



Town of Arlington
REDEVELOPMENT BOARD

2020 Special Town Meeting
Zoning Warrant Articles and Proposed Motions

Updated October 27, 2020

Introduction and Overview

The Arlington Redevelopment Board (ARB) is the Town's Planning Board, under M.G.L. Chapter 41 § 81. There are five members of the Board. Four are appointed by the Town Manager and the fifth is a gubernatorial designee appointed by the Massachusetts Department of Housing and Community Development. The Board serves as the Town's special permit granting authority for projects which require an Environmental Design Review (EDR) as identified in the Zoning Bylaw. The ARB is also the Town's Urban Renewal Authority under M.G.L. Chapter 121; with Town Meeting approval, the Board may hold property to improve and rehabilitate them to meet community development goals.

The members of the ARB are as follows:

Rachael Zsembery, Chair (Term through 6/30/2023)

Kin Lau, Vice Chair (Term through 1/31/2022)

Eugene Benson (Term through 1/31/2023)

Katie Levine-Einstein (Term through 1/31/2023)

David Watson (Term through 9/22/2023)

Jennifer Raitt, Director of the Department of Planning and Community Development, serves as Secretary Ex-Officio to the ARB.

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on:

1. **Thursday, October 22, 2020**, beginning at 7:00 PM, via Zoom at <https://town-arlington-ma-us.zoom.us/j/91519677337>, Meeting ID: 915 1967 7337, or by calling (646) 876-9923 Meeting ID 915 1967 7337#
2. **Monday, October 26, 2020**, beginning at 7:00 PM via Zoom at <https://town-arlington-ma-us.zoom.us/j/93824818427>, Meeting ID: 938 2481 8427, or by calling (646) 876-9923, Meeting ID 938 2481 8427#; and
3. **Wednesday, October 28, 2020**, beginning at 7:00 PM, via Zoom at <https://town-arlington-ma-us.zoom.us/j/97526798411>, Meeting ID: 975 2679 8411, or by calling (646) 876-9923, Meeting ID 97526798411#.

The ARB will hear public comments on the proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will make recommendations on the proposed amendments for Special Town Meeting, which will begin on Monday, November 16, 2020.

The draft language of the proposed amendments to the Zoning Bylaw is available beginning on Thursday, October 8, 2020 for viewing and downloading from the Redevelopment Board webpage of the Town's website at www.arlingtonma.gov.

Contact Jennifer Raitt, Director of Planning and Community Development, at 781-316-3092 or jraitt@town.arlington.ma.us with any questions or comments.

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Zoning Bylaw Amendments: Definitions Related to Open Space

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 16

ZONING BYLAW AMENDMENT/ DEFINITIONS RELATED TO OPEN SPACE

To see if the Town will vote to amend the Zoning Bylaw by renaming the terms "Open Space", "Open Space, Usable" and "Open Space, Landscaped" in Section 2 – Definitions; or take any action related thereto.

(Inserted at the request of Stephen A. Revilak and 10 registered voters)

Proposed Vote:

Amend Section 2:

Definitions Associated with ~~Open Space~~ Yard Space

~~Open Space~~ Yard Space: A yard including sidewalks, swimming pools, terraced areas, decks, patios, play courts, and playground facilities; and not devoted to streets, driveways, off-street parking or loading spaces, or other paved areas.

~~Open Space, Landscaped~~ Yard Space, Secondary: ~~Open~~ Yard space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.

~~Open Space, Usable~~ Yard Space, Primary The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service activities such as clothes drying; which space is at least 75% open to the sky, free of automotive traffic and parking, and readily accessible by all those for whom it is required. Such space may include open area accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. ~~Open~~ Yard space shall be deemed ~~usable~~ Primary only if at least 75% of the area has a grade of less than 8%, and no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet.

Amend Section 3.4.2(J):

Use of land or structures for religious purposes or for educational purposes on land owned or leased by the commonwealth or any of its agencies, subdivisions or bodies politic or by a religious sect or denomination, or by a nonprofit educational corporation; or the use of land or structures for a child care facility; provided, however, as provided and limited by the provisions of G.L. c. 40A, § 3, that the Board's authority shall be limited to reasonable regulation of the bulk and height of structures and determining yard sizes, lot area, setbacks, ~~open-space-yard space~~, parking, and building coverage requirements.

Amend Section 3.4.4(C):

~~Open Space-Yard Space~~. All ~~open-yard~~ space (~~landscaped-Secondary~~ and ~~usable-Primary~~) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for

Zoning Bylaw Amendments: Definitions Related to Open Space

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

persons passing the site or overlooking it from nearby properties. The location and configuration of ~~usable open space~~ Primary open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

Amend Section 5.3.6(C) Table:

	R7, B5 Districts	R6, B2A, B4 Districts
Extra Open-Space-Yard <u>Space</u>	15%	10%

Amend Section 5.3.6(D)(3):

Where ~~landscaped open space~~ Secondary yard space or ~~usable open space~~ Primary yard space is provided in excess of the minimum required in the district, additional gross floor area may be allowed at the rate of two square feet of gross floor area for each one square foot of either kind of ~~open yard~~ space in excess of the minimum requirements. The minimum requirements shall have been calculated based upon the aggregate of gross floor area allowable as a result of calculations from all applicable subparagraphs.

Amend Section 5.3.6(D)(5):

When usable land is deeded or an easement granted for public access and use, additional gross floor area may be allowed at the ratio of 10 square feet of gross floor area to one square foot of such land. Land so deeded or controlled by easement shall not be counted toward minimum lot size, lot area per dwelling unit, or ~~open yard~~ space requirements, nor shall it be included with land in calculating total permissible gross floor area from the resulting floor area ratio.

Amend Section 5.3.13(A):

Any accessory structure or any part of a main structure or building which is located entirely beneath the surface of the ground at the natural grade level may extend into a required front, side, or rear yard except that in any situation where ~~landscaped open space~~ Secondary yard space is required, no underground structure or building shall be located beneath more than 50% of the required ~~landscaped open space~~ Secondary yard space, nor nearer to any lot line for more than 75% of the length of the lot line.

Amend Section 5.3.13(B)(2):

In Business, Multi-Use, and Industrial districts, accessory buildings shall be located on the lot so as not to violate the minimum yard, height, and ~~open space-yard space~~ requirements in the district.

Amend Section 5.3.13(B)(4):

An accessory private swimming pool shall be completely enclosed by a fence the top of which shall be at least 5 feet in height above the pool, having a self-closing gate with a latch. Above-ground pools may be unfenced if they are less than 24 inches in depth or with walls 4 feet or

Zoning Bylaw Amendments: Definitions Related to Open Space

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

greater in height and removable. The unnumbered side of a corner lot shall be considered as a side yard for the purposes of establishing minimum setback requirements for accessory private swimming pools in all Residence districts. See Section 5.4.2.(A) District Yard and ~~Open Space~~ Yard Space Requirements.

Amend Section 5.3.18:

5.3.18. Balconies and Roof as Portion of ~~Usable Open Space-Primary~~ Open Space

The Board of Appeals or Arlington Redevelopment Board, as applicable, may grant a special permit that private balconies with a least dimension of six feet and open space on a roof not more than 10 feet above the level of the lowest story used for dwelling purposes may be counted up to 50% of the ~~usable open space-Primary~~ yard space requirement. The proponent's application shall include drawings which depict surface materials, planting areas, fences, railings, benches, access, and other similar items.

Amend Section 5.3.21(B):

Accessory Structures. Accessory structures must comply with the minimum yard, maximum height, and minimum ~~open space-yard~~ space requirements of the district in which they are located.

Amend Section 5.3.21(D):

For mixed uses and any permitted residential use not specifically identified in the tables in Section 5.5.2, the minimum ~~open space-yard~~ space requirements (computed from the residential floor area only) shall be 10% ~~landscaped-Secondary~~ and 20% ~~usable-Primary~~ in the B1, B2, B2A, B3, and B4 districts, and 15 percent ~~usable-Primary~~ in the B5 district.

Amend the second table title of Section 5.4.2(A):

R District Yard and ~~Open Space-Yard~~ Space Requirements (see 5.4.2(B) for exceptions).

Amend the third table title of Section 5.4.2(A):

R District ~~Open Space-Yard~~ Space and Lot Coverage Regulations (see 5.4.2(B) and 5.3.13(B) for exceptions).

Amend the column heading of the third table of Section 5.4.2(A):

District Use	Landscaped Open Space	Usable Open Space-Primary	Maximum Lot Coverage
	<u>Secondary Yard Space</u> (Min)	<u>Yard Space</u> (Min)	

Amend Section 5.4.2(B):

Exceptions to Minimum Lot Area, Minimum Front Yard Lot Width, Frontage, ~~Open Space-Yard~~ Space, Side Yard, and Height Requirements in the R0, R1, and R2 Districts.

Zoning Bylaw Amendments: Definitions Related to Open Space
Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Amend Section 5.4.2(B)(1):

The following applies to any lot shown on a subdivision plan approved by the Board of Survey or on a plan or deed recorded with the Registry of Deeds prior to May 15, 1924. If such lot did not contain a principal building or a building permit was not issued prior to August 28, 1975, the minimum lot size, frontage, ~~open space~~yard space, and side yard requirements for a residential use shall not apply, and the lot may be built upon with a single- or two-family residential use if permitted in the applicable district, provided that:

Amend the last bullet point of Section 5.4.2(B)(1):

The minimum ~~open space~~yard space requirements of this section are satisfied.

Amend the second table title of Section 5.5.2(A):

B District Yard and ~~Open Space~~Yard Space Requirements

Amend the third table title of Section 5.5.2(A):

B District ~~Open Space~~Yard Space and Lot Coverage

Amend the column headings of the third table of Section 5.5.2(A):

District Use	Landscaped Open Space <u>Secondary Yard Space</u>	Usable Open Space-Primary <u>Yard Space</u>	Maximum Lot Coverage
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Amend the second table title of Section 5.6.2(A):

Other District Yard and ~~Open Space~~Yard Space Requirements

Amend the third table title of Section 5.6.2(A):

Other District ~~Open Space~~Yard Space and Lot Coverage

Amend the third table column headings of Section 5.6.2(A):

Landscaped Open Space <u>Secondary Yard Space (Min)</u>	Usable Open Space-Primary <u>Yard Space (Min)</u>	Maximum Lot Coverage
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Amend Section 5.6.2(B):

B. Special ~~Open Space~~Yard Space Regulations for Planned Unit Developments

The minimum ~~open~~yard space regulations for planned unit developments are as follows:

- (1) Apartment buildings – 10% ~~landscaped Secondary~~, 10% ~~usable-Primary~~.
- (2) Hotel/motels – 10% ~~landscaped Secondary~~.

Zoning Bylaw Amendments: Definitions Related to Open Space

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

(3) Retail stores - None required around the building if an enclosed wall or arcade is provided facing each retail store. Without an enclosed wall or arcade, a minimum ~~landscaped~~ Secondary area of 10% shall be required.

(4) Office and professional buildings – 10% ~~landscaped~~ Secondary.

Amend Section 5.6.2(C):

Upon completion of Environmental Design Review under Section 3.4, individual tracts of land in the Planned Unit Development of at least 30,000 square feet may be leased or sold for development in accordance with the approved Planned Unit Development site plan without the provision of new setbacks for front, side, or rear yards. Each tract or lot so leased or sold must make provision for a principal building, off-street parking, and ~~open-space-yard space~~ or plaza area to serve it as required in the PUD district.

Amend Section 5.7.7:

5.7.7. Areas, ~~Open Space-Yard Space~~, and Yard Regulations

The portion of any lot within the Floodplain District may be used to meet the lot area, ~~open space-yard space~~ and yard requirements for the district in which the remainder of the lot is situated.

Amend Section 8.1.2(A):

Any nonconforming use, except for agriculture, horticulture, or floriculture, of any ~~open-space~~ yard space on a lot outside a structure, or of a lot not occupied by a structure, shall not be extended.

Amend Section 8.1.3(C):

The extension of an exterior wall of a single-family or two-family residential structure along a line at the same nonconforming distance within a required setback may be allowed providing that the extension creates no new nonconformities, nor increases any ~~open-space-yard space~~ nonconformities, and that no such extension shall be permitted unless there is a finding by the Special Permit Granting Authority that the extension shall not be substantially more detrimental to the neighborhood than the existing nonconforming dwelling. In making such a finding, the Special Permit Granting Authority shall assess the dimensions and proposed setback of the alteration in relationship to abutting structures and uses.

Amend Section 8.1.6(A):

Any lot, or ~~open-space-yard space~~ on a lot, including yards and setbacks shall not be reduced or changed in area or shape so that the lot, ~~open-space-yard space~~, yard, or setback is made nonconforming or more nonconforming unless a special permit has been granted under Section 8.1.3. However, this section shall not apply in the case of a lot a portion of which is taken for a public purpose.

Zoning Bylaw Amendments: Accessory Dwelling Units

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 17

ZONING BYLAW AMENDMENT/ NOTICE OF DEMOLITION, OPEN FOUNDATION EXCAVATION, NEW CONSTRUCTION, OR LARGE ADDITIONS

To see if the Town will vote to amend the Zoning Bylaw in Section 3.1.B. by appending to the end of this section the sentence: “No such permit shall be issued until the Building Inspector finds that the applicant is in compliance with the applicable provisions of Title VI, Article 7 of the Town Bylaws.”; or take any action related thereto.

(Inserted at the request of Michael Ruderman and 10 registered voters)

Proposed Vote:

Amend Section 3.1 Building Inspector; Enforcement:

- B. No person shall erect, construct, reconstruct, convert, or alter a structure, or change the use or lot coverage, increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving the required permit(s) from the Building Inspector. No such permit shall be issued until the Building Inspector finds that the applicant is in compliance with the applicable provisions of Title VI, Article 7 of the Town Bylaws.

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

To see if the Town will vote to or take any action related thereto: To amend the Zoning Bylaw for the Town of Arlington by expanding the set of allowed residential uses in the R0 and R1 Zoning Districts with the goal of expanding and diversifying the housing stock by altering the district definitions for the R0 and R1 Zoning Districts.

(Inserted at the request of Benjamin Rudick and 10 registered voters)

Add the letter "Y" to the "Use Regulations for Residential Districts" table in Section 5.4.3, in the row labeled "Two family dwelling, duplex", and under the columns labeled "R0" and "R1";

Add the letters "SP" to the "Use Regulations for Residential Districts" table in Section 5.4.3, in the row labeled "Six or more units in two-family dwellings or duplex dwelling on one or more contiguous lots", and under the columns labeled "R0" and "R1",

Class of Use	R0	R1	R2
Two-family dwelling, <u>duplex</u>	<u>Y</u>	<u>Y</u>	Y
Six or more units in two-family dwellings or duplex dwelling on one or more contiguous lots	<u>SP</u>	<u>SP</u>	SP

RO: Large Lot ~~Single-Family Residential~~ District. The Large Lot ~~Single-Family Residential~~ District has the lowest residential density of all districts and is generally served by local streets only. The Town discourages intensive land uses, uses that would detract from the ~~single-family~~ residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

R1: Single-Family R1 Residential District. The predominant uses in R1 are single- and two-family dwellings and duplex dwellings and public land and buildings. The Town discourages intensive land uses, uses that would detract from the single-family residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

Amend 5.4.2A. Table of Dimensional and Density Regulations, R District Building Height and Floor Area Ratio Regulations, so that the first line for R0, R1, would read as follows:

Single Family detached dwelling, two-family dwelling, duplex dwelling

Zoning Bylaw Amendments: Improving Residential Inclusiveness, Sustainability, and Affordability by Ending Single Family Zoning

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Amend 5.4.2(B)(3):

R0 District Minimum Lot Area Exception. Any lot shown on the Zoning Map as proposed by the zoning bylaw change first advertised on February 21, 1991, as being in the R0 district, and which was recorded with the Registry of Deeds on or before February 21, 1991, and which did not contain a principal building, or for which a building permit was not issued, may be built upon with a single family, two-family, or duplex residential use provided that the lot contains not less than 6,000 square feet of area and 60 feet of frontage.

Zoning Bylaw Amendments: Notice of Demolition, Open Foundation Excavation, New Construction, or Large Additions

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

ARTICLE 19

ZONING BYLAW AMENDMENT/ ACCESSORY DWELLING UNITS

To see if the town will vote to allow Accessory Dwelling Units (ADUs) in single and two-family dwellings in residential districts, or take any action related thereto by amending the Zoning Bylaw as follows:

Section 1.2 Purposes to add “to encourage housing for persons at all income levels *and stages of life*”:
and

Section 2 5 Definitions Associated with Dwelling: to add *An ACCESSORY DWELLING UNIT, OR ACCESSORY APARTMENT, “Accessory dwelling unit”, four or more rooms constituting a self-contained accessory housing unit, inclusive of sleeping, cooking and sanitary facilities on the same premises as the principal dwelling, subject to otherwise applicable dimensional and parking requirements, that: (i) maintains a separate entrance, either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the state building code and state fire safety code; (ii) is not larger in floor area than 1/2 the floor area of the principal dwelling. and*

Section 3.3.3 Special Permits to add “*in the case of requests for special permits for Accessory Dwelling Units, the use will add to the need for a range of affordable housing opportunities for the Town.*” and

Section 5.2.3 Districts and Uses: to add “to allow for the creation of accessory dwelling units in all zoning districts which allow residential use. (Include in Section 5.4 Residential Districts);

or take any action related thereto.

(Inserted at the request of Barbara Thornton and 10 registered voters)

Proposed Vote:

Amend Section 1.2 Purposes:

The purpose of this Bylaw is to promote health, safety, convenience, morals and welfare of the inhabitants of the Town of Arlington; to lessen congestion in the streets; to conserve health; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to encourage housing for persons at all income levels; to encourage housing for persons at all income levels and stages of life; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to protect and preserve open space as a natural resource, for the conservation of natural conditions for flora and fauna and to serve as urban amenity for scenic and aesthetic enjoyment and recreational use; to conserve the value of land and buildings; to encourage the most appropriate use of land throughout the Town; to achieve optimum environmental quality through review and cooperation by the use of incentives, bonuses and design review; and to preserve and increase its amenities and to encourage an orderly expansion of the tax base by utilization, development, and redevelopment of land. It is made with reasonable consideration to the character of the district and to its peculiar suitability for particular uses, with a view to giving direction or effect to land development policies and proposals of the Redevelopment Board, including the making of Arlington a more viable and more pleasing place to live, work, and play.

Add the following definition to Section 2.5 Definitions Associated with Dwelling:

Zoning Bylaw Amendments: Notice of Demolition, Open Foundation Excavation, New Construction, or Large Additions

Additions to the Zoning Bylaw shown in underline format. Deletions shown in ~~strikeout format~~.

Accessory Dwelling Unit: Four or more rooms constituting a self-contained accessory housing unit, inclusive of sleeping, cooking and sanitary facilities, on the same premises as the principal dwelling, subject to otherwise applicable dimensional requirements.

Add the Accessory Dwelling Units as an “as of right” use by amending Sections 5.4.2 and 5.4.3 as follows:

5.4.2 Dimensional and Density Requirements

E. Accessory Dwelling Units in single-family dwellings and two-family dwellings in all Residential Districts shall:

1. maintain a separate entrance either directly from the outside or through an entry hall or corridor shared with the principal dwelling sufficient to meet the requirements of the State Building code and state Fire Safety code; and

2. not exceed 50% of the floor area of the principal dwelling.

5.4.3 Use Regulations for Residential Districts

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Single family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y
<u>Accessory Dwelling Unit</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>

Zoning Map Amendments: Rezone Town Property

ARTICLE 20 ZONING BYLAW AMENDMENT/ PARKING REDUCTIONS IN THE B3 AND B5 DISTRICTS

To see if the Town will vote to amend the Zoning Bylaw to allow the Board of Appeals or Arlington Redevelopment Board, as applicable, to reduce the parking requirement to as low as zero in the B3 and B5 Districts through Special Permit where businesses have no ability to create new parking by amending SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Proposed Vote:

Amend Section 6.1.5:

6.1.5. Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

The Board of Appeals or Arlington Redevelopment Board, as applicable, may allow the reduction of the parking space requirements in the R5, R6, R7, Business, and Industrial Zones to 25 percent of that required in the Table of Off-Street Parking Regulations if the proposed parking is deemed adequate and where Transportation Demand Management practices are incorporated, as evidenced by a Transportation Demand Management Plan approved by the Special Permit Granting Authority. Methods to reduce parking on site may include but are not limited to:

- C. Shared Parking: To implement shared on-site parking, the applicant shall demonstrate that proposed uses are non-competing. In mixed-use developments, applicants may propose a reduction in parking requirements based on an analysis of peak demand for non-competing uses. In these cases, the parking requirement for the largest of the uses (in terms of parking spaces required) shall be sufficient.
- D. Off-site Parking. An applicant may use off-site parking to satisfy their parking requirements as provided in Section 6.1.10. The applicant shall document efforts to promote use of off-site parking by customers, residents, or employees.
- E. Transportation Demand Management (TDM): Any request for parking reduction must include a plan to reduce demand for parking. TDM provides incentives to reduce the use of Single Occupant Vehicles and encourages the use of public transit, bicycling, walking, and ridesharing. All projects requesting a parking reduction must employ at least three TDM methods described below:
 - (1) Charge for parking on-site;
 - (2) Pay a stipend to workers or residents without cars;
 - (3) Provide preferential parking for carpooling vehicles;
 - (4) Provide a guaranteed emergency ride home;
 - (5) Provide transit pass subsidies;
 - (6) Provide covered bicycle parking and storage;
 - (7) Provide bicycle or car sharing on site;

Zoning Map Amendments: Rezone Town Property

- (8) Provide showers for business or industrial uses;
- (9) Other means acceptable to the applicable Special Permit Granting Authority.

When a business in the B3 or B5 District has no ability to create new parking onsite and there is adequate nearby on-street parking or municipal parking, the Board of Appeals or Arlington Redevelopment Board, as applicable, may, upon determination that these conditions exist, reduce to less than 25 percent or eliminate the amount of parking required in the Table of Off-Street Parking Regulations. For these situations, the applicable Special Permit Granting Authority may require the applicant to incorporate methods set forth in subparagraphs A., B., and C. of this section. The reductions described in this paragraph do not apply to mixed-use, which can reduce the non-residential parking requirements as described in Section 6.1.10.C, or to residential use classes identified in Section 5.5.3.

Zoning Map Amendments: Rezone Town Property

ARTICLE 21

ZONING MAP AMENDMENT/REZONE TOWN PROPERTY

To see if the Town will vote to rezone a parcel of land belonging to the Town of Arlington with access from Grove Street and being identified by Map 54, Block 3, Lot 2.B from R1 to I, or take any other action related thereto.

(Inserted at the request of the Town Manager)

Proposed Vote:

Amend Arlington Zoning Map, to rezone a parcel of land belonging to the Town of Arlington with access to Grove Street at Map 54, Block 3, Lot 2.B from Residential District 1 to Industrial.