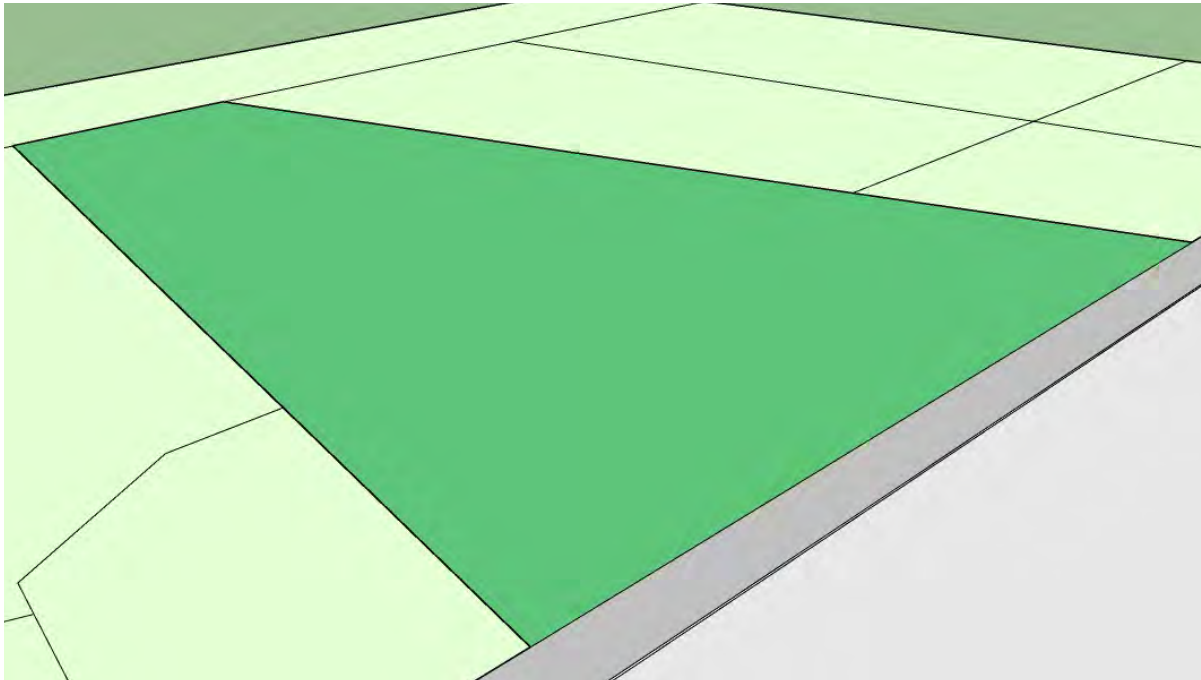


# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - MIXED USE SCENARIO

DRAFT



### 324 MASS AVE - MIXED USE SCENARIO

Zoned B2A - Major Business

Adjacent to R2, B1, B4, and OS districts

1.5 acres - meets 20,000 sq.ft. minimum lot area

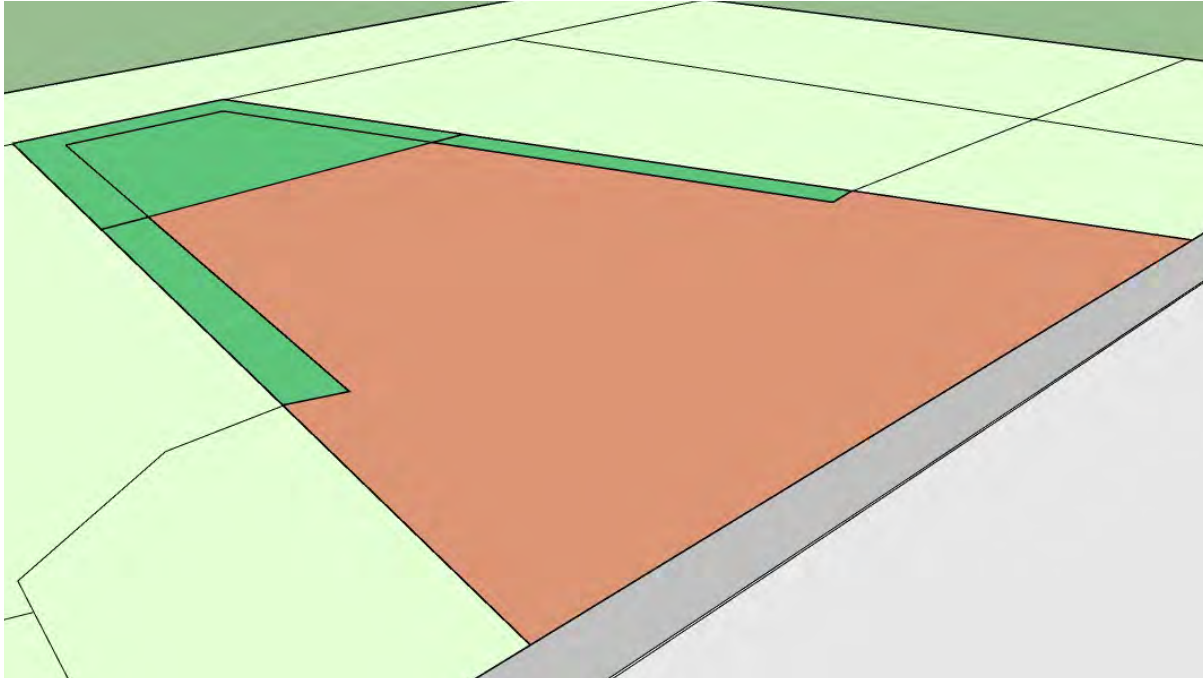
276' lot frontage - meets 50' minimum

Density - 700 sq.ft. lot area per unit - max. 92 units



