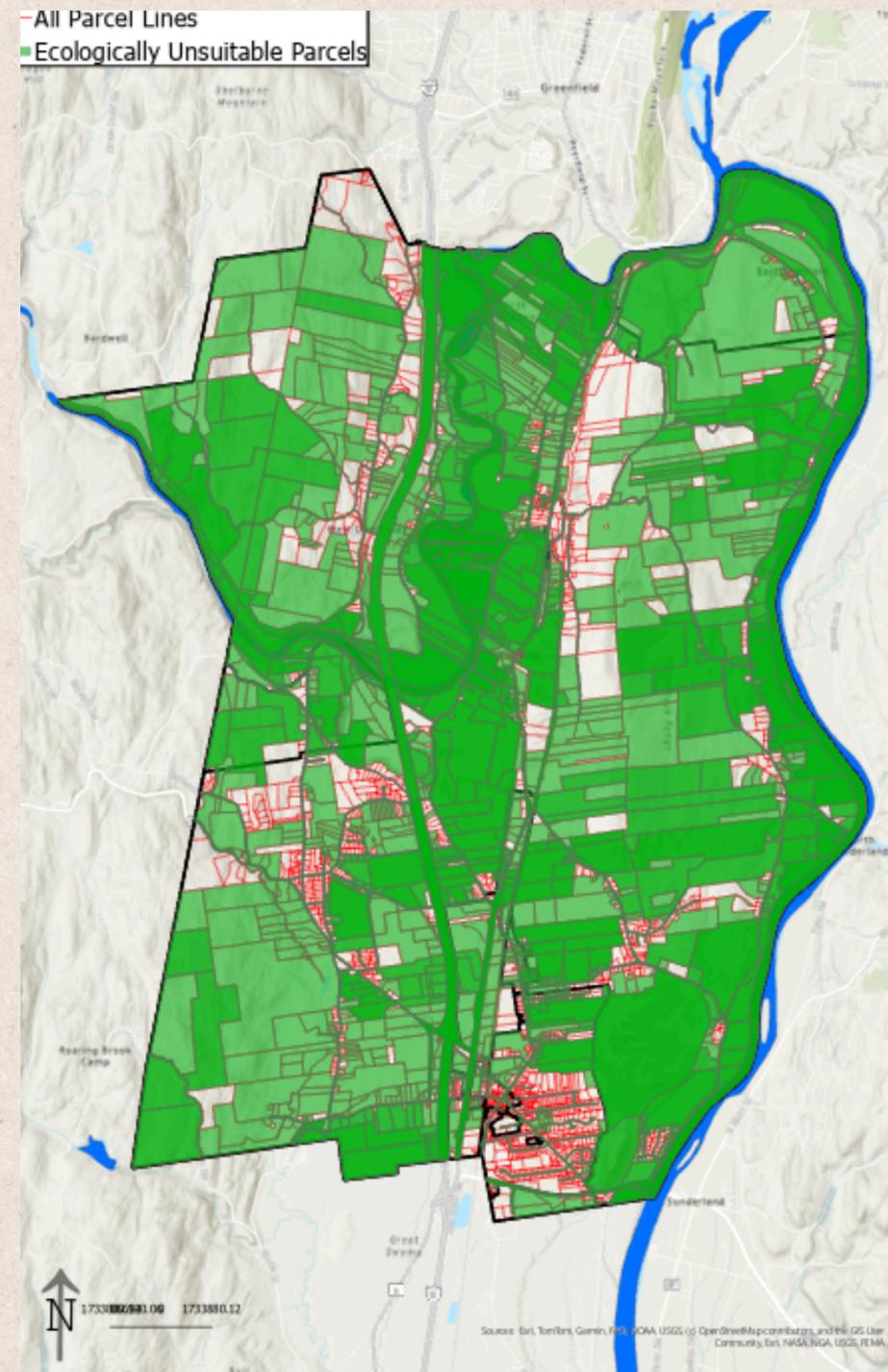
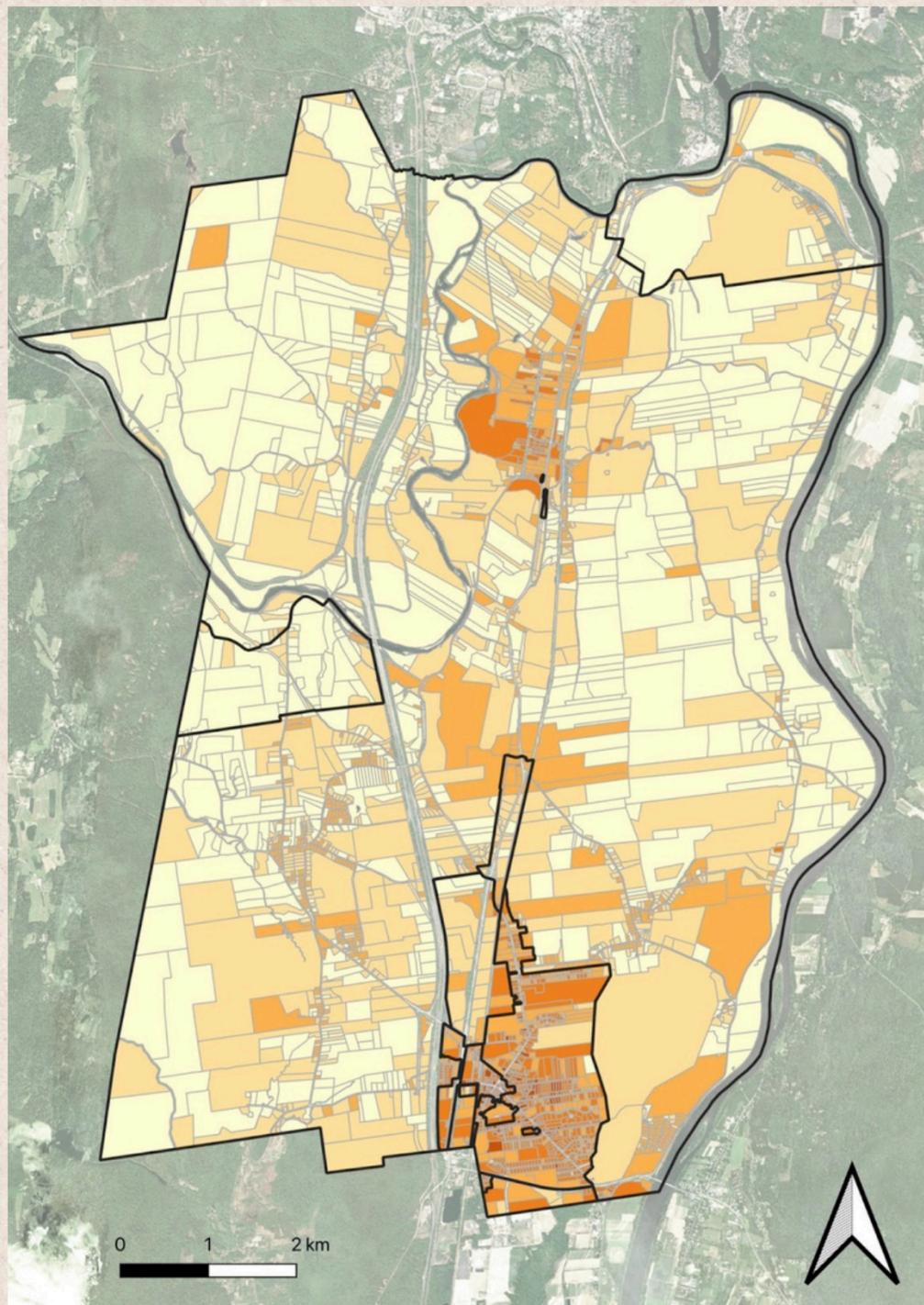


4 townhomes' lot size= 11000sqft

# Existing Conditions Ecology

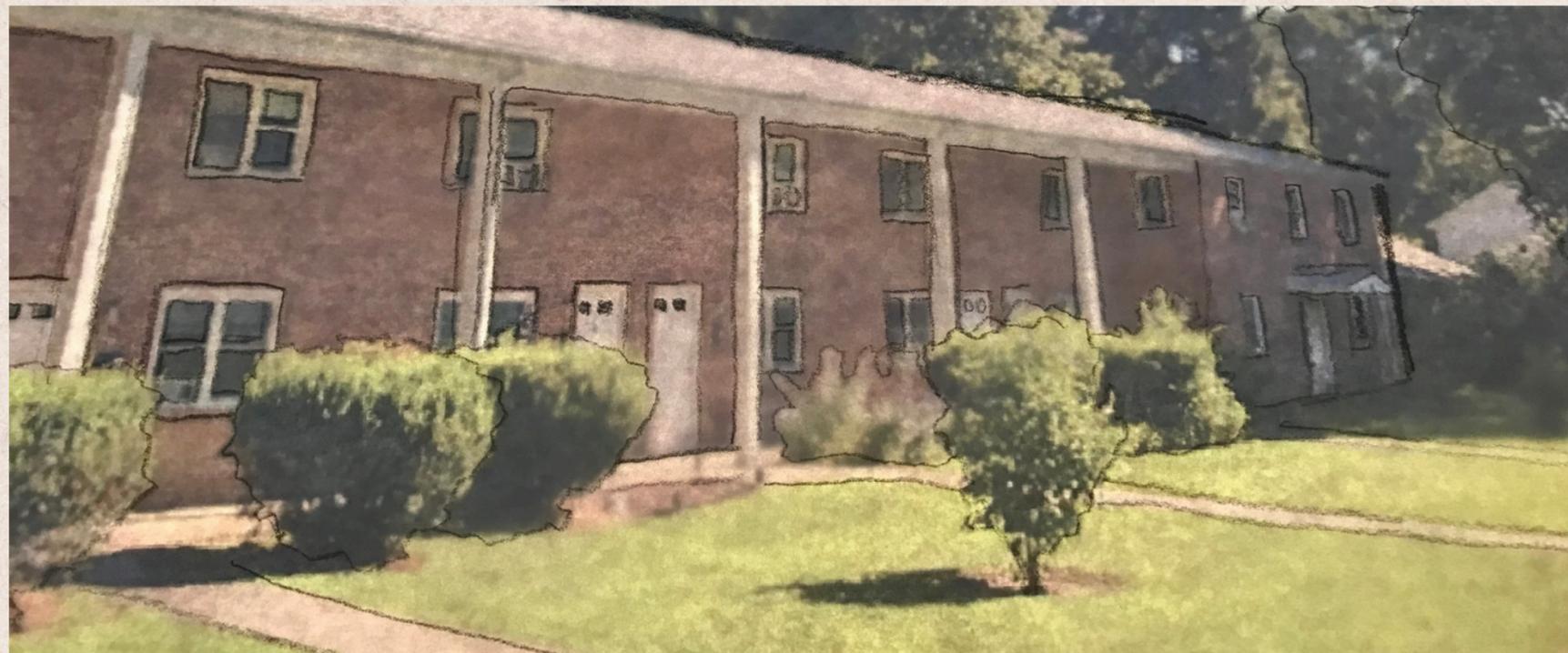
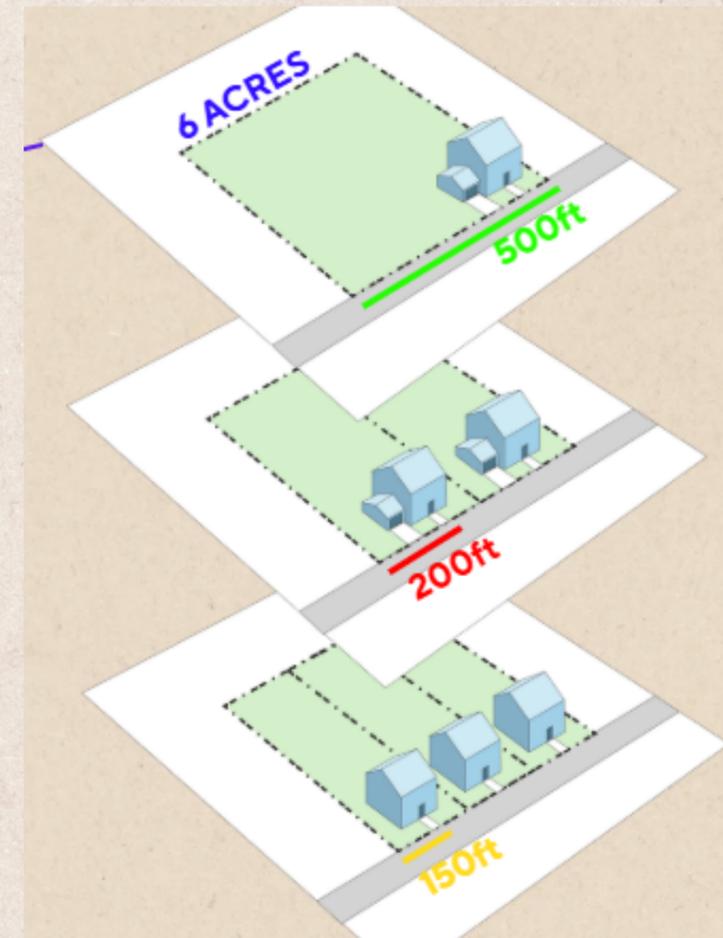
Darker = more suitable

Green = not suitable



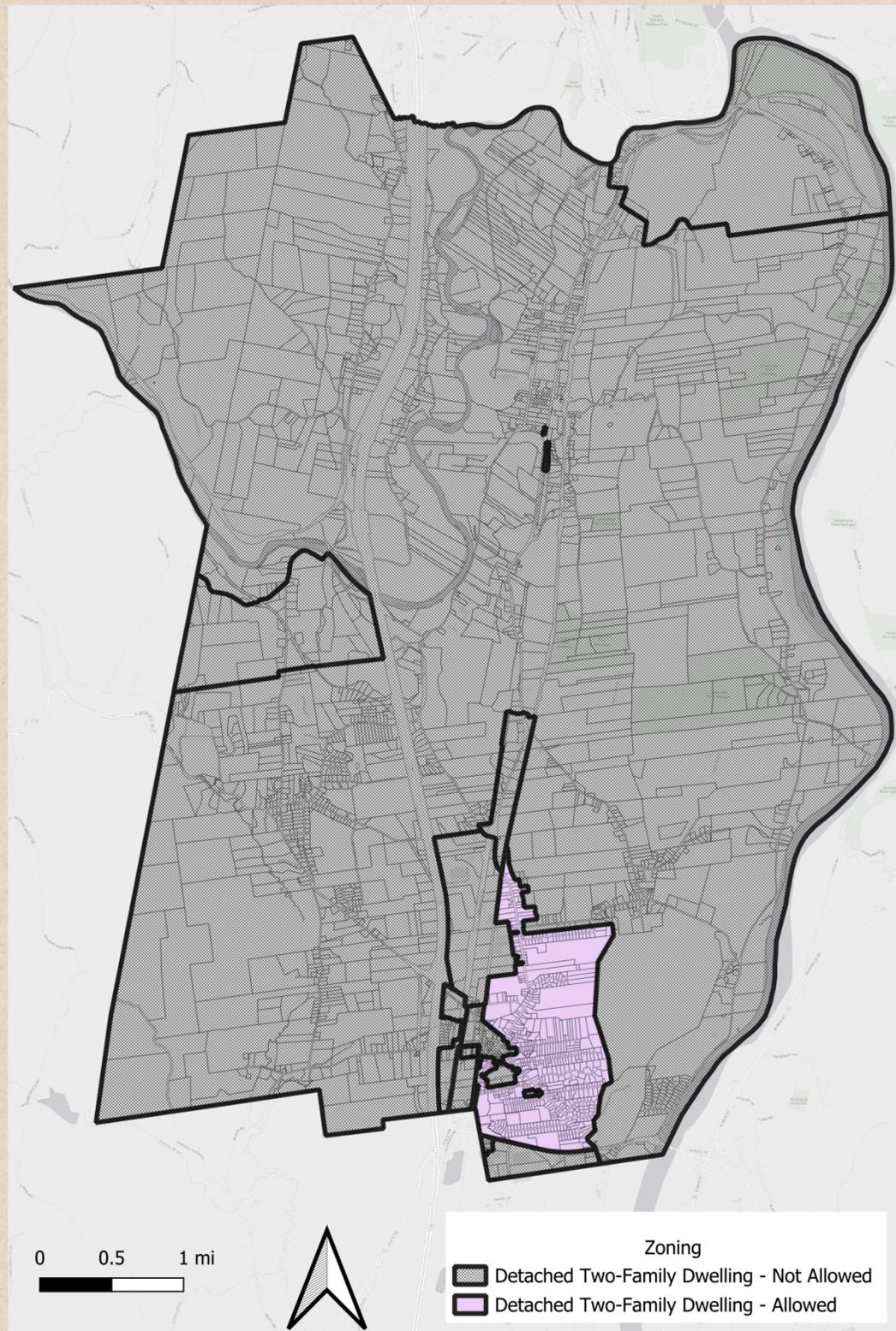
# Tools

- Allowing more housing types
- Reducing minimum lot size
- Reducing frontage minimum
- Four homes per acre scenario
- Townhouses in CVRD
- Mixed-use housing in the commercial districts

