

What is Smart Growth Zoning?



Smart Growth Zoning encourages communities to create dense residential or mixed-use smart growth zoning districts, including a minimum 20% affordable housing units, to be located near transit stations, in areas of concentrated development such as existing city and town centers, and in other highly suitable locations.

Source: [Mass.gov](https://www.mass.gov)

Smart Growth Zoning

- ✓ Preserves historic character of neighborhoods
- ✓ Provides financial incentives to the city

Smart Growth Zoning does NOT

- ✗ Change existing zoning
- ✗ Create or require more subsidized housing

Where is Smart Growth Zoning being proposed?

The proposed Smart Growth district is divided into two subdistricts, each with separate use regulations and design standards.

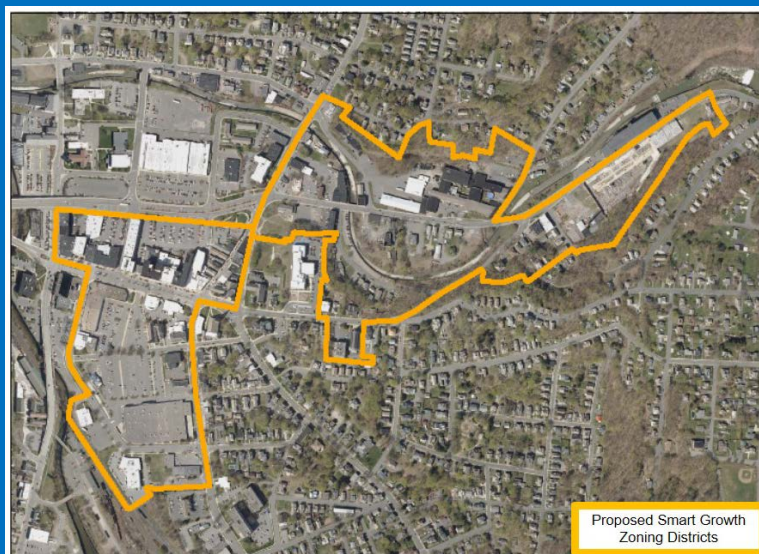


Downtown

Residential and commercial

Union Street

Residential, commercial, recreational



What is the Smart Growth Process and Timeline?

The Smart Growth planning process will take approximately 10 months, include opportunities for public review, comment, engagement before submitting the plan to the City Council for adoption.



Preliminary period (December '20 to February '21)

- ✓ Preliminary public hearing (December 16)
- ✓ Public comment period
- ✓ Request for City Council to approve application submission
- ✓ State review of application

Formal review period (March to October '21)

- ✓ Eligibility notification from state
- ✓ Community engagement and public hearings
- ✓ Request for City Council to adopt Smart Growth Zoning

How can I learn more?



Attend the [preliminary public hearing](#) online Wednesday, December 16. Contact the Office of Community Development at ocd@northadams-ma.gov or (413) 662-3025.