**TOWN OF ARLINGTON**  
**MULTIFAMILY ZONING BUILDOUT ANALYSIS**  
**324 MASS AVE - MIXED USE SCENARIO**

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**REQUIRED YARDS AND OPEN SPACE - MIXED USE**

Front yard - None

Side yard - None, except 15' where adjacent to residential

Rear yard - 17' (10+length of wall parallel to lot line/10)

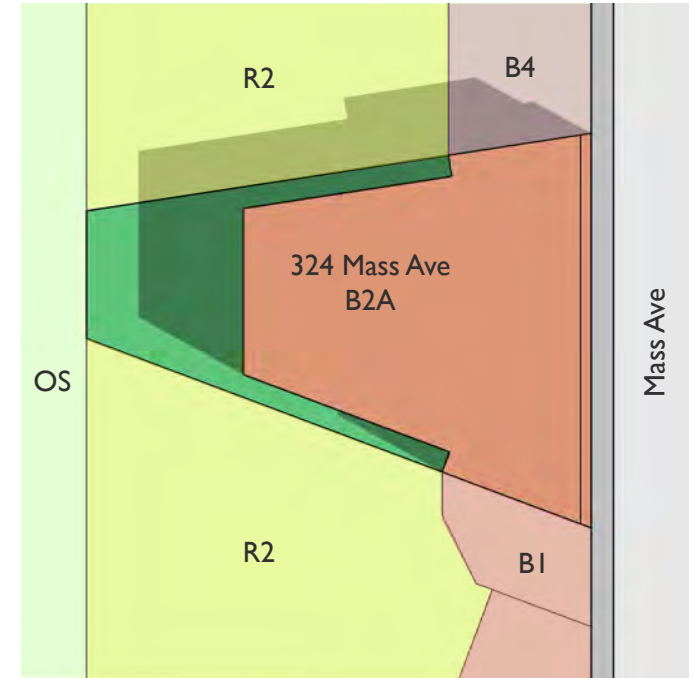
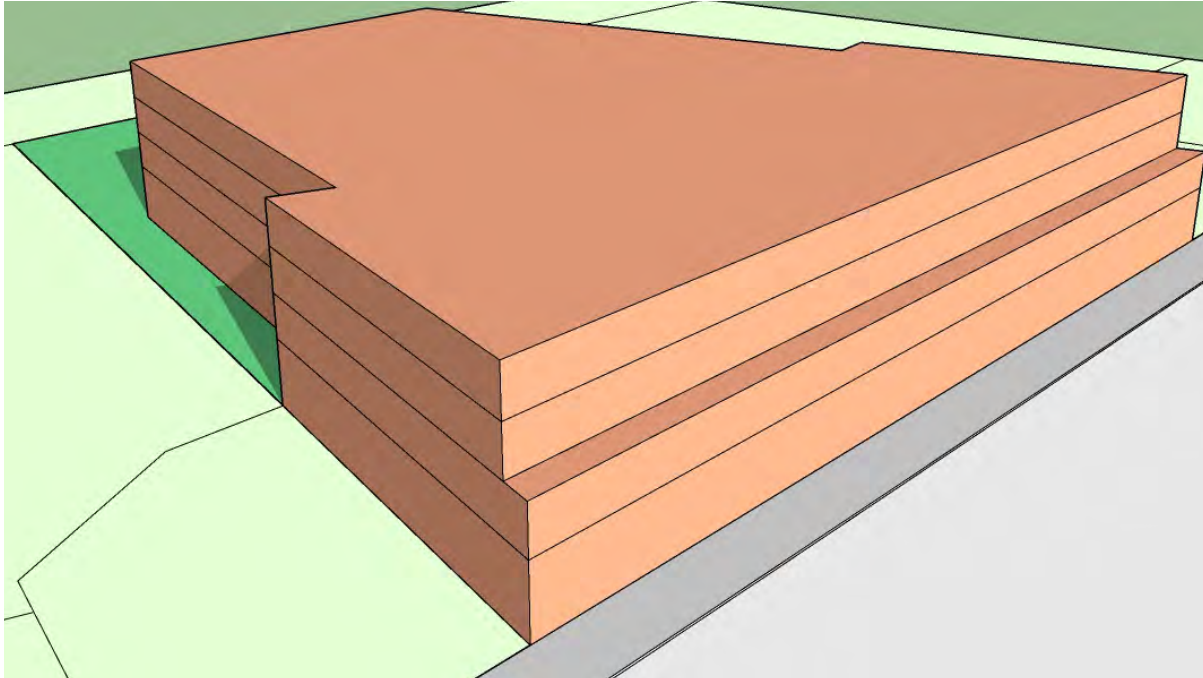
Useable Open Space - 12,920 sq.ft (20% gross floor area assuming FAR of 1.0)

