

**PROPOSED AMENDMENT TO WORTHINGTON
ZONING BYLAW SECTION V.1
DIMENSIONAL REQUIREMENTS**

Proposal to Decrease Frontage Requirements



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HISTORIC DEVELOPMENT PATTERNS

- Majority of residences located in densely settled village centers
- Outlying farms spaced at large intervals, far greater than 400'
- **No correlation between current zoning and historic development patterns**



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CURRENT EXCEPTION TO WORTHINGTON FRONTAGE REQUIREMENTS

• Section XIII Flexible Development

- C. By right with site plan review, available when two or more residential building lots are created
- F. Reduces total frontage requirement to 70% of 400' usually required for new building lots. Only applies along newly created roads; building lots that front on existing roads must have 400' frontage



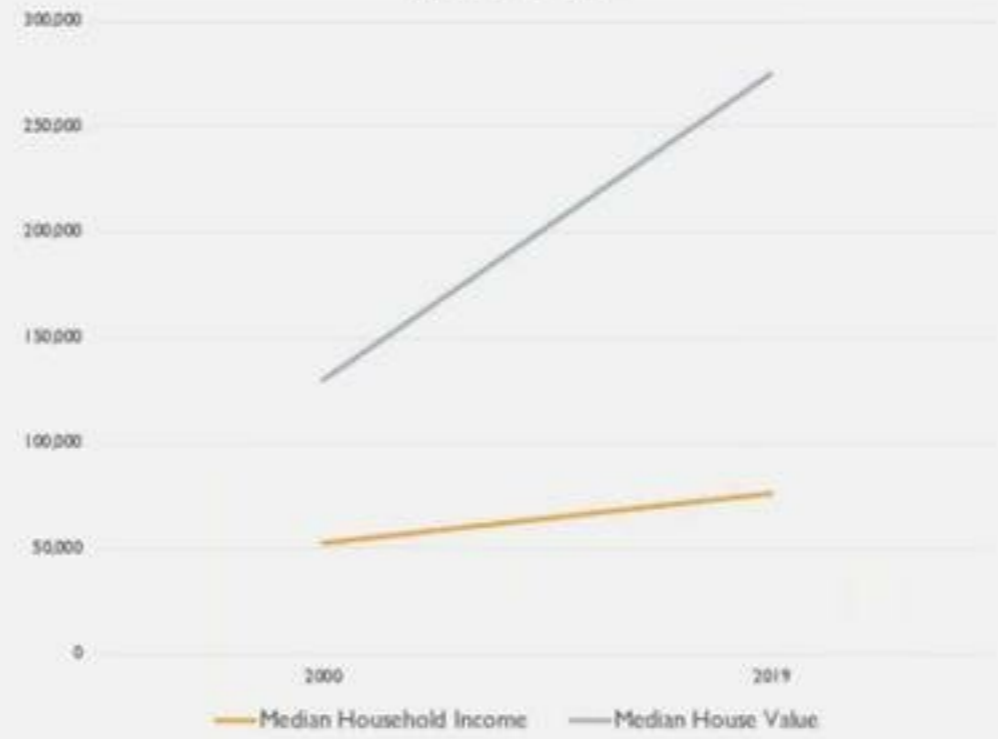
- Encourages the construction of new roads, increasing sprawl
- Grants increased density privileges to developers
- Cost of constructing a new road and engaging in site plan review are prohibitive to small landholders not looking to subdivide into several lots.

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WORTHINGTON'S AFFORDABLE HOUSING CRISIS