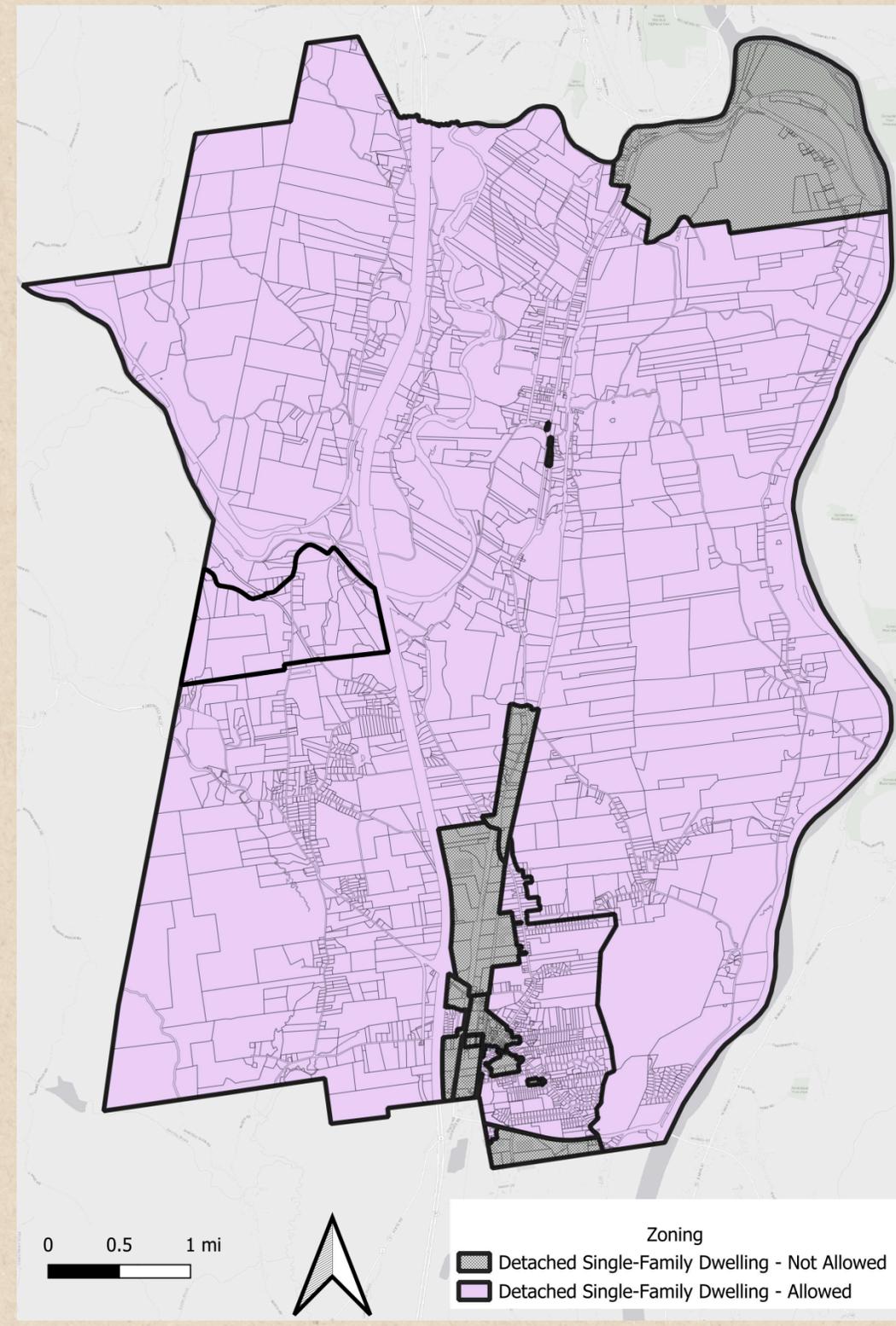


# Tool - Allowing More Housing Types

If zoning is changed to allow for **two-family housing by right** in the **Residential-Agricultural district**, that can create more housing without changing the footprint of most structures.



Two-Family Housing (Currently)



Two-Family Housing (Proposed)

# Tool - Allowing More Housing Types



If Deerfield re-zones the CVRD, the Small Business District, and the EPD to allow for **multi-family homes by right**, it will increase density in the most **walkable** area **closest to town resources** like **schools, town hall**, the **library**, and **transit**.

Special permits are a **real barrier** for **developers**

# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Min Lot Size

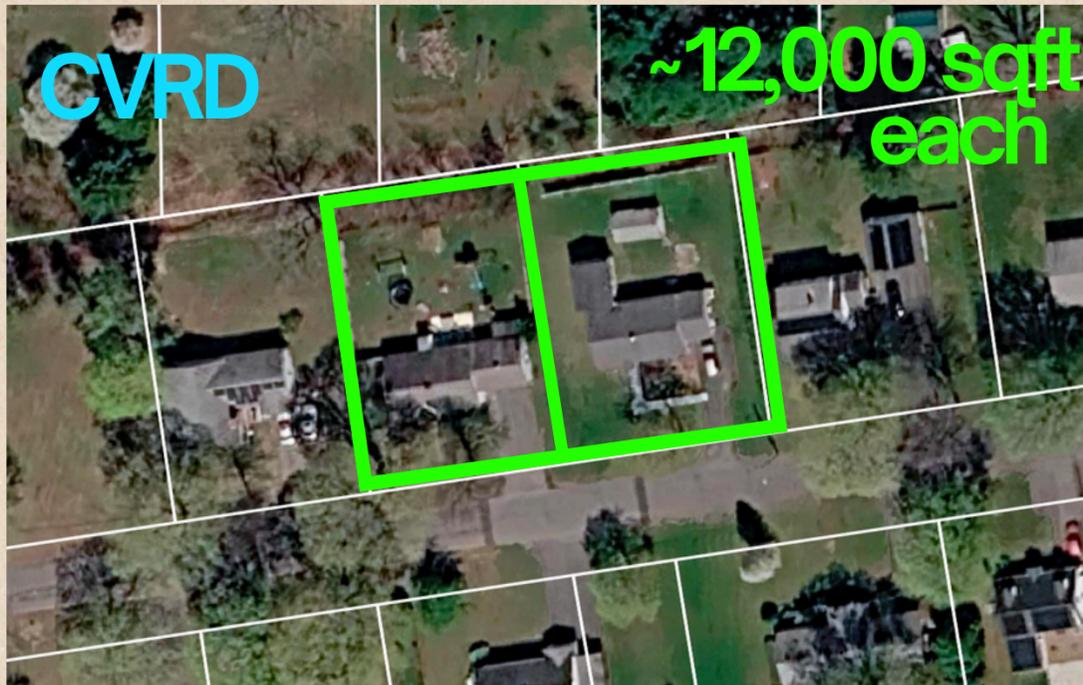
Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD
MINIMUM LOT SIZE (x 1000 square feet) <sup>1, 10</sup>	60	12 <sup>2</sup>	15	30	80	80	-
FRONTAGE (feet) <sup>7, 9</sup>	200	100 <sup>2</sup>	125	200	200	200	-
FRONT SETBACK (feet) <sup>3, 8</sup>	30	30	20	50	40	50 <sup>4</sup>	-
REAR YARD (feet) <sup>8</sup>	10	10	10	25	25	25 <sup>5</sup>	-
SIDE YARD (feet) <sup>8</sup>	10	10	10	25	25	25 <sup>5</sup>	-
PERIMETER SETBACK							25
MINIMUM LOT WIDTH (feet) <sup>6</sup>	100	50	62.5	100	100	100	-
MAX. BUILDING HEIGHT (feet)	35	35	35	35	35	35	48

- 2
- increases by 25% for two-family
  - increases by 50% for multi family



# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Min Lot Size



**Residential**

- Single Family
- Condominium
- Two-Family
- Three-Family

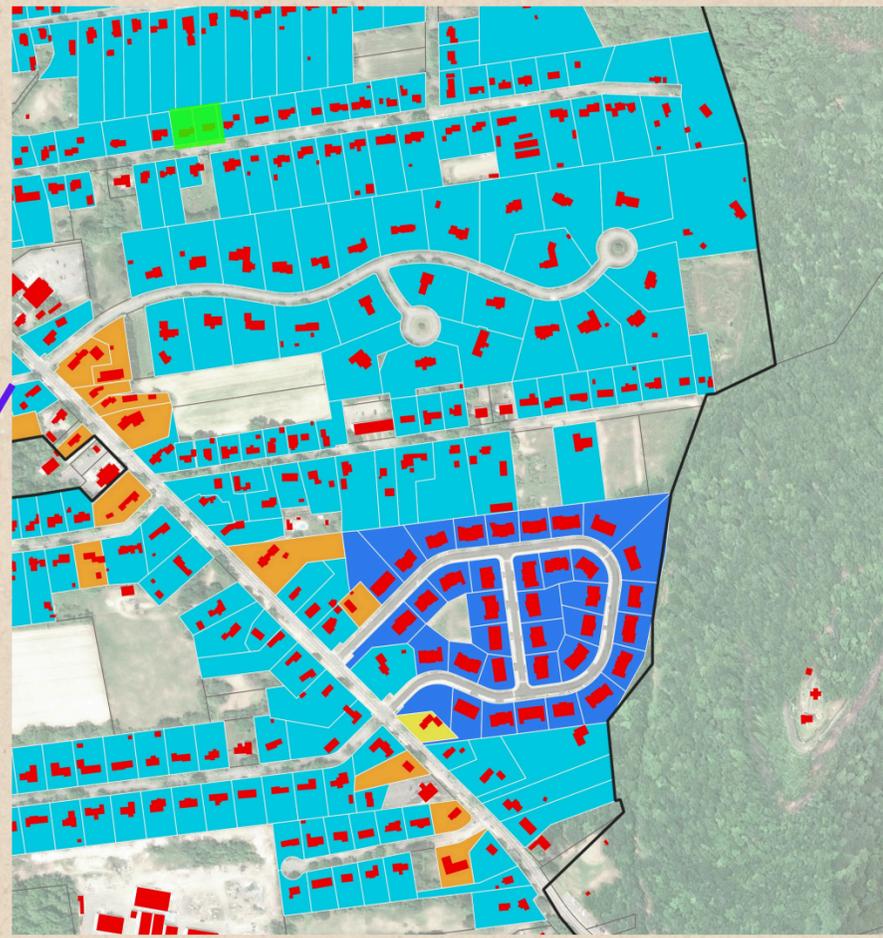
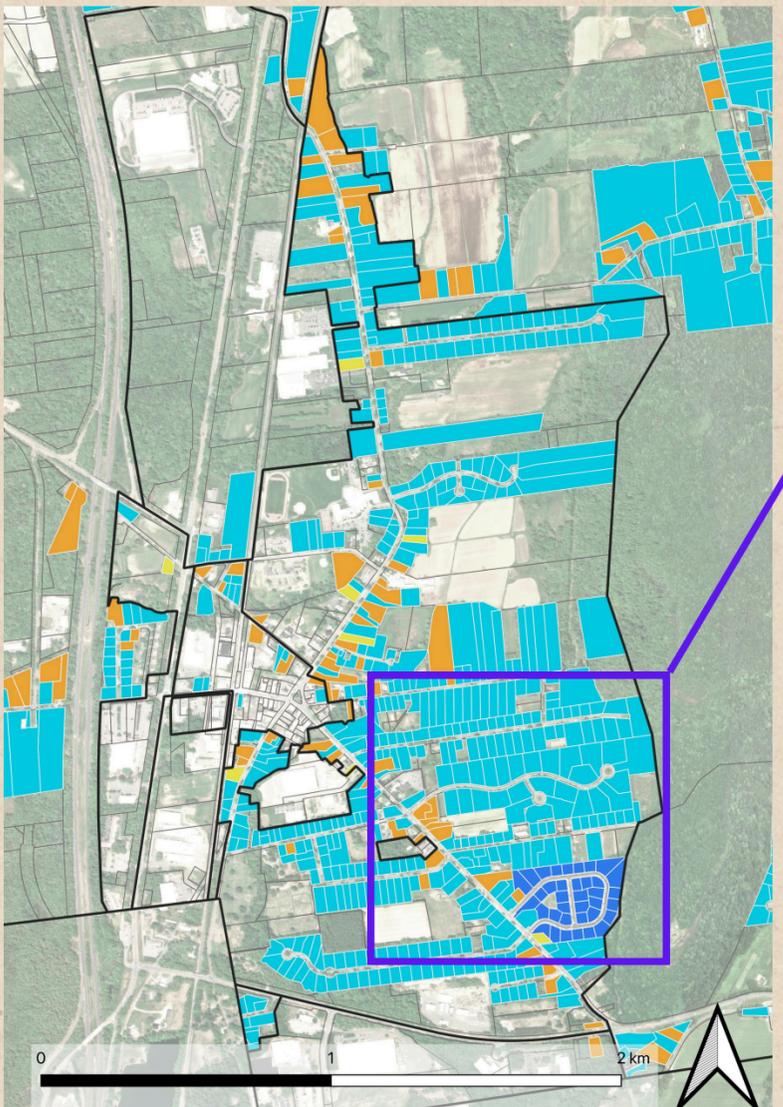
Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD
MINIMUM LOT SIZE (x 1000 square feet) <sup>1, 10</sup>	60	12 <sup>2</sup>	15	30	80	80	-
FRONTAGE (feet) <sup>7, 9</sup>	200	100 <sup>2</sup>	125	200	200	200	-
FRONT SETBACK (feet) <sup>3, 8</sup>	30	30	20	50	40	50 <sup>4</sup>	-
REAR YARD (feet) <sup>8</sup>	10	10	10	25	25	25 <sup>5</sup>	-
SIDE YARD (feet) <sup>8</sup>	10	10	10	25	25	25 <sup>5</sup>	-
PERIMETER SETBACK							25
MINIMUM LOT WIDTH (feet) <sup>6</sup>	100	50	62.5	100	100	100	-
MAX. BUILDING HEIGHT (feet)	35	35	35	35	35	35	48

- 2
- increases by 25% for two-family
  - increases by 50% for multi family

**Current Minimum Lot Size for:**

- single, 12,000sqft
- two, 15,000sqft
- multi, 18,000sqft

Even if more housing types are legally allowed by right in CVR, **min lot size make parcels too small to build duplex/triplex**



