

**10-year housing projections with proposed policies:**

Single- and 2-family market rate: 416 units  
 Single- and 2-family affordable: 34 units  
 Senior housing (# affordable): 75 (8) units  
 Accessory apartments: 25 units  
 Town/non-profit affordable units: 40 units  
**TOTAL NEW UNITS: 585 units**  
 Total affordable units: 107 units  
 % of new units that are affordable: 18%

Acres of open space created through incentive zoning in VI & RR districts: 251 acres

See Section 3.4 of the Community Development Plan for further discussion of these projections.

**INTOWN RESIDENCE AREAS**  
 - Suitable for single- and two-family dwellings on smaller lots, with public water and sewer.  
 - Some areas are also suitable for multi-family housing.  
 - Areas contain a total of 440 acres of unconstrained land.  
 - Housing development should be encouraged here.

**RURAL RESIDENCE AREAS**  
 - Suitable for single-family housing at low density, without public water and sewer.  
 - Large parcels with suitable buffering and road access may also be suitable for senior or multi-unit housing.  
 - Areas contain a total of 8,374 acres of unconstrained land (2,578 acres of this is "sensitive areas").  
 - Housing development here should utilize Open Space Preservation Zoning whenever possible.

**VILLAGE INCENTIVE AREAS**  
 - Suitable for single- and two-family dwellings at medium density, with public water and sewer.  
 - Some areas are also suitable for 3- and 4-family housing.  
 - Areas contain a total of 333 acres of unconstrained land.  
 - In exchange for the density bonus, developers must provide open space off-site in the rural areas, or contribute a payment-in-lieu to the Town's open space fund.

**RURAL RESIDENCE - SENSITIVE AREAS**  
 - Environmental, locational, and scenic factors make these areas less suitable for housing.  
 - Any development here should be sensitively designed and set aside some land as open space.  
 - Areas contain a total of 2,578 acres of buildable land.

**BUSINESS AREAS**  
 - Some areas are suitable for multi-family housing in stand-alone structures or as part of mixed-use buildings.  
 - Public water/sewer is available in most areas.  
 - Areas contain a total of 233 acres of unconstrained land.

Note: See Figure 1-2 (Land Use Guide Plan) for a detailed view of housing areas in and near downtown.

**Legend**

**Housing Suitability**

- Suitable for Rural Uses and Low-Density Housing
- Suitable for Village-Density Housing
- Suitable for Higher Density Housing
- Suitable for Multi-Family Housing in Some Areas
- Sensitive Areas that are Less Suitable for Housing
- Existing Protected Land (Open Space & Wetlands)
- Reserved for Industrial Uses

1 inch = 4,000 feet

0 0.5 1 Miles

Drawing Title

**Housing Suitability Map**

Project Title

**Ipswich Community Development Plan**

**Daylor Consulting Group Inc.**

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Figure  
**3-1**

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