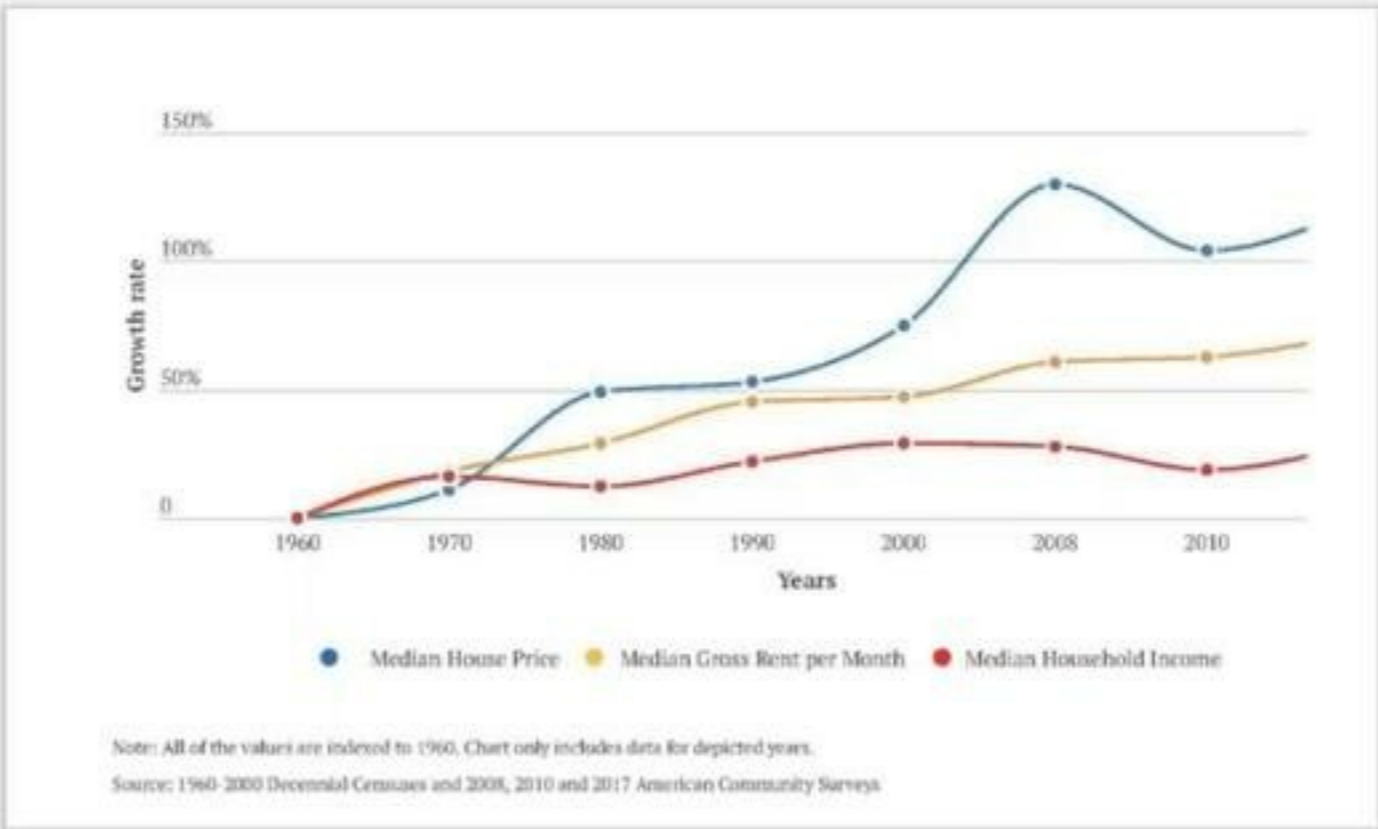
- Median Household Income in 2019 \$76,250 (up 44% from 2000)
- Median House Value in 2019 \$275,300 (up 101% from 2000)
- Worthington has the **highest median property value** of all surrounding towns

Worthington Household Income vs. House Value

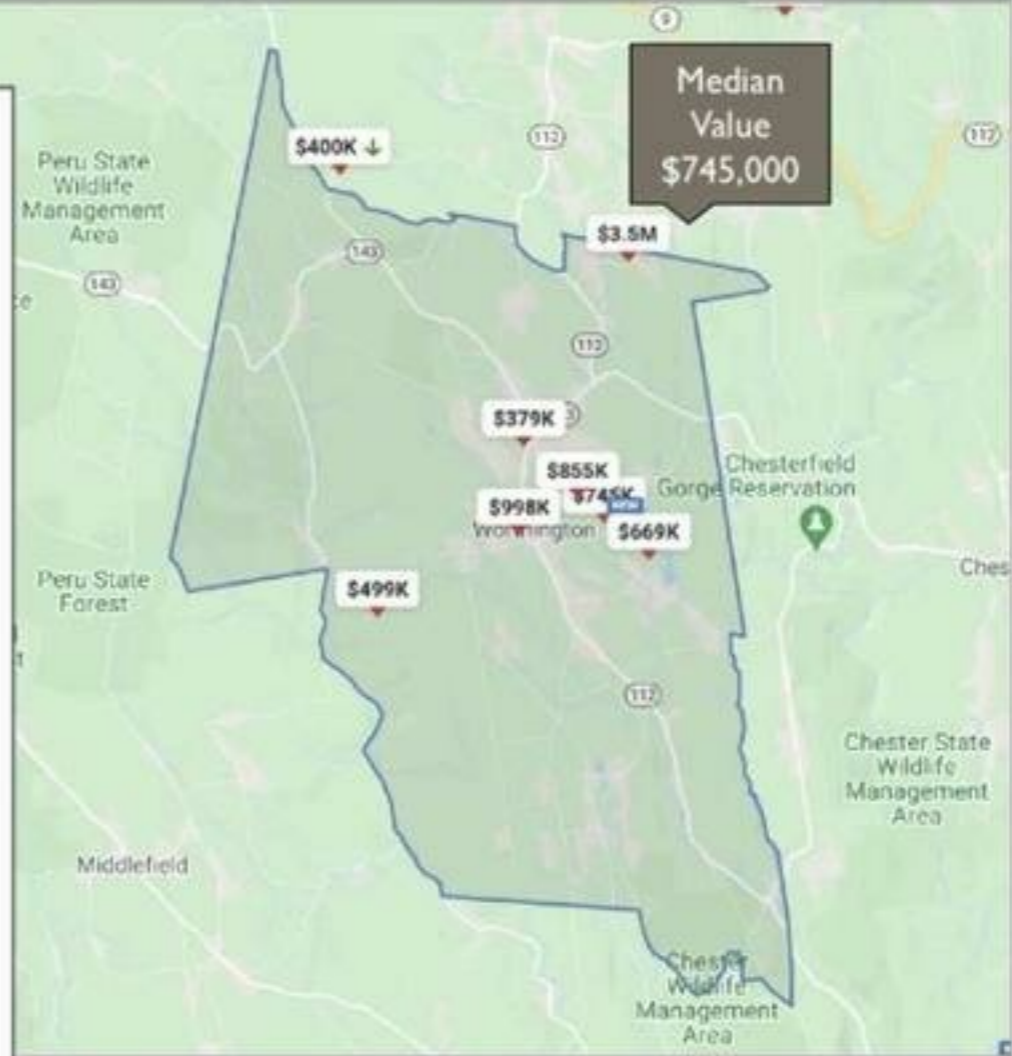
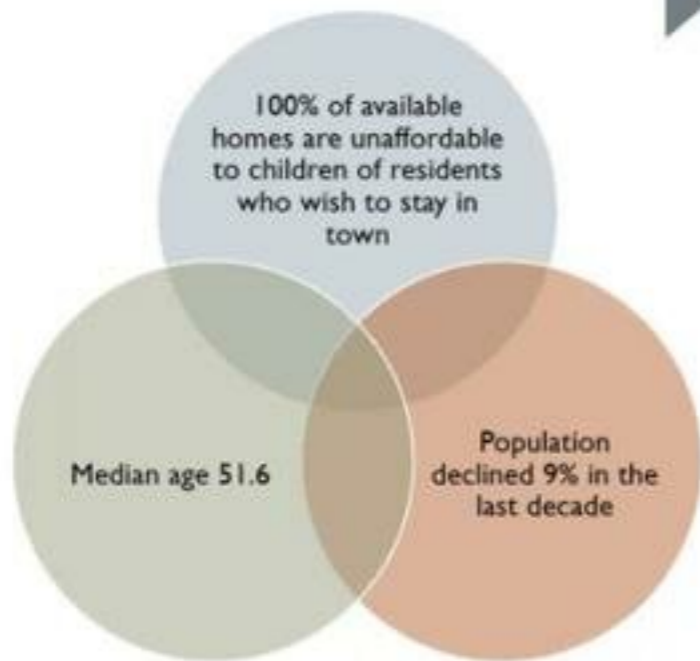


<https://censusreporter.org/profiles/06000US2501582175-worthington-town-hampshire-county-ma/>