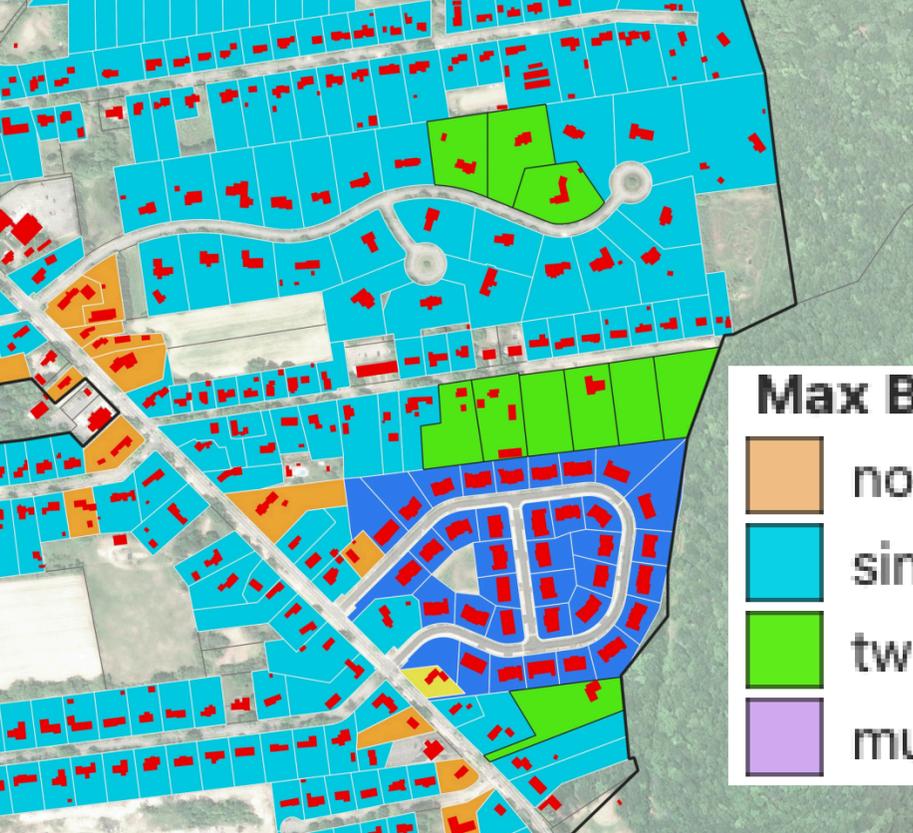
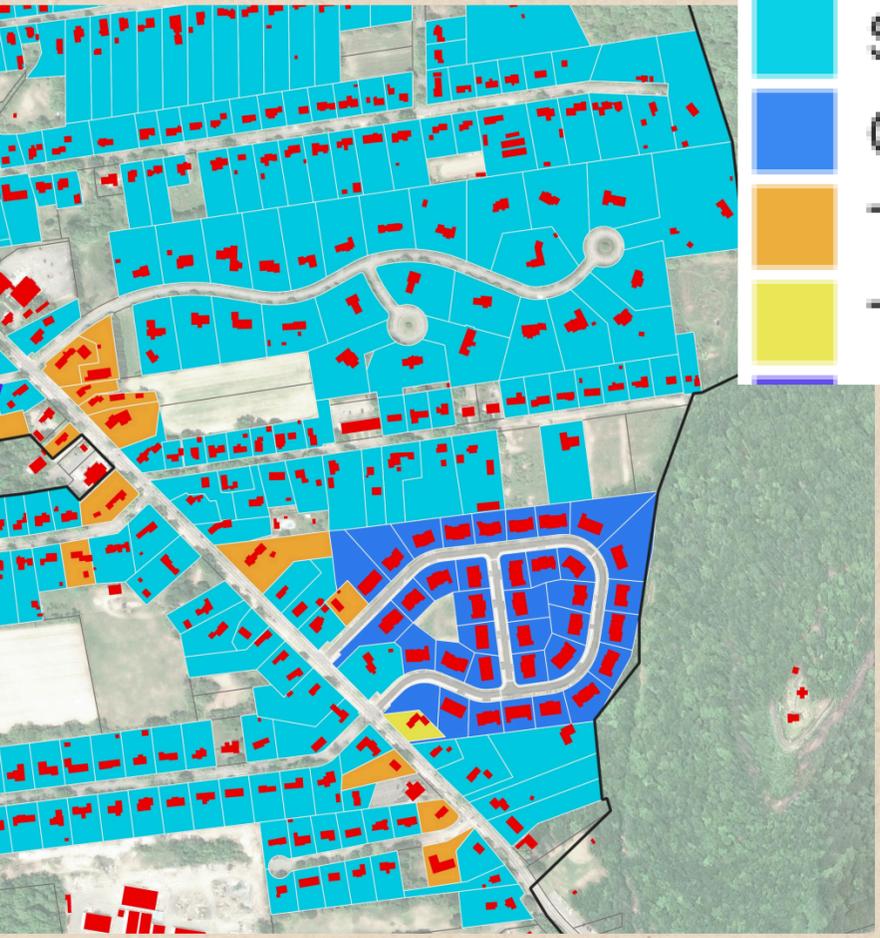
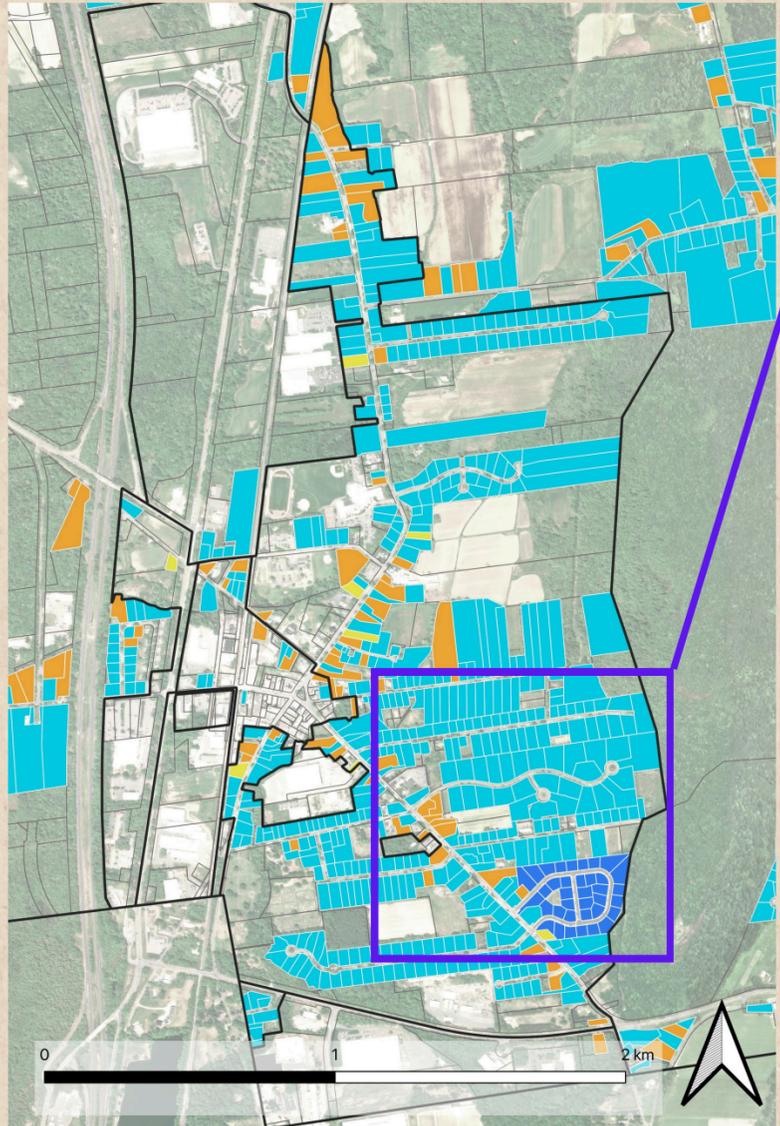
# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Min Lot Size

Even if more housing types are legally allowed by right in CVR, **min lot size make parcels too small to build duplex/triplex**

### A FRCOG Recommendation and HCC Best Practice:

- Consider if duplexes shared the same minimum lot size dimensions as single family



**Residential**

- Single Family
- Condominium
- Two-Family
- Three-Family

**Max Build Type**

- none
- single family
- two family
- multi family

# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Frontage

**Frontage:** width of a parcel along a public road

Principal Use	RA	CVRD	C-I	C-II	I	PI	EPD
MINIMUM LOT SIZE (x 1000 square feet) <sup>1, 10</sup>	60	12 <sup>2</sup>	15	30	80	80	-
FRONTAGE (feet) <sup>7, 9</sup>	200	100 <sup>2</sup>	125	200	200	200	-
FRONT SETBACK (feet) <sup>3, 8</sup>	30	30	20	50	40	50 <sup>4</sup>	-
REAR YARD (feet) <sup>8</sup>	10	10	10	25	25	25 <sup>5</sup>	-
SIDE YARD (feet) <sup>8</sup>	10	10	10	25	25	25 <sup>5</sup>	-
PERIMETER SETBACK							25
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MAX. BUILDING HEIGHT (feet)	35	35	35	35	35	35	48

- lots below the minimum are typical in urban or clustered village centers
  - but exists for large lots, too!



# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Frontage

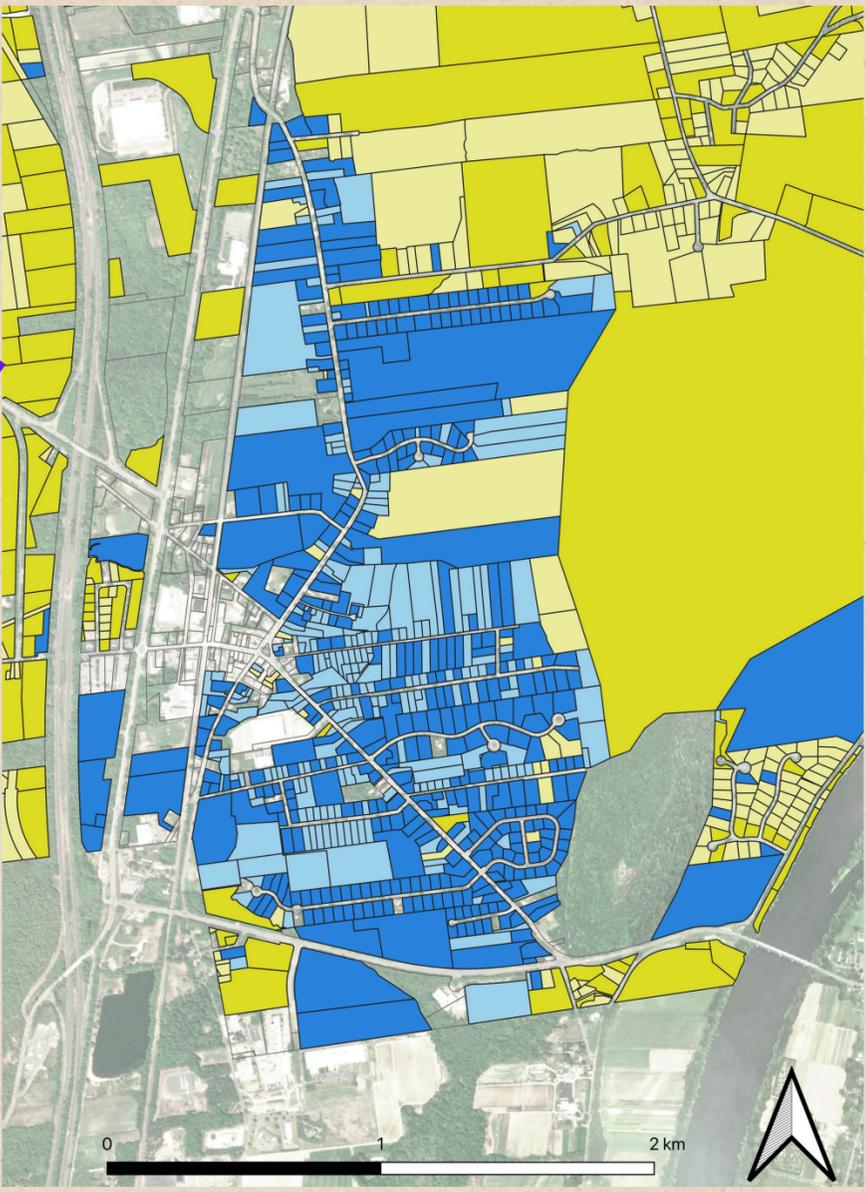
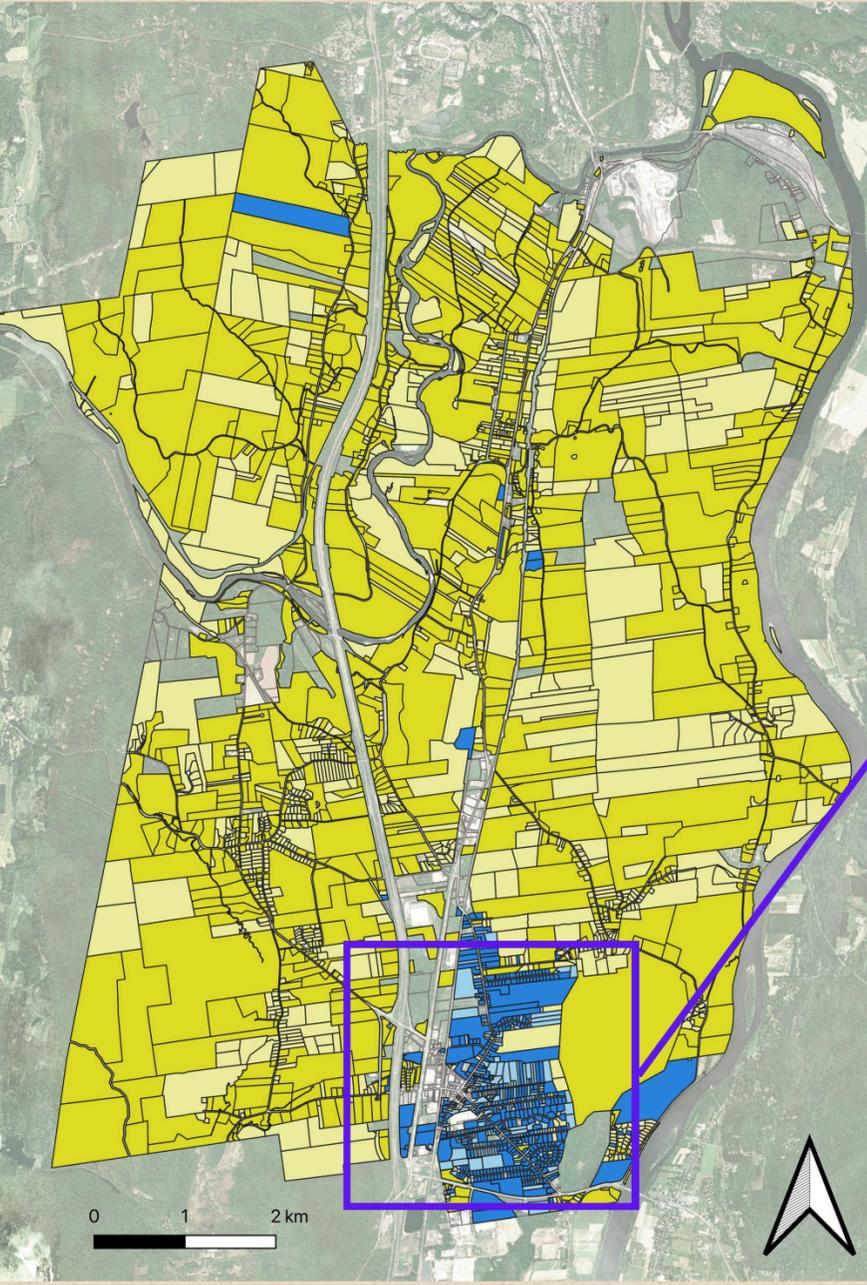
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\*The current state of this map is very limited  
 \*\*In the future, we hope to provide percentages

- **Limitation:** Frontage can be a legal constraint to development
- **Opportunity:** Larger parcels could be subdivided
  - 6-acre RA lot w/ frontage of 500ft
    - current 200ft, 2 lots
    - if reduced to 150ft, 3 lots
- **Opportunity:** Small/irregular parcels could have additional units
  - Two adjacent 100ft wide parcels in CVRD
    - current, only single-family
    - if reduced, could allow a duplex

