




DEVELOP IN FAIRHAVEN'S 40R DISTRICT!

Smart Growth. Streamlined Permitting. State Incentives.





What Is 40R?

Fairhaven's 40R Mixed-Use Overlay Planning District encourages vibrant, walkable development through flexible zoning and financial incentives. Whether you're building housing, retail, or a mixed-use community—this is your opportunity. Be a part of a small town with a big history!

Developer Options:

 Residential	 Mixed-Use	 Commercial
Up to 20 units/acre – Plaza Up to 35 units/acre – Waterfront <small>*Potential to increase units with waiver</small>	Combine housing + retail/office	Retail, office, service uses
Multifamily, townhomes	Walkable, vibrant communities	High visibility, foot traffic
40S school cost reimbursement	State incentives + design flexibility	Streamlined approvals

Why Build Here?


-  **Expedited Permitting** – Site plan approval, no special permit
-  **State Incentives** – Town receives funding for housing units
-  **Design Flexibility** – Clear standards, creative freedom
-  **Strategic Location** – Plaza & Waterfront Districts near transit, amenities

How to Get Started

1. Review the [40R Bylaw and Design Standards](#)
2. Schedule a pre-application meeting
3. Submit a site plan application
4. Planning Board hearing & decision
5. Begin permitting and construction

 **Town of Fairhaven**

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