Minimum dimensions 25'x25'

Landscaped Open Space (not shown) - 6,460 sq.ft. (10% gross floor area)

**TOWN OF ARLINGTON**  
**MULTIFAMILY ZONING BUILDOUT ANALYSIS**  
**324 MASS AVE - MIXED USE SCENARIO**

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**MAXIMUM HEIGHT - MIXED USE**

Maximum height 50' / 4 stories

15' tall ground story with 10' upper stories

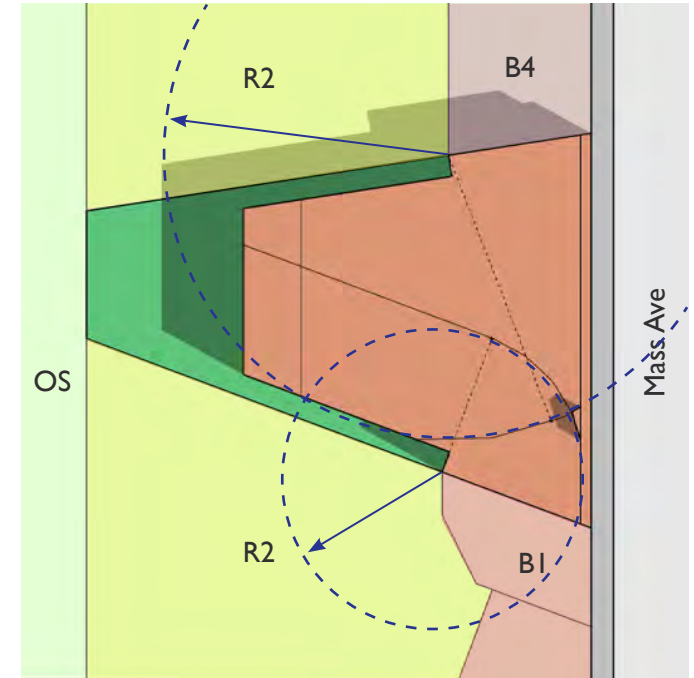