Above/Below Frontage Min for Each District

Below CVR  
 Above CVR  
 Below RA  
 Above RA  
 Zoning District Outline



# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Frontage

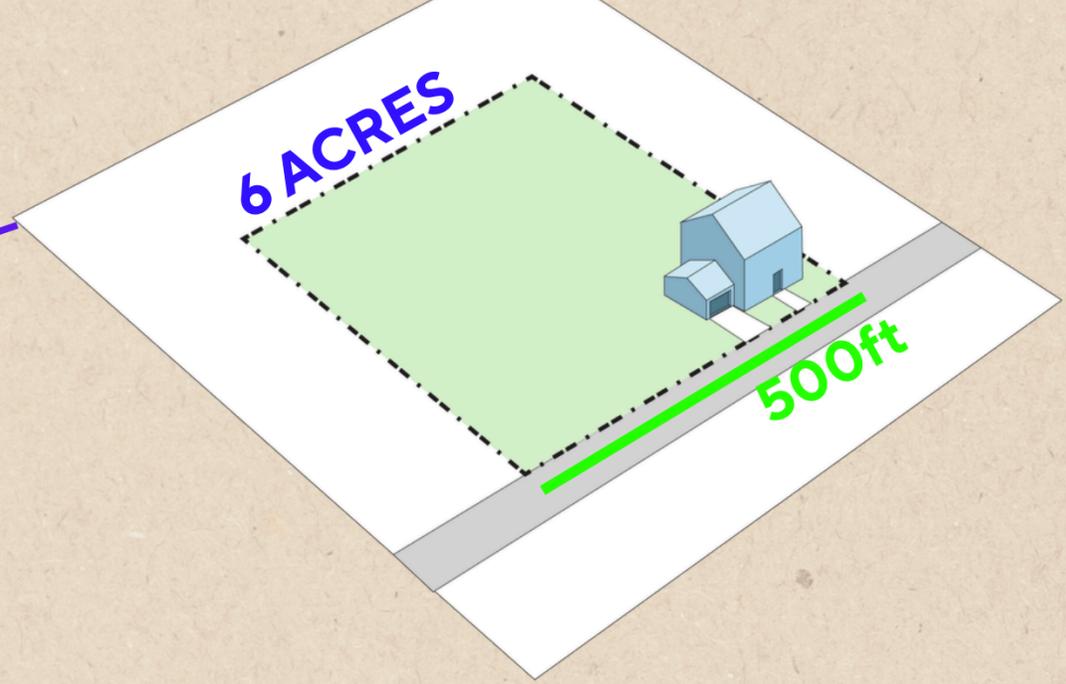
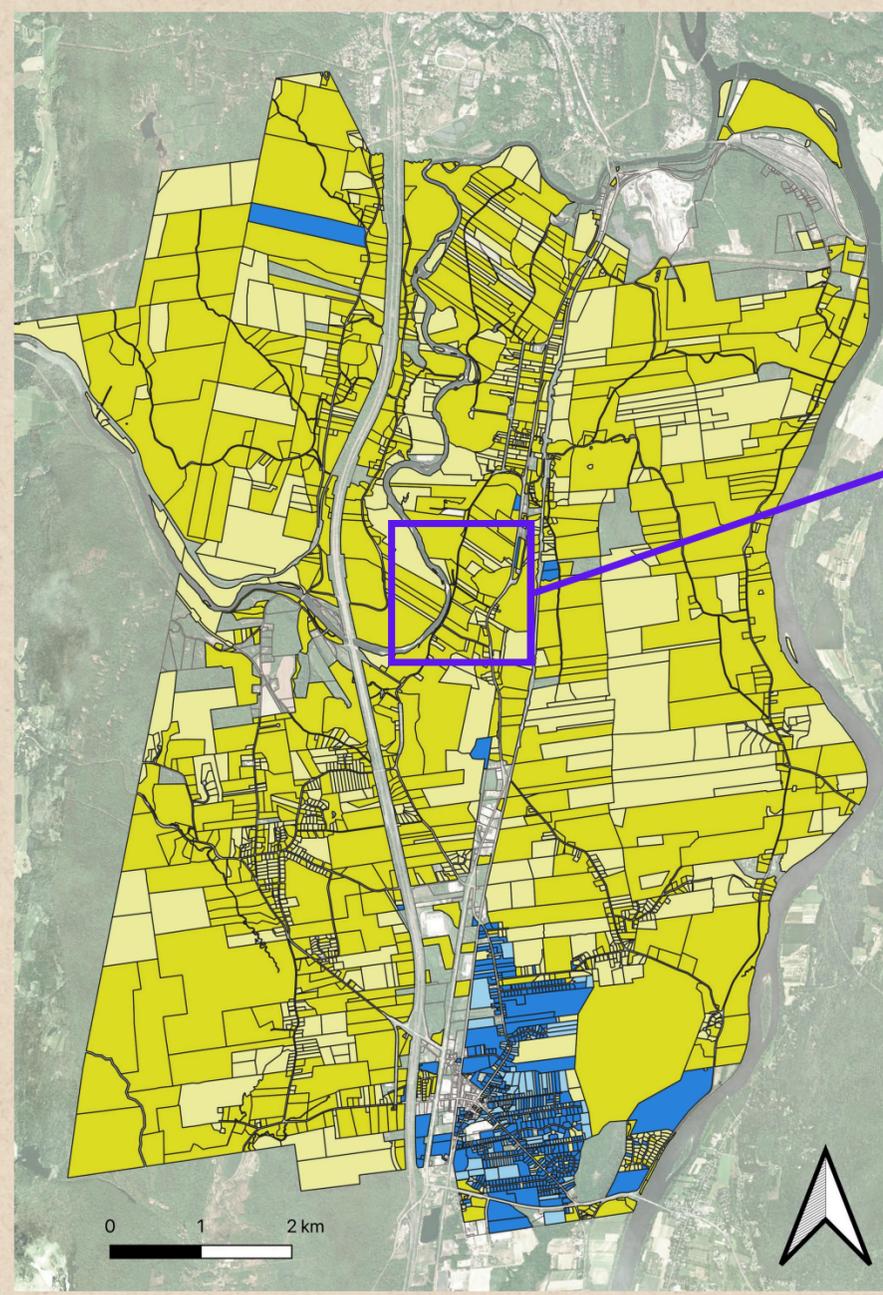
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### Above/Below Frontage Min for Each District

Below CVR  
 Above CVR  
 Below RA  
 Above RA  
 Zoning District Outline



# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Frontage

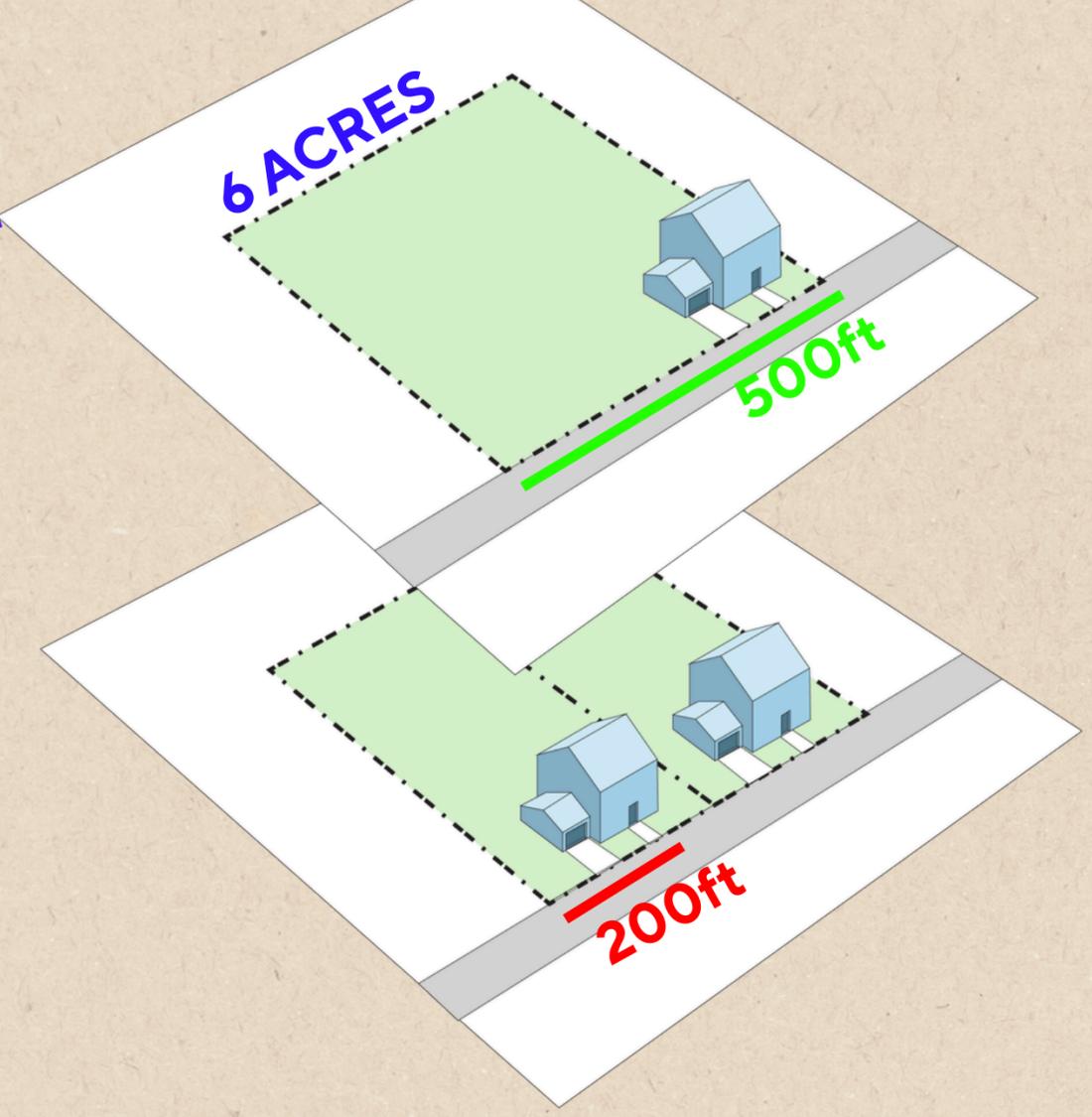
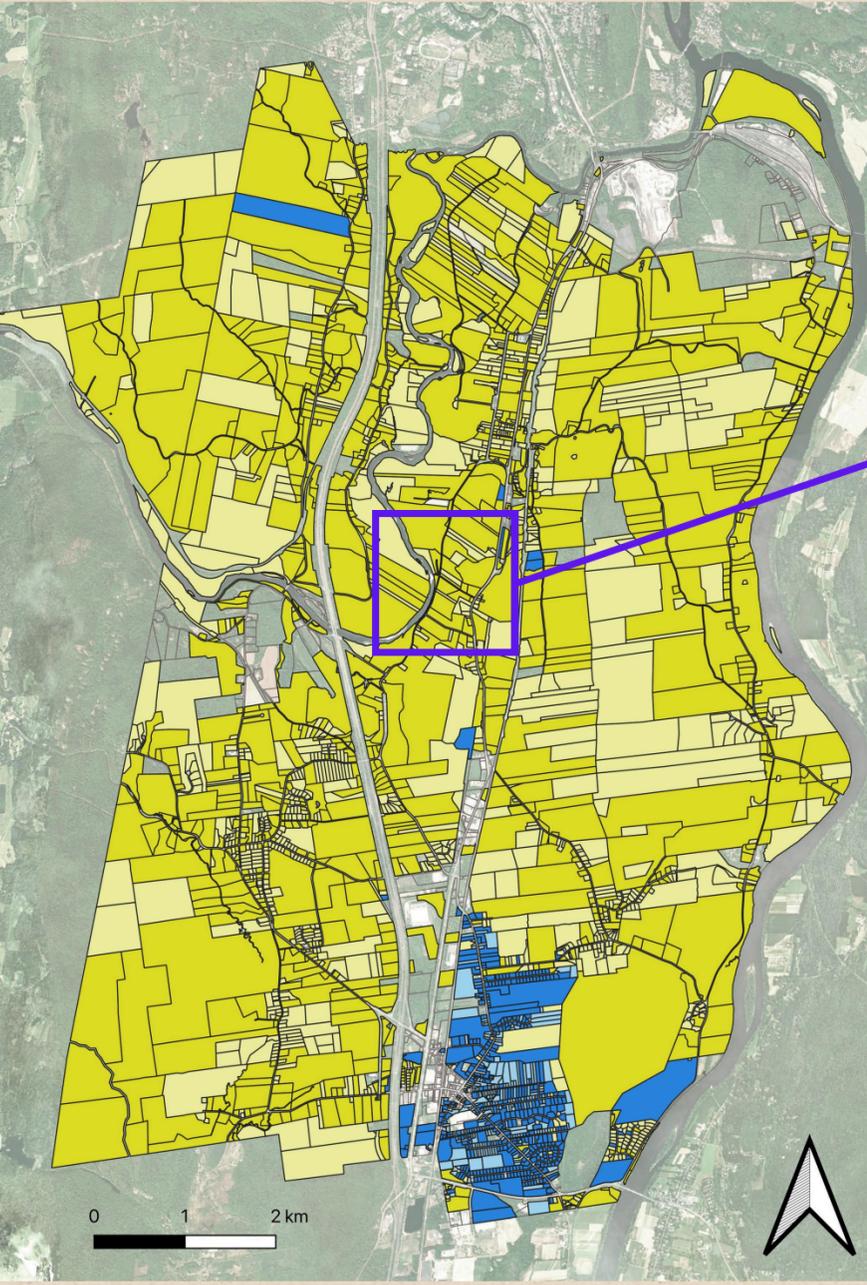
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Below CVR  
 Above CVR  
 Below RA  
 Above RA  
 Zoning District Outline



# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Frontage

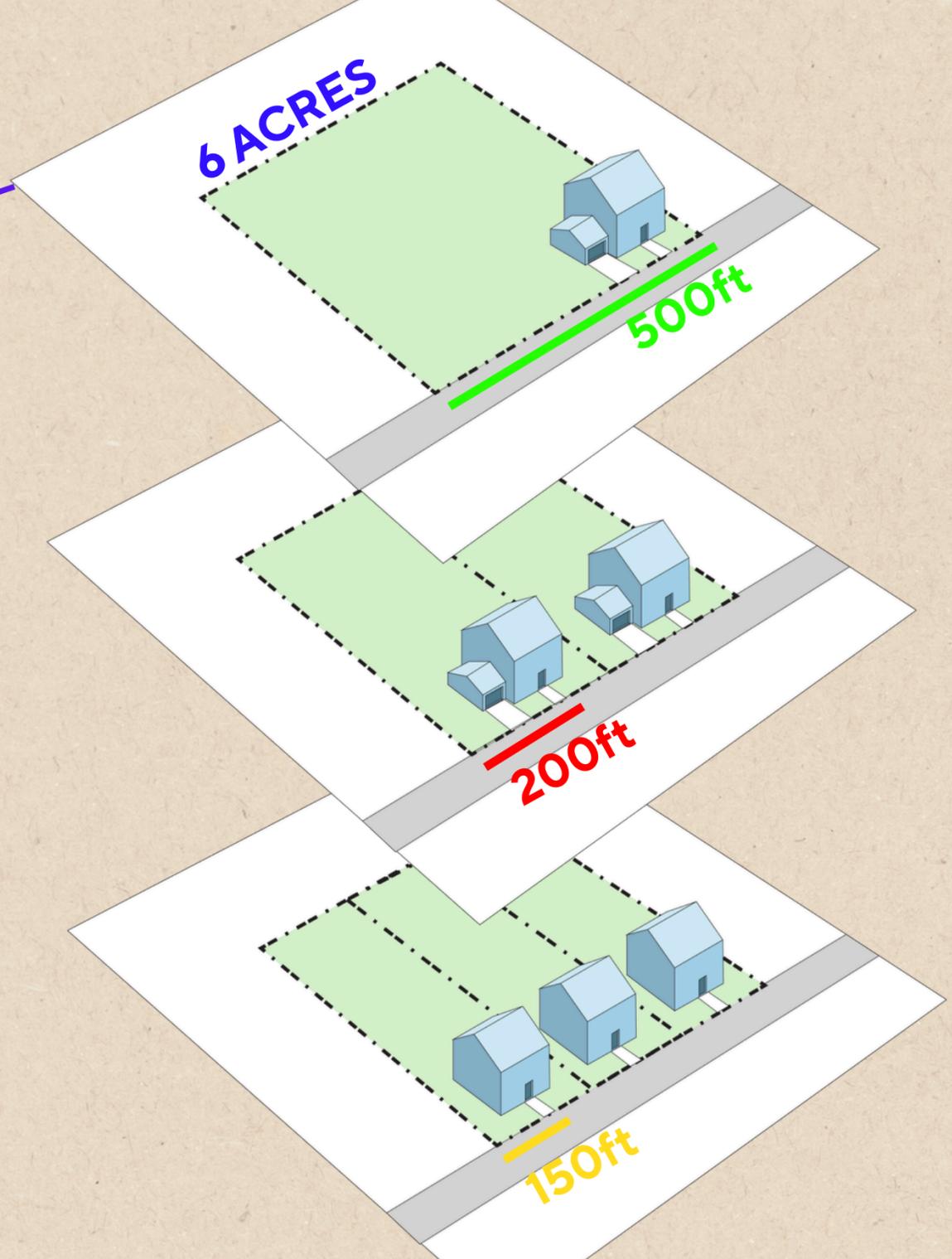
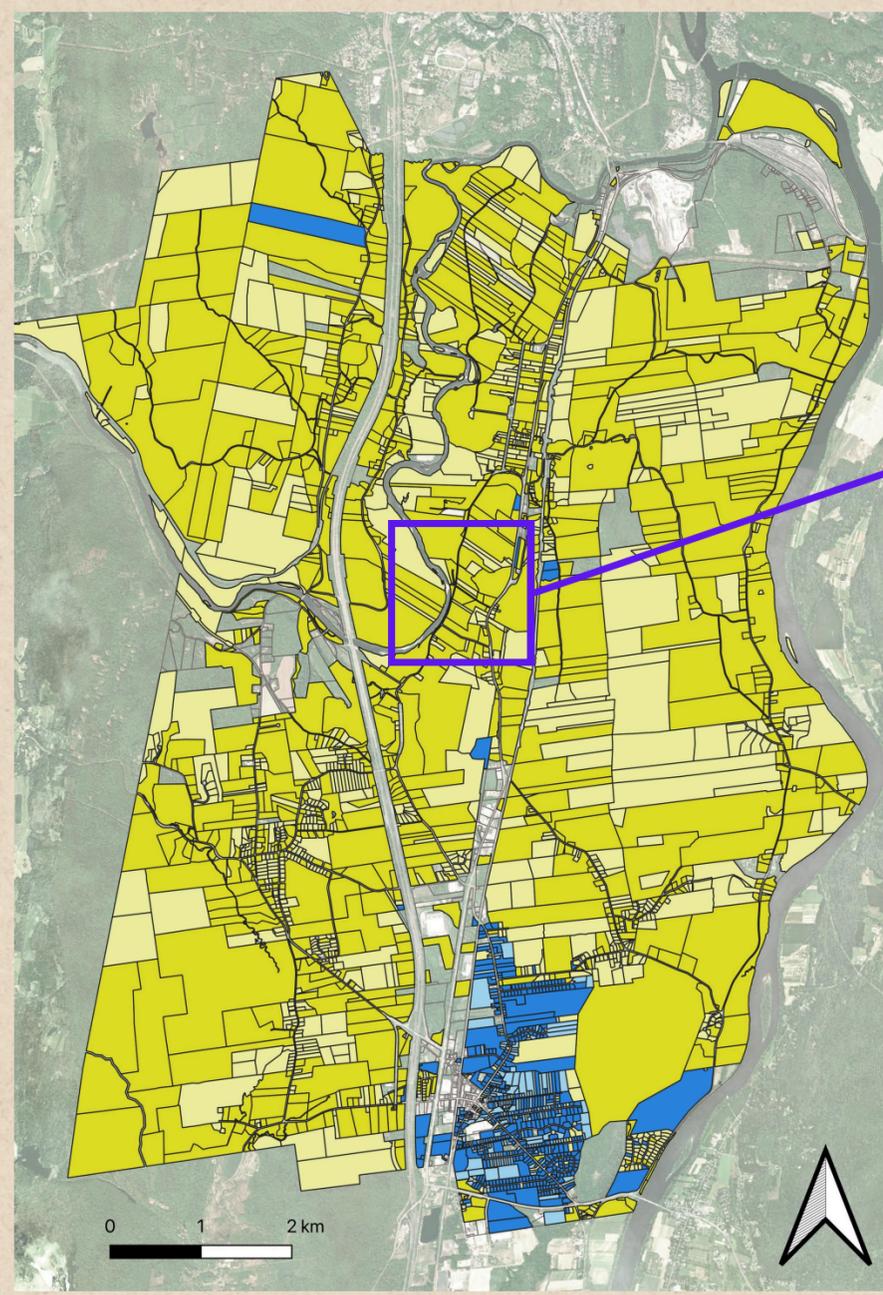
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Below CVR  
 Above CVR  
 Below RA  
 Above RA  
 Zoning District Outline



# HCC Best Practices and FRCOG Recommendations

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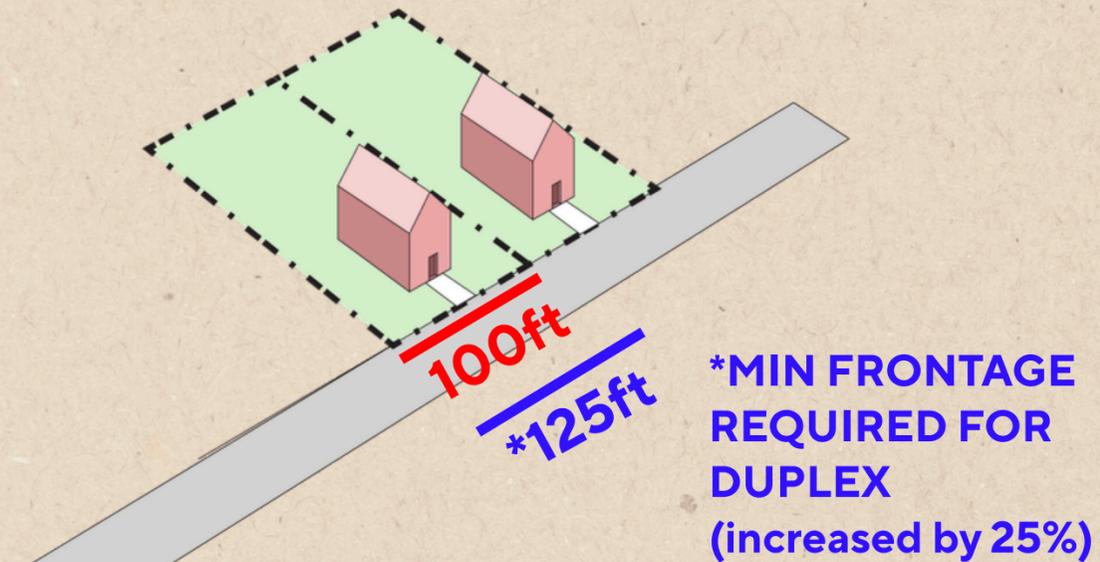
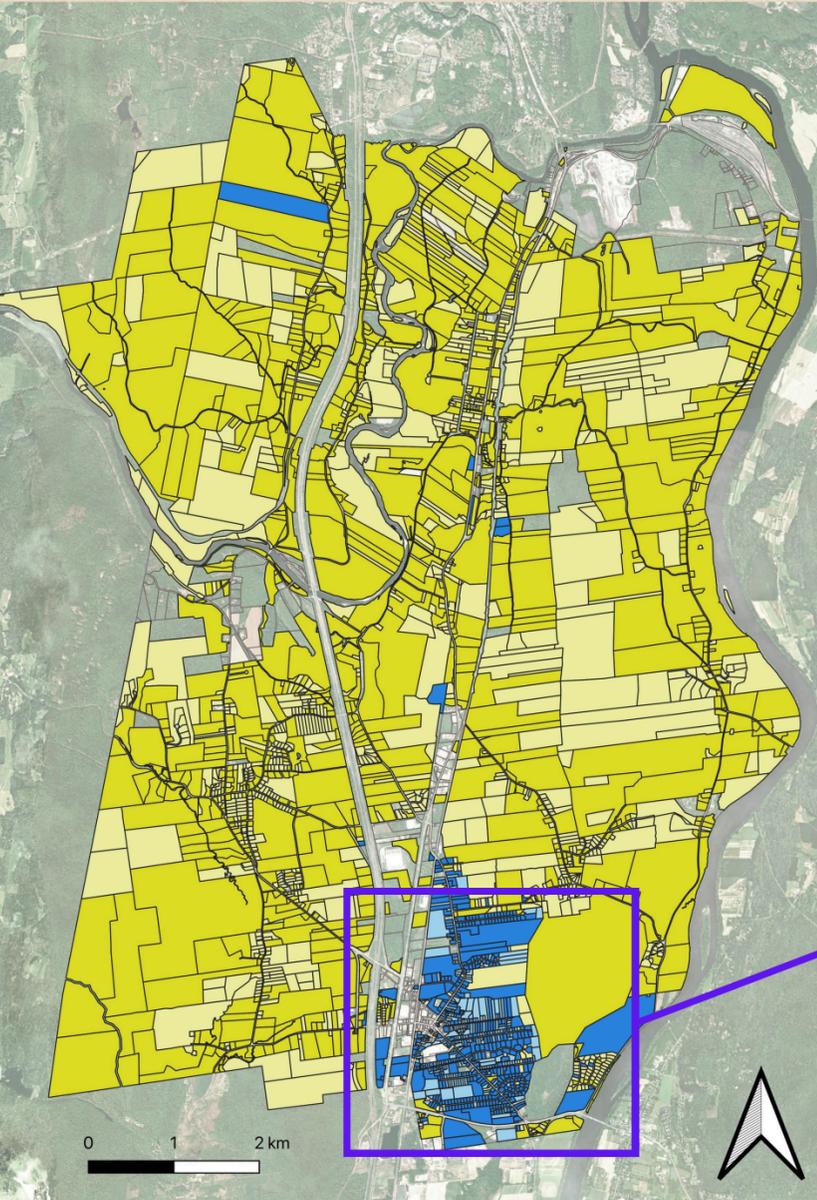
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Above/Below Frontage Min for Each District

Below CVR  
 Above CVR  
 Below RA  
 Above RA  
 Zoning District Outline



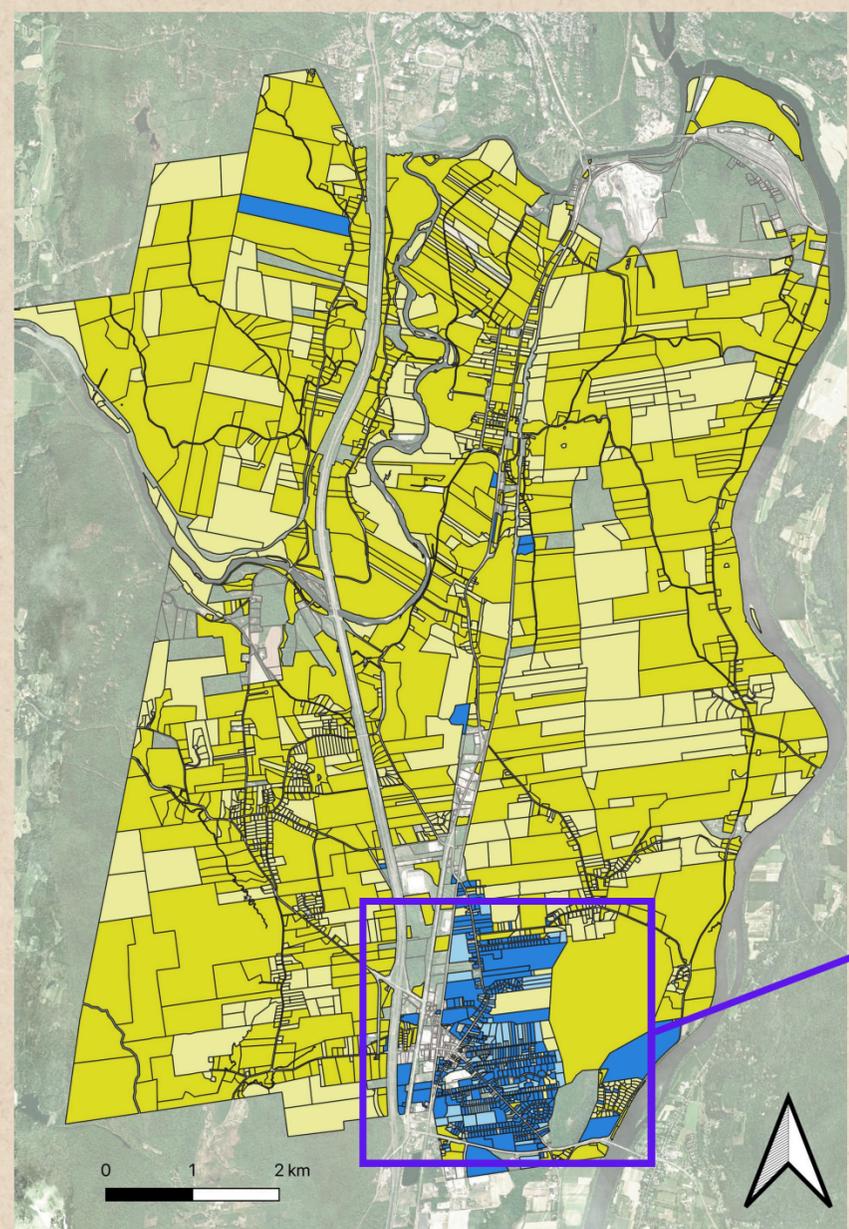
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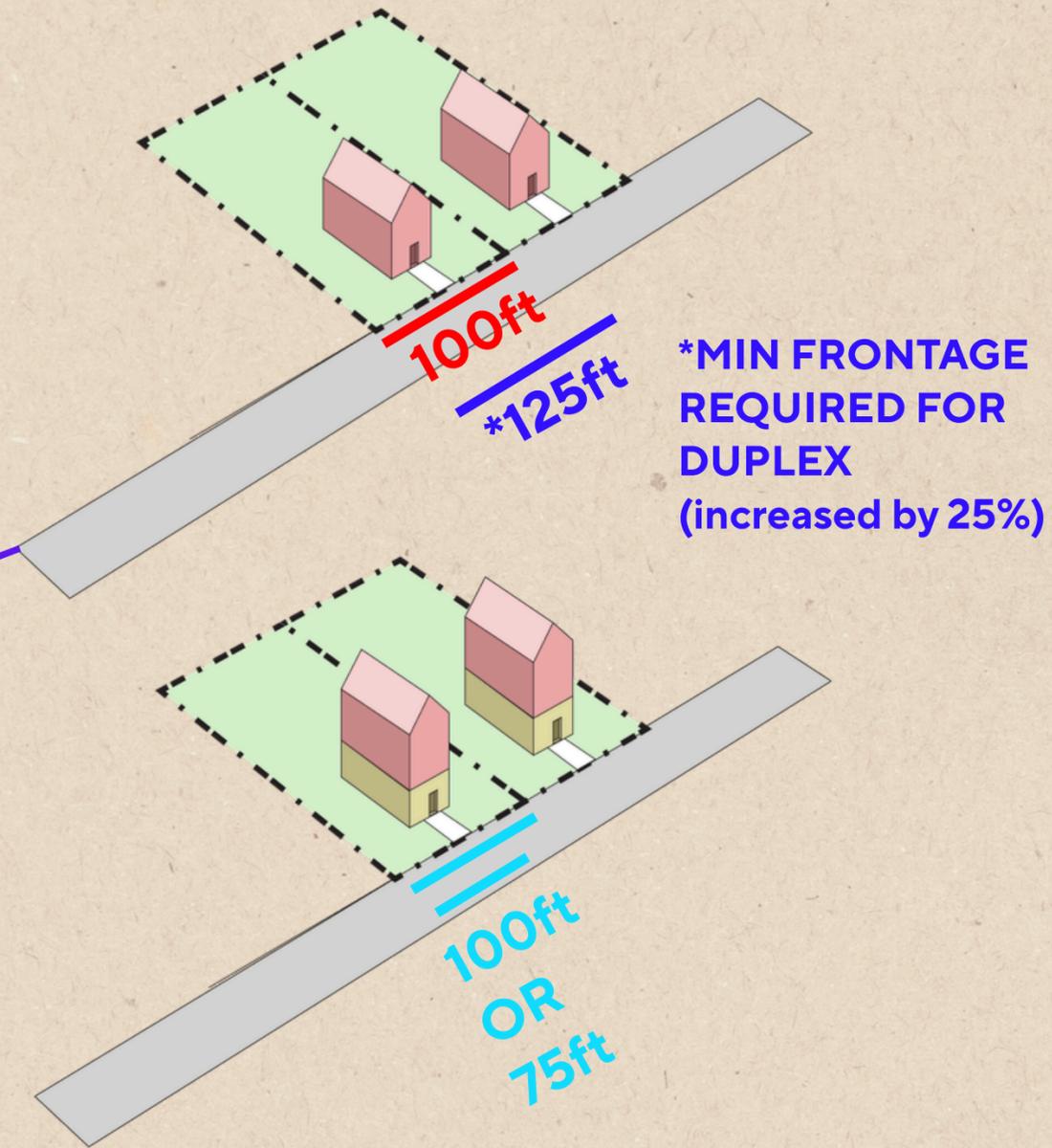
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Above/Below Frontage Min for Each District