GROWTH RATE OF MEDIAN HOME PRICES VS MEDIAN HOUSEHOLD INCOMES NATIONWIDE

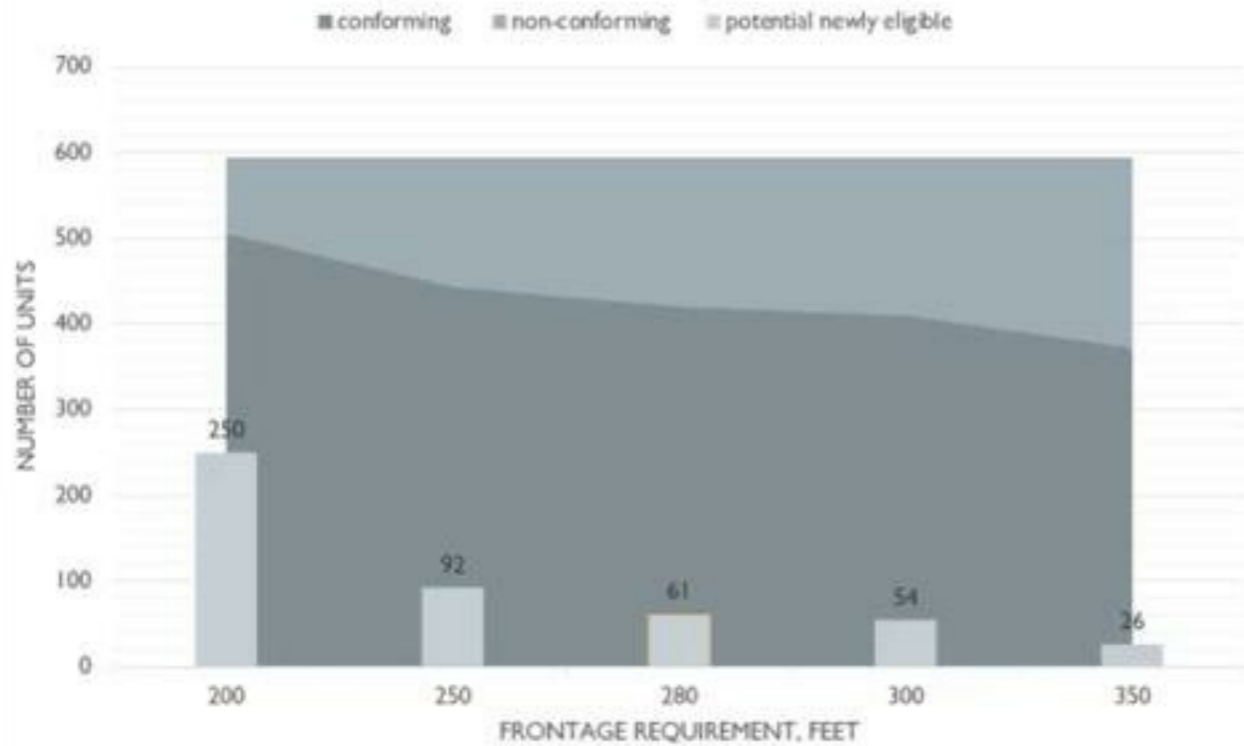


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Homes for sale in Worthington, April 2021 on Realtor.com

Impact of frontage change



CONFORMING UNITS: @ 280' FRONTAGE

Legend: nonconforming (orange), conforming (grey)



Existing developed lots newly eligible for subdivision at lower frontage requirements

*newly eligible lots includes only lots ineligible for subdivision under the 400' requirement; subdivision of lots already eligible under current frontage requirements not included. Only standard frontage & acreage requirements included in analysis.

Data based on a survey of assessor's records and GIS data for 594 developed residential lots in Worthington (April 2021).

PROPOSAL TO AMEND ZONING
BY-LAW SECTION V.1
DIMENSIONAL REQUIREMENTS:
BACKGROUND

- The Town of Worthington has the highest median house value of any surrounding community. Given the lack of affordable housing, the proposed By-Law change would decrease the required frontage from 400' to 280', enabling more homes to be built using the existing roadways and infrastructure of the Town.
- This reduction is in line with that available for the creation of 2 or more building lots under Section XIII Flexible Development. This change would make it easier for existing landowners to create new lots without extensive subdivision & building new roads.
- Reducing the frontage requirement to 280' would still leave Worthington with the highest frontage requirement of any surrounding town. The continued rural character of these towns supports the argument that reducing the required frontage in Worthington will not have a negative effect on its rural character.

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PROPOSAL TO AMEND
ZONING BY-LAW SECTION
V.1 DIMENSIONAL
REQUIREMENTS

- To see if the Town will vote to amend the first sentence of Zoning By-Law Section V.1 Dimensional Requirements
- The proposed amendment would reduce the frontage requirement of this section from 400' to 280'. The amended By-Law Section V.1 reads as follows:
- Section V- Dimensional Requirements
 1. A Dwelling, principal building or principal structure hereinafter erected shall be located on a **lot having not less than a minimum area of two (2) acres and a minimum frontage of 280 ft** measured contiguously along a single street, either public or private, which the lot abuts.

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