

This document is intended for discussion purposes only

ARTICLE ____ ZONING BYLAW AMENDMENT/ MULTIFAMILY ZONING FOR MBTA COMMUNITIES

To see if the Town will vote to amend the Zoning Bylaw to comply with M.G.L. c. 40A to allow multifamily housing to be permitted as of right with a minimum gross density of 15 units per acre without age restrictions and suitable for families with children in the districts within one half-mile from the Alewife MBTA Station by amending SECTION 2 DEFINITIONS, SECTION 3 ADMINISTRATION AND ENFORCEMENT, SECTION 4 ESTABLISHMENT OF DISTRICTS, SECTION 5 DISTRICT REGULATIONS, SECTION 6 SITE DEVELOPMENT STANDARDS, and SECTION 8 SPECIAL REGULATIONS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

SECTION 2 DEFINITIONS

No revisions proposed.

Amend SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW:

3.4.5. Exemptions

Any development permitted within the MBTA Community District is exempt from the requirements of this Section 3.4.

Amend SECTION 4.1.2. OVERLAY DISTRICTS:

4.1.2. Overlay Districts

- (1) Floodplain District
- (2) Inland Wetland District
- (3) MBTA Community District

Amend SECTION 4.2 ZONING MAP:

4.2 Zoning Map

Zoning districts are shown on a map entitled "Zoning Map of the Town of Arlington, MA" and dated May 19, 2015 (the Zoning Map) on file in the Office of the Town Clerk and the Department of Planning and Community Development. The district boundaries shown on the Zoning Map, including an overlay map entitled "Wetland and Floodplain Overlay" and "MBTA Community Overlay" are part of this bylaw. The Zoning Map may include geographical features, streets, notations, and such other information to keep the map current and to facilitate orientation.

Add SECTION 5.10 MBTA COMMUNITY DISTRICT:

5.10 MBTA Community District

5.10.1. Purpose

The purpose of Section 5.10 is to:

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

- A. Allow multifamily uses by right that are located within one-half mile from a commuter rail station; subway station, ferry terminal or bus station;
- B. Offer housing options suitable for families with children;
- C. Offer housing options with no age restrictions; and
- D. Comply with G.L. c. 40, § 3A.

5.10.2. Boundaries

The MBTA Community District is herein established as an overlay district. The District includes all land within the Town of Arlington within one-half mile from the Alewife MBTA Station, except land zoned R2 and OS by the underlying district.

5.10.3. Permitted Uses

The only permitted use is a building containing 3 or more dwelling units. Accessory uses customary to residential uses are also allowed. This includes mixed-use structures that contain at least 3 dwelling units.

5.10.4. Dimensional and Density Regulations

Unless otherwise indicated, the requirements of Section 5.3 shall not apply. The following dimensional and density regulations are applicable to permitted uses in the MBTA Community District:

- A. Lot area and frontage. There are no minimum lot area and frontage requirements.
- B. Development intensity. The maximum residential density of a permitted use in the MBTA Community District is 1,000 square feet per unit.
- C. Yards. The following minimum yards shall apply:
 - (1) Minimum front yard shall be 0 feet;
 - (2) Minimum side yard shall be 0 feet;
 - (3) Minimum rear yard shall be 10 feet.
- D. The maximum FAR shall be 2.0.
- E. Open space. The landscaped open space shall be 20%. There shall be no requirement for usable open space.
- F. There shall be no maximum lot coverage requirement.
- G. The maximum building height shall be 4 stories and 40 feet. Section 5.3.20 governs exceptions to the maximum height limitations.
- H. The requirement for an upper story step back per Section 5.3.17 shall apply.
- I. Accessory structures shall comply with the minimum yard and maximum height requirements of the underlying district.

5.10.5. Off-Street Parking

- A. No less than 0.5 parking spaces per dwelling unit shall be required. The parking requirements for non-residential uses shall be in compliance with the requirements of Section 6.1.4.
- B. Parking setbacks shall be at least 5 feet from a side or rear yard. No parking shall be allowed within the front yard.

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

- C. As applicable, the parking exemption for non-residential space in mixed-use developments in Section 6.1.10.C. may be utilized.
- D. The parking and loading space standards in Section 6.1.11 shall apply.
- E. The bicycle parking requirements of Section 6.1.12 shall apply.

5.10.6. Development Standards

The Design Standards for the Town of Arlington shall apply to permitted uses in the MBTA Community District.

5.10.7. Procedures

- A. Uses permitted in the MBTA Community District are not subject to the requirements of Section 3.3 and Section 3.4, even if the underlying district requires compliance with these sections.
- B. Uses permitted in the MBTA Community District require compliance with Section 8.2, as applicable.

SECTION 6 SITE DEVELOPMENT STANDARDS

No revisions proposed.

Amend SECTION 8.2.2. APPLICABILITY:

8.2.2. Applicability

The provisions of this Section 8.2 shall apply to all new residential development with six or more units subject to Section 3.4, Environmental Design Review, comprised of any or all of the following uses:

- Single-family detached dwelling
- Two-family dwelling
- Duplex dwelling
- Three-family dwelling
- Townhouse structure
- Apartment building
- Apartment conversion
- Single-room occupancy building

Any residential development of the uses listed above involving one lot, or two or more adjoining lots in common ownership or common control, for which special permits or building permits are sought within a two-year period from the first date of special permit or building permit application shall comply with the provisions of this Section 8.2.

Section 8.2 also applies to any residential development of six or more units permitted in the MBTA Community District.

Amend SECTION 8.2.5. ADMINISTRATION:

8.2.5. Administration

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

- A. The Arlington Redevelopment Board shall administer this Section 8.2 and may adopt administrative rules and regulations to implement its provisions. In the case of projects permitted in the MBTA Community District, the Building Inspector shall require compliance with this Section 8.2 prior to issuing any Occupancy permits.

DRAFT