Below CVR      Below RA  
 Above CVR      Above RA  
 Zoning District Outline



# HCC Best Practices and FRCOG Recommendations

## Tool Reducing Frontage

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Across Deerfield, particularly in RA district, speculated that parcels are far over the minimum frontage length.

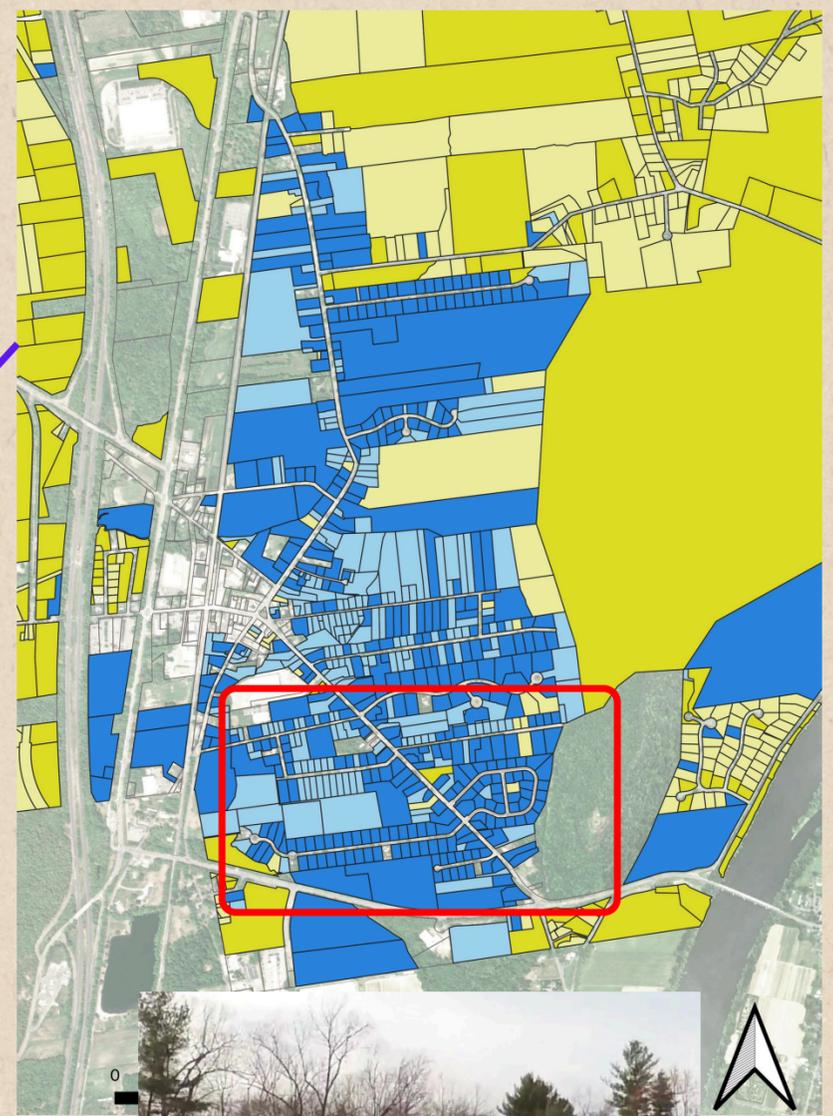
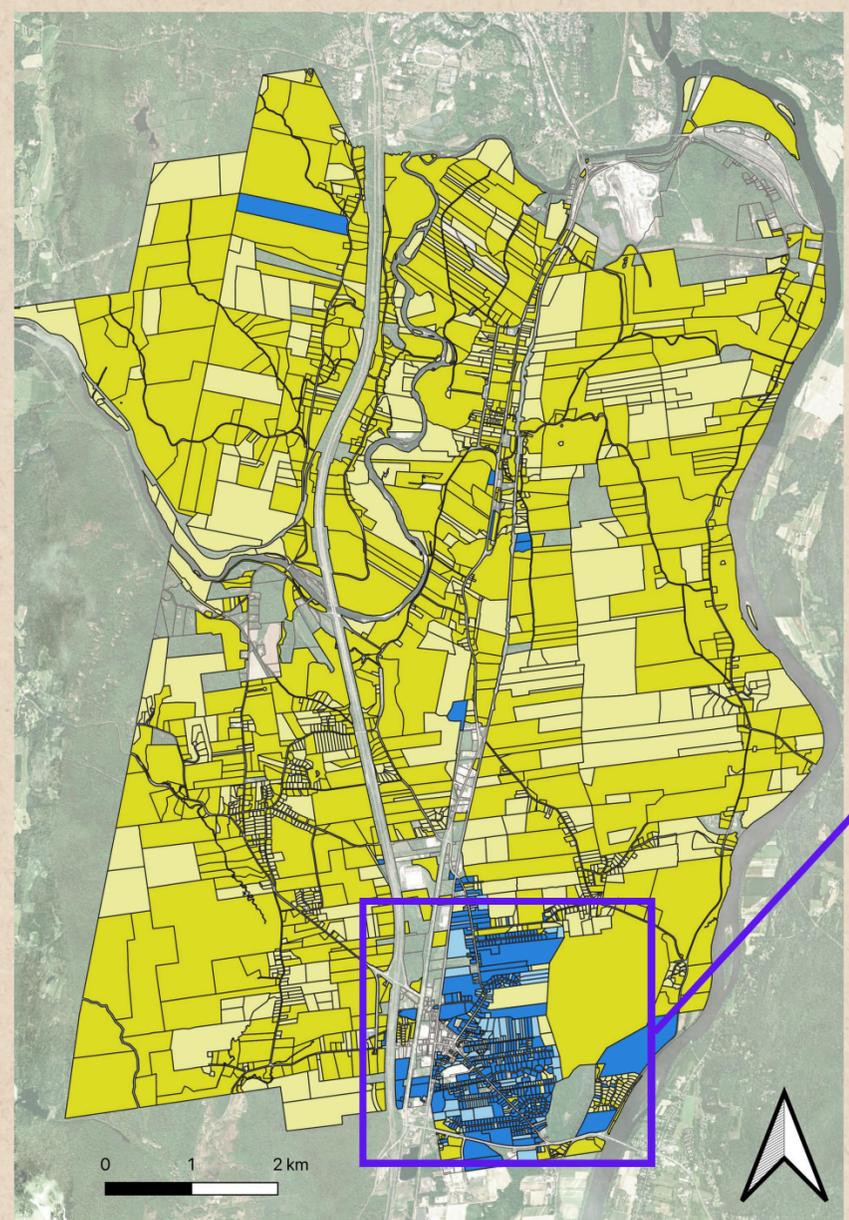
Missed opportunity for additional housing!

### FRCOG and HCC Recommendations:

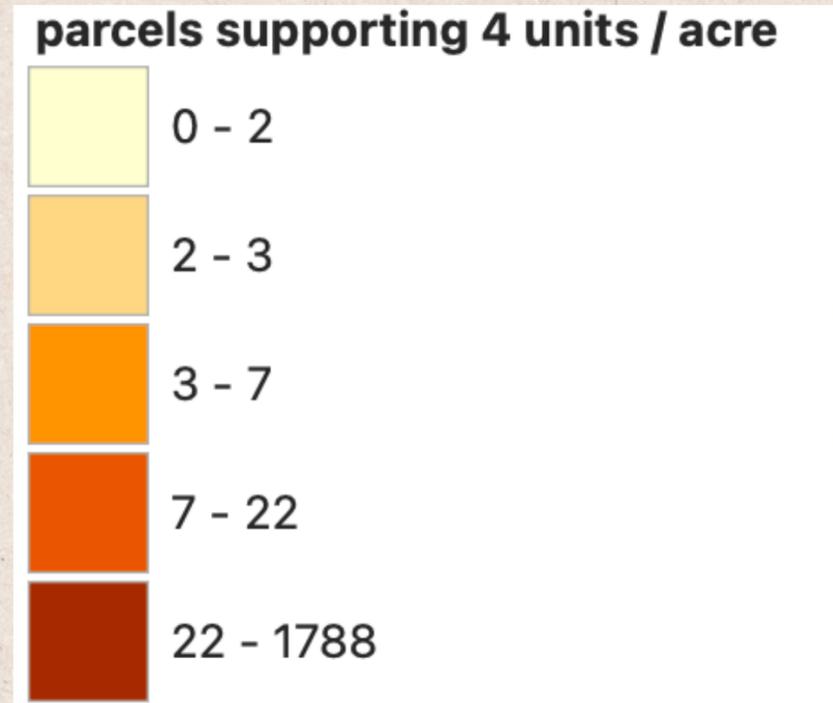
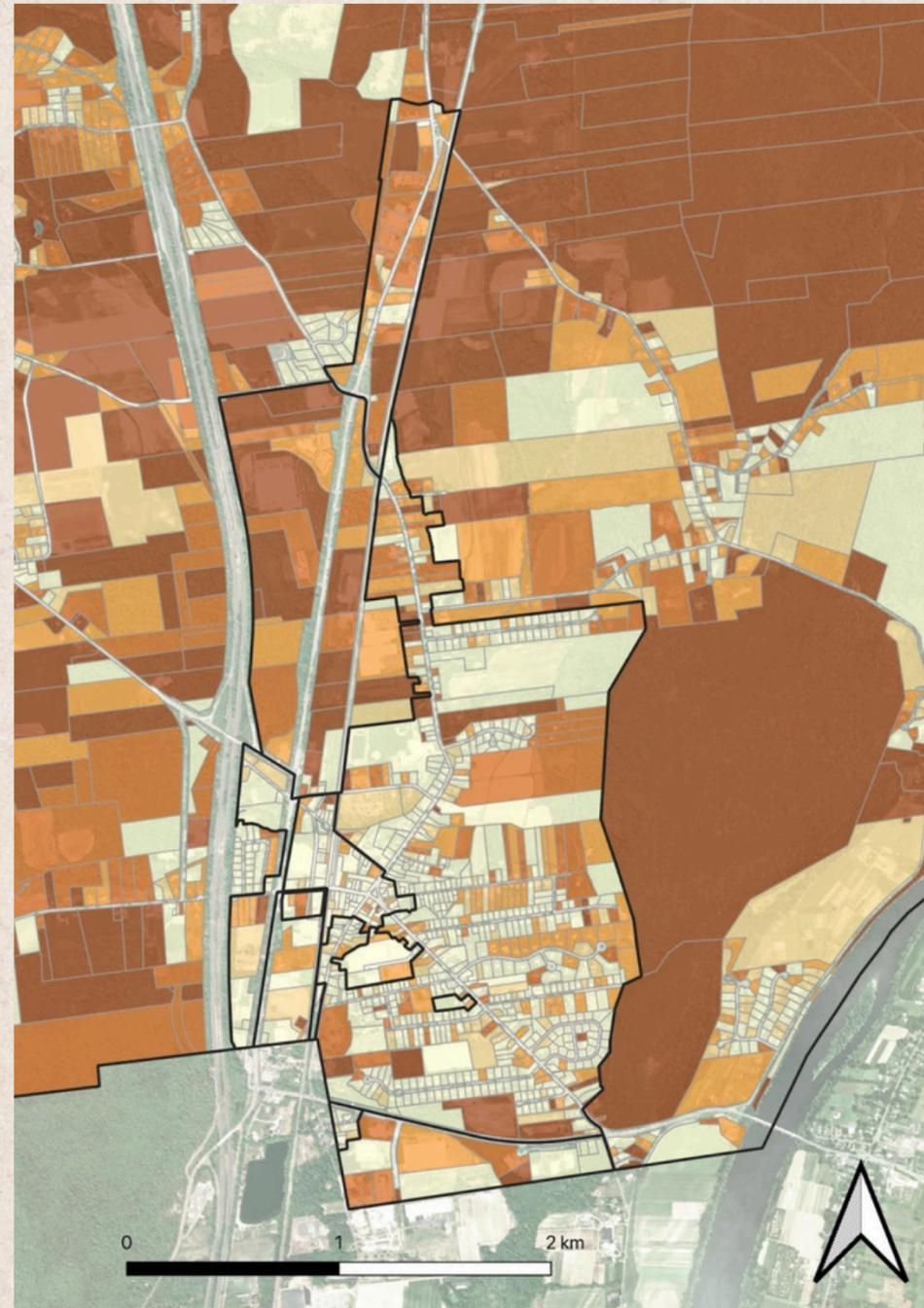
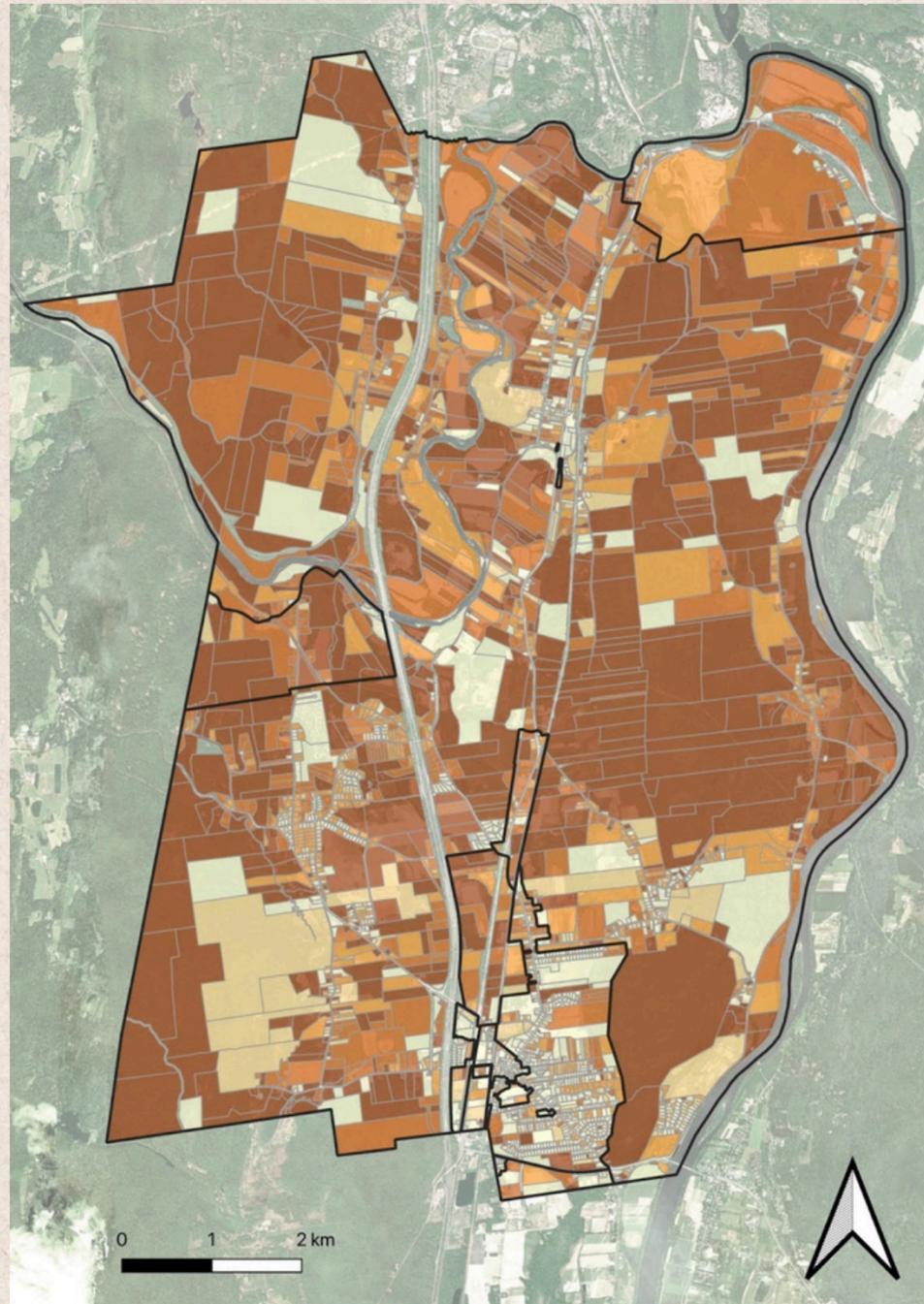
- Consider if frontage was reduced to 75 for CVR district?
- Consider if residential parcels were subdivided in the RA district?

### Above/Below Frontage Min for Each District

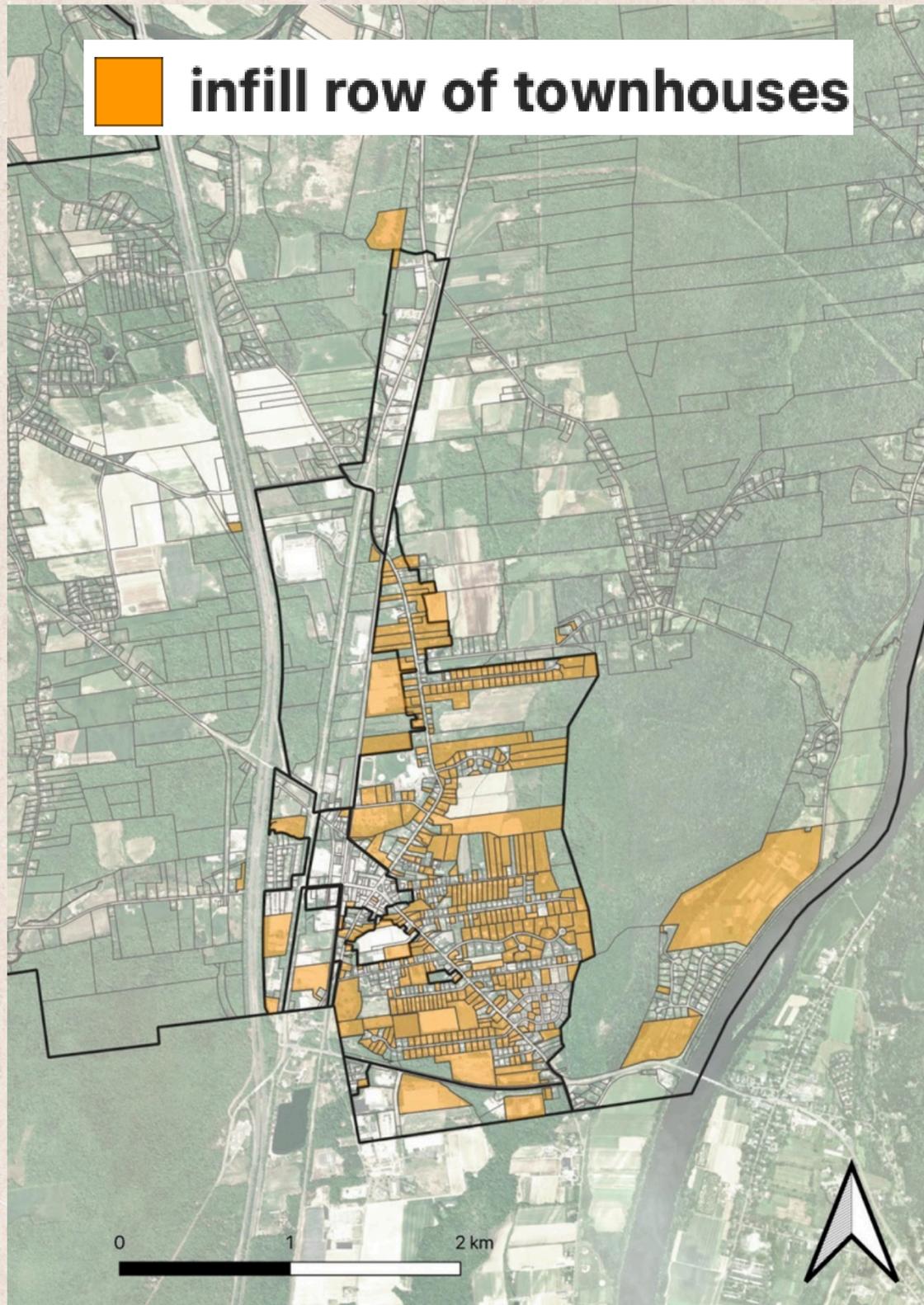
Below CVR    
  Below RA    
 CVR  
 Above CVR    
  Above RA    
 CVR  
 Zoning District Outline



# Four Homes per Acre



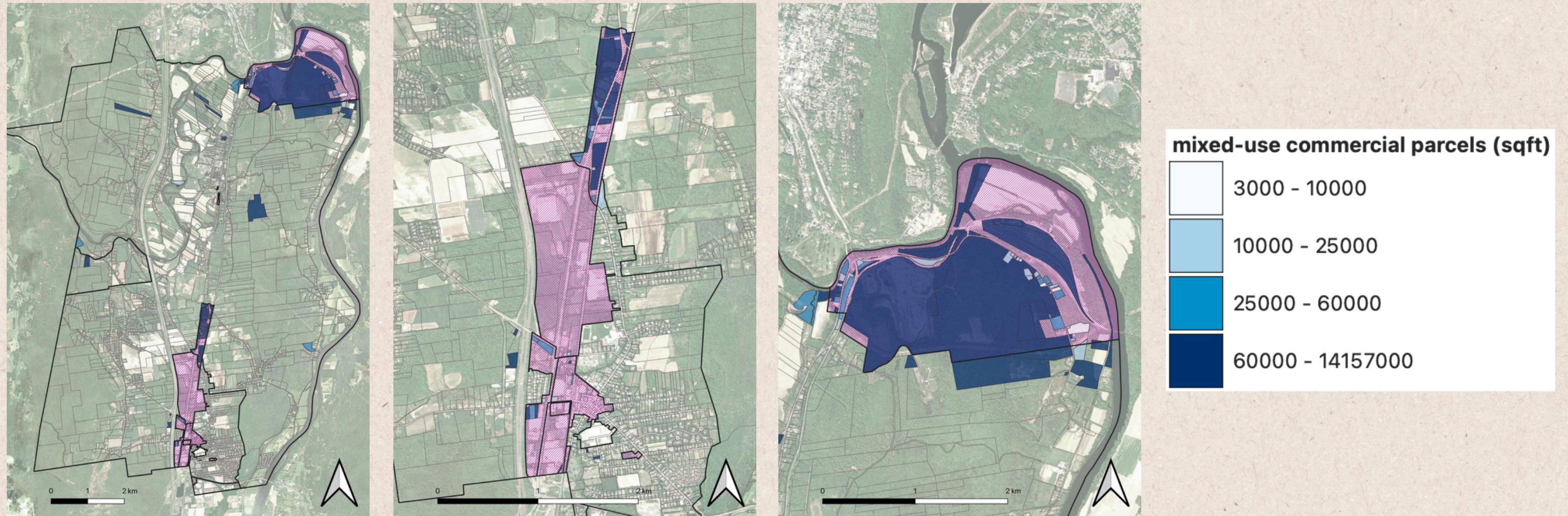
# Townhouses in CVRD



- Parcels that could fit a row of roughly 3-6 townhouses



# Mixed-Use Housing in Commercial Districts



Small parcels (3000-10000sqft) could support one or two units while medium parcels (10000-25000sqft) could support roughly three to eight units. The largest parcels are outliers, and may face constraints having to do with zoning, environmental, or infrastructure limitations. Since the current commercial minimum lot size is 125,000sqft, none of the smaller parcels would be developable under existing zoning. So there are opportunities for zoning changes that could allow smaller-scale mixed use housing.

# ADUs

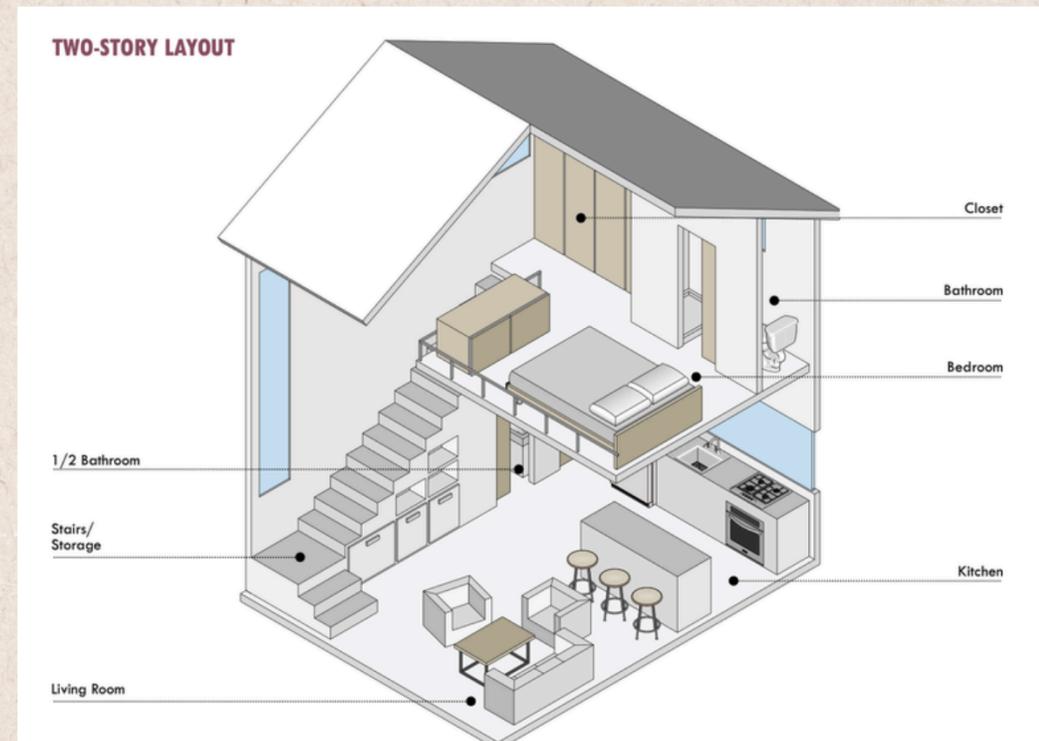
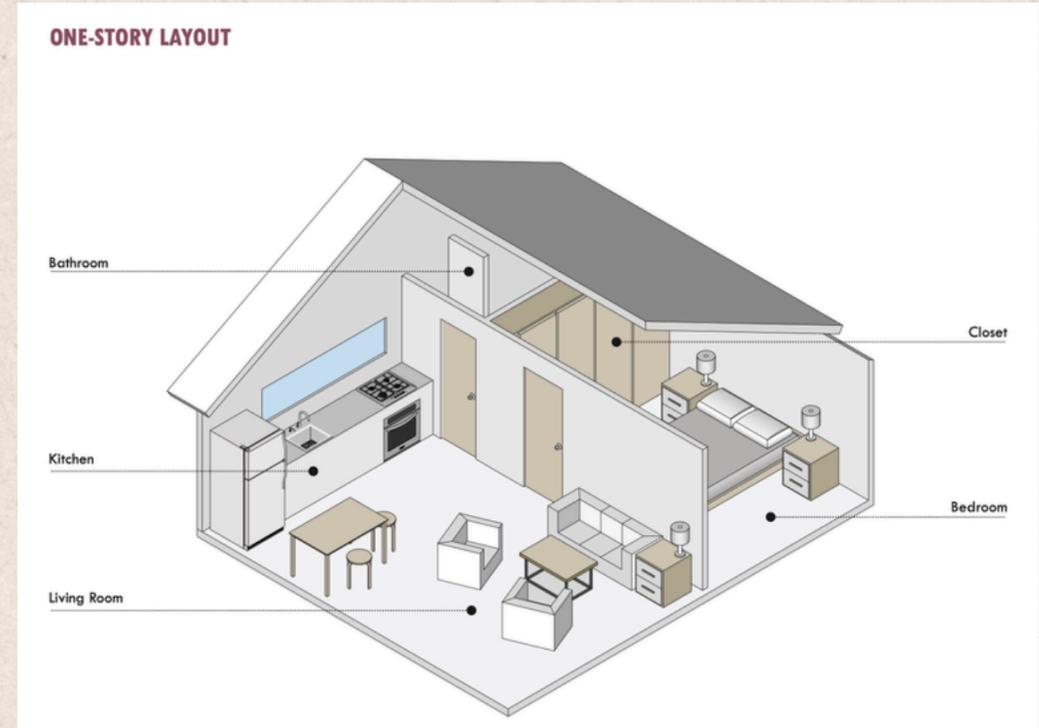


Photo via TD Custom Construction



Photo via Building an ADU

 <p><b>Aging in place</b></p>	 <p><b>Provide housing and care for a family member</b></p>
 <p><b>Downsize from an existing home</b></p>	 <p><b>Generate extra income with a rental unit</b></p>
 <p><b>House a young adult or recent graduate getting started in their career</b></p>	 <p><b>Provide more space for family or friends to visit</b></p>



# ADUs

<b>Building Form</b> *inspired from missing middle	
<b>Developer Recommended Minimum Dimensions</b>	<b>Deerfield's Dimensions</b>
<b>Unit Size:</b> 900 square feet allowable by right or half the size of existing structure  1200 square feet allowable by special permit.	<b>Unit Size:</b> 900 square feet allowable by right or half the size of existing structure
<b>Parking:</b> No additional parking spaces	<b>Parking:</b> 3 spaces for single family with Accessory Apartment

**Reach out to Robert "Bob" Walden, Building Commissioner, for any questions!**

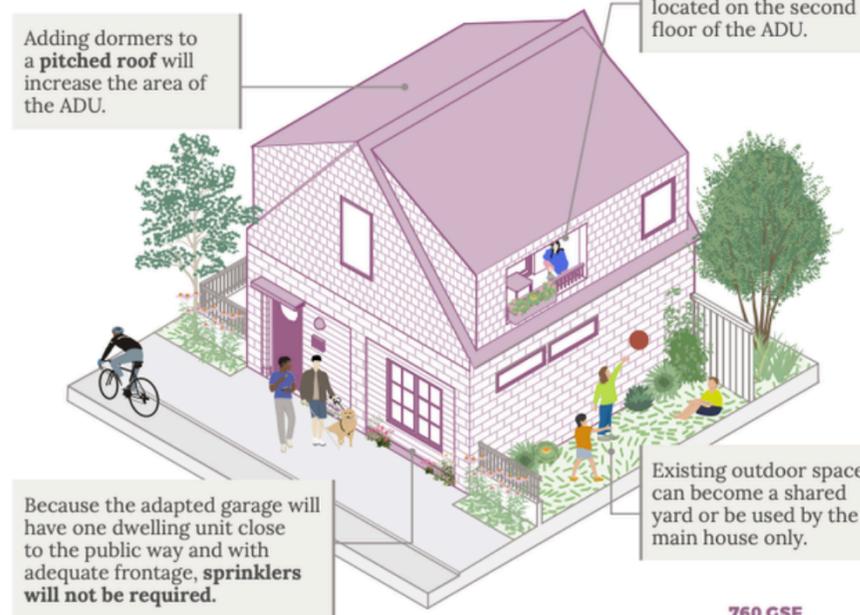
## ADAPT YOUR GARAGE



Do you have a small garage building that you do not use anymore? Convert it into an ADU.

Adding dormers to a pitched roof will increase the area of the ADU.

A private porch can be located on the second floor of the ADU.



Because the adapted garage will have one dwelling unit close to the public way and with adequate frontage, sprinklers will not be required.

Existing outdoor space can become a shared yard or be used by the main house only.

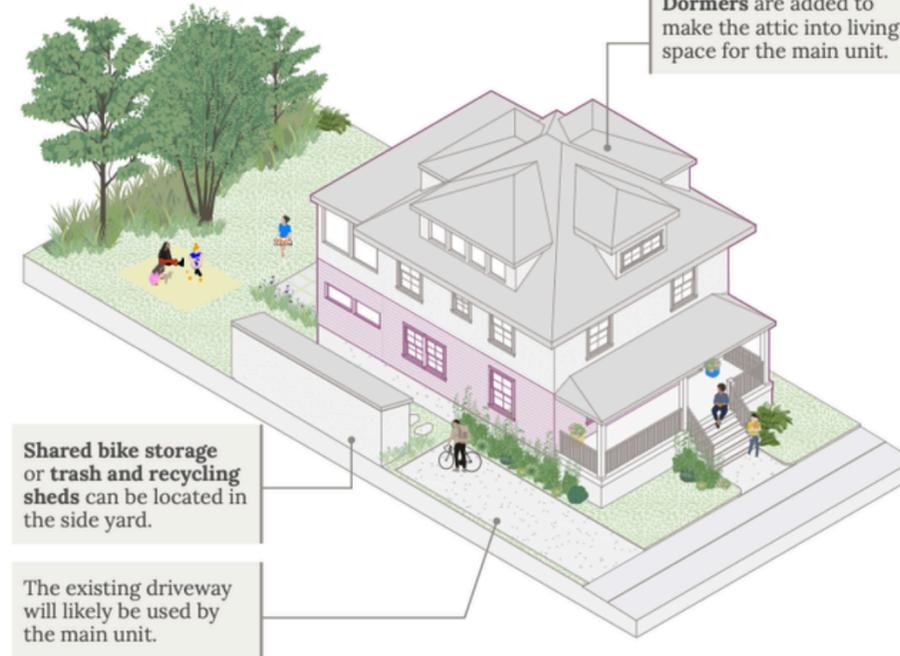
760 GSF

## EXTEND TO THE REAR



Do you have a large backyard? Consider extending your building to the rear to create space for the ADU.

Dormers are added to make the attic into living space for the main unit.



Shared bike storage or trash and recycling sheds can be located in the side yard.

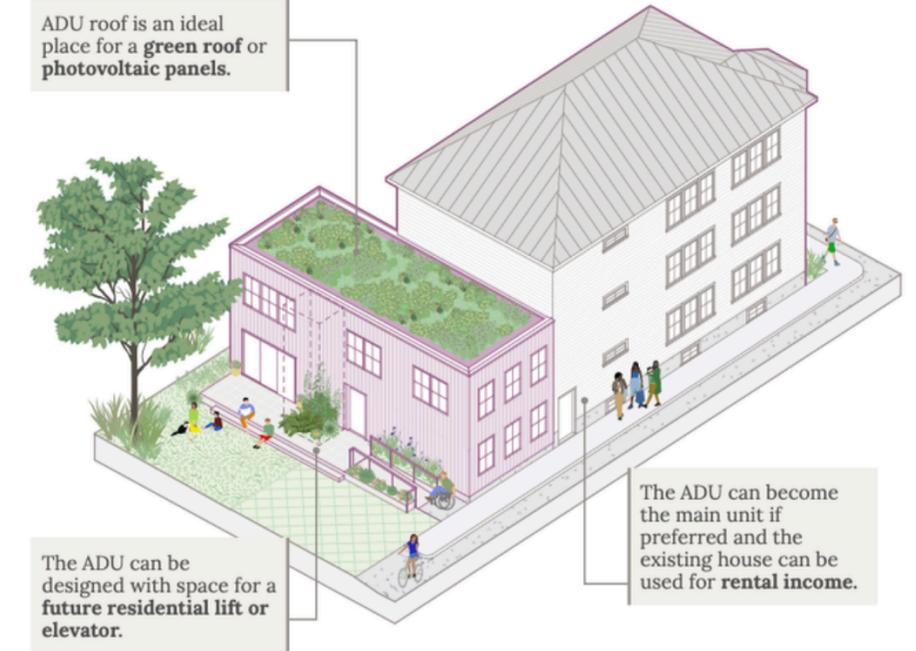
The existing driveway will likely be used by the main unit.

## ATTACH AN ADU ON A CORNER LOT



Is your building on a corner lot? Consider attaching an ADU that can be easily accessed from one side of the lot.

ADU roof is an ideal place for a green roof or photovoltaic panels.



The ADU can be designed with space for a future residential lift or elevator.

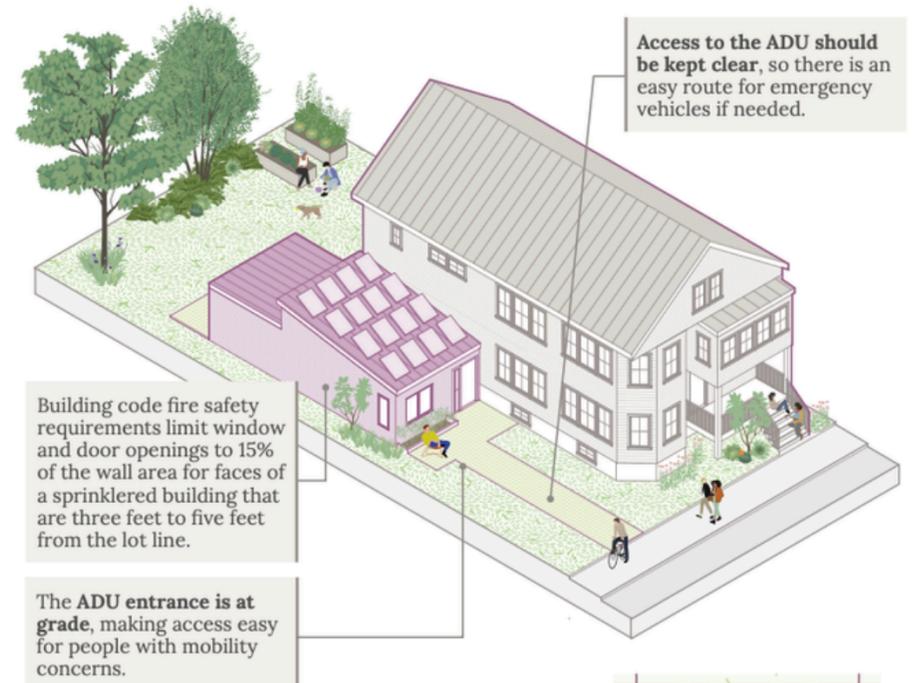
The ADU can become the main unit if preferred and the existing house can be used for rental income.

## ATTACH AN ADU ON THE SIDE



Do you have at least one generous side yard? Consider building an ADU that attaches to the side of your building.

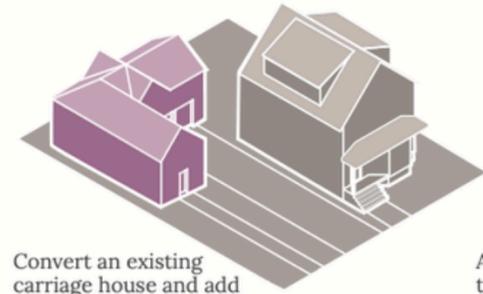
Access to the ADU should be kept clear, so there is an easy route for emergency vehicles if needed.



Building code fire safety requirements limit window and door openings to 15% of the wall area for faces of a sprinklered building that are three feet to five feet from the lot line.

The ADU entrance is at grade, making access easy for people with mobility concerns.

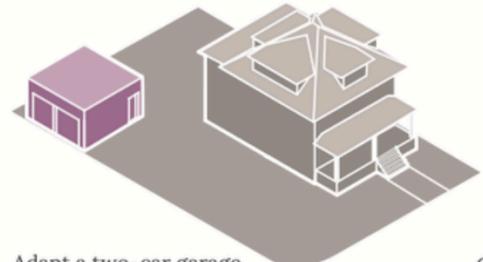
## MORE WAYS TO ADAPT AN EXISTING BUILDING ON YOUR LOT



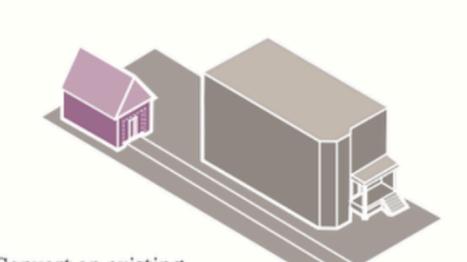
Convert an existing carriage house and add an addition to create a large ADU.



Add another floor to your existing garage for extra space.

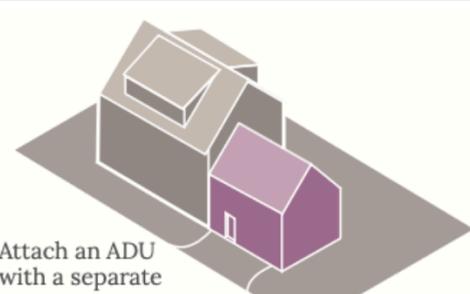


Adapt a two-car garage on the side of your lot for an ADU with street frontage.

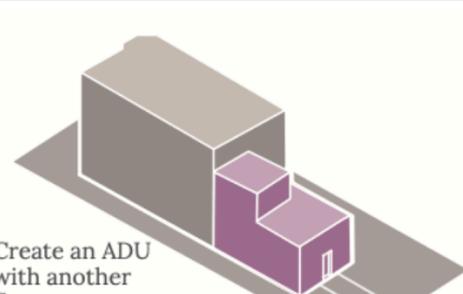


Convert an existing historic garage in your backyard into an ADU.

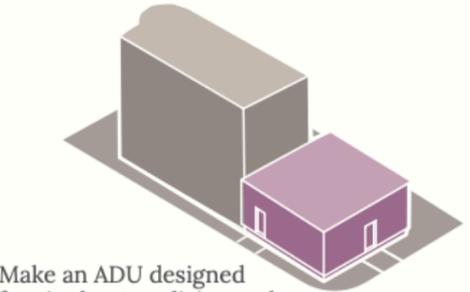
## MORE WAYS TO ATTACH AN ADU ON A CORNER LOT



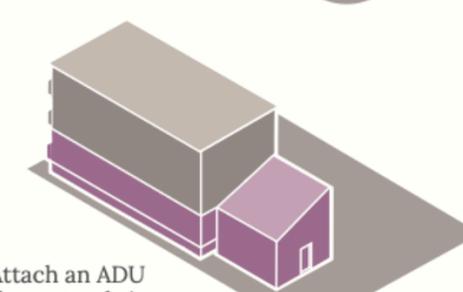
Attach an ADU with a separate street entrance.



Create an ADU with another floor.

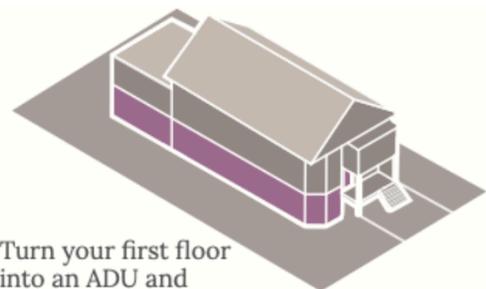


Make an ADU designed for single-story living and easy street access.



Attach an ADU that extends into your first floor.

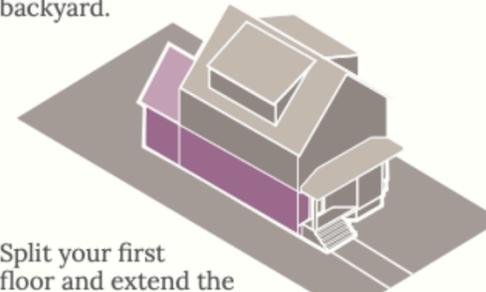
## MORE WAYS TO EXTEND TOWARDS THE BACKYARD



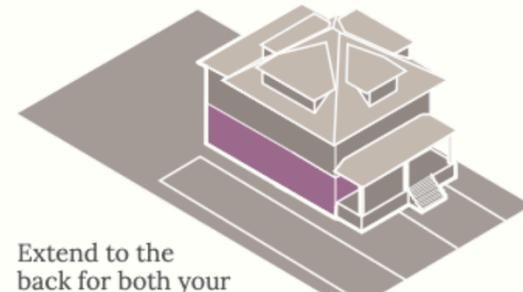
Turn your first floor into an ADU and extend into the backyard.



Add another floor to your extension for additional space.



Split your first floor and extend the ADU for more room.

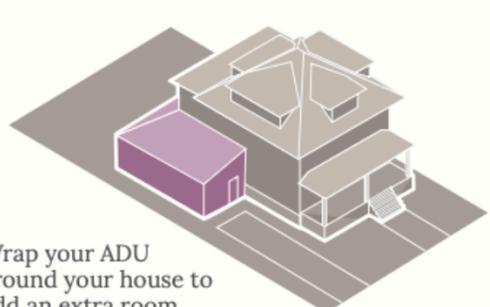


Extend to the back for both your main unit and the ADU.

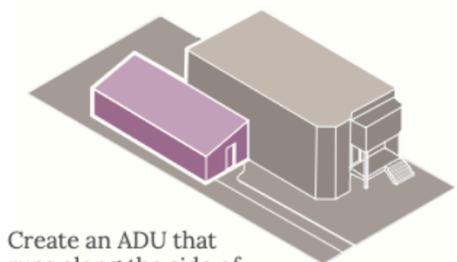
## MORE WAYS TO ATTACH AN ADU ON THE SIDE OF YOUR BUILDING



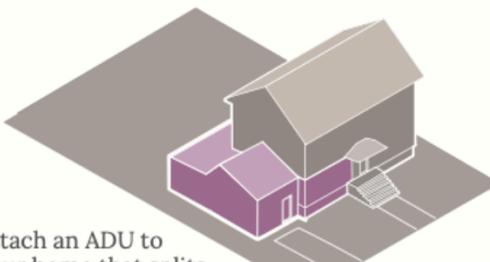
Add another floor to an attached ADU for additional space.



Wrap your ADU around your house to add an extra room.



Create an ADU that runs along the side of your lot if you have space.



Attach an ADU to your home that splits part of your main unit.

Reach out to Robert “Bob” Walden, Building Commissioner, for any questions!

**Thank you!**

