

Arlington Parcel Zoning Analysis

Minimum Lot Size
Existing Zoning

Meets Minimum Lot Size

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size - Existing Zoning

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	55	90%
Nonconforming parcels	6	10%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	31	33%
Nonconforming parcels	64	67%

Includes parcels with existing residential or mixed use.

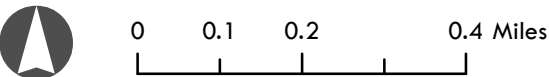
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Produced by:
Metropolitan Area Planning Council
60 Temple Place, Boston, MA 02111
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT, Town of Arlington

September 2018

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Minimum Lot Size Requirements (sq.ft)		
Use	Zone	Extg Zoning
Townhouse	R4	30,000
	R5, R6, R7	20,000
Apartment or Townhouse	B2	5,000
	B2A, B3, B4, B5	20,000
Mixed Use	B1	5,000
	B2, B2A, B3, B4, B5	0

Arlington Parcel Zoning Analysis

Minimum Lot Size Example 1

Meets Minimum Lot Size

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size - Example 1

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	55	90%
Nonconforming parcels	6	10%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	63	66%
Nonconforming parcels	32	34%

Includes parcels with existing residential or mixed use.

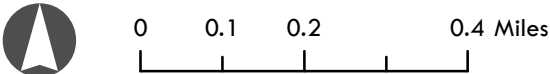
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Minimum Lot Size Requirements (sq.ft)			
Use	Zone	Extg Zoning	Example 1
Townhouse	R4	30,000	2,000
	R5, R6, R7	20,000	10,000
	B2	5,000	5,000
Apartment or Townhouse	B2A, B3, B4, B5	20,000	10,000
	B1	5,000	5,000
Mixed Use	B2, B2A, B3, B4, B5	0	0

Arlington Parcel Zoning Analysis

Minimum Lot Size Per Unit Existing Zoning

Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size Per Unit - Extg Zoning

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	51	84%
Nonconforming parcels	10	16%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

Includes parcels with existing residential or mixed use.

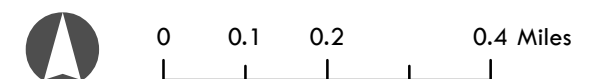
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Minimum Lot Size Per Unit Requirements (sq.ft.)		
Use	Zone	Extg Zoning
Townhouse	R4	2,500
	R5	1,450
	B2	1,450
	B2A, B4 (street <50')	1,450
	R6	700
	B2A, B4 (street >50')	700
	B3	600
Apartment or Townhouse	R7, B5	550
	All B lots <20,000 sqft	0
	B2 (lot >20,000 sqft)	1,450
	B2A, B4, B5 (lot >20,000 sqft)	700
Mixed Use	B3 (lot >20,000 sqft)	600

Lexington

Medford

Cambridge

Arlington Parcel Zoning Analysis

Minimum Lot Size Example 2

Meets Minimum Lot Size

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size - Example 2

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	55	90%
Nonconforming parcels	6	10%
R Districts		
Total parcels	95	100%
Compliant parcels	91	96%
Nonconforming parcels	4	4%

Includes parcels with existing residential or mixed use.

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Requirements (sq.ft)			
Use	Zone	Extg Zoning	Example 2
Townhouse	R4	30,000	2,000
	R5, R6, R7	20,000	5,000
	B2	5,000	5,000
Apartment or Townhouse	B2A, B3, B4, B5	20,000	10,000
	B1	5,000	5,000
Mixed Use	B2, B2A, B3, B4, B5	0	0

Arlington Parcel Zoning Analysis

Minimum Lot Size Per Unit Zoning Changes - Example 1

Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size Per Unit - Example 1

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	60	98%
Nonconforming parcels	1	2%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

Includes parcels with existing residential or mixed use.

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Per Unit Requirements (sq.ft.)			
Use	Zone	Extg Zoning	Example 1
Townhouse Apartment or Townhouse	R4	2,500	2,500
	R5	1,450	1,450
	B2	1,450	1,000
	B2A, B4 (street <50')	1,450	1,000
	R6	700	700
	B2A, B4 (street >50')	700	700
	B3	600	600
	R7, B5	550	550
Mixed Use	All B lots <20,000 sqft	0	0
	B2 (lot >20,000 sqft)	1,450	1,000
	B2A, B4, B5 (lot >20,000 sqft)	700	700
	B3 (lot >20,000 sqft)	600	600

Arlington Parcel Zoning Analysis

Minimum Lot Size Per Unit Zoning Changes - Example 2

Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size Per Unit - Example 2

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	60	98%
Nonconforming parcels	1	2%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	69	73%
Nonconforming parcels	26	27%

Includes parcels with existing residential or mixed use.

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Per Unit Requirements (sq.ft.)			
Use	Zone	Extg Zoning	Example 2
Townhouse	R4	2,500	1,000
	R5	1,450	1,000
Apartment or Townhouse	B2	1,450	1,000
	B2A, B4 (street <50')	1,450	1,000
	R6	700	700
	B2A, B4 (street >50')	700	700
	B3	600	600
	R7, B5	550	550
	All B lots <20,000 sqft	0	0
Mixed Use	B2 (lot >20,000 sqft)	1,450	1,000
	B2A, B4, B5 (lot >20,000 sqft)	700	700
	B3 (lot >20,000 sqft)	600	600

Arlington Parcel Zoning Analysis

Minimum Lot Size Per Unit Zoning Changes - Example 3

Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size Per Unit - Example 3

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	60	98%
Nonconforming parcels	1	2%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	90	95%
Nonconforming parcels	5	5%

Includes parcels with existing residential or mixed use.

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Per Unit Requirements (sq.ft.)

Use	Zone	Extg Zoning	Example 3
Townhouse	R4	2,500	1,000
Apartment or Townhouse	R5	1,450	700
	B2	1,450	1,000
	B2A, B4 (street <50')	1,450	1,000
	R6	700	500
	B2A, B4 (street >50')	700	700
	B3	600	600
	R7, B5	550	0
Mixed Use	All B lots <20,000 sqft	0	0
	B2 (lot >20,000 sqft)	1,450	1,000
	B2A, B4, B5 (lot >20,000 sqft)	700	700
	B3 (lot >20,000 sqft)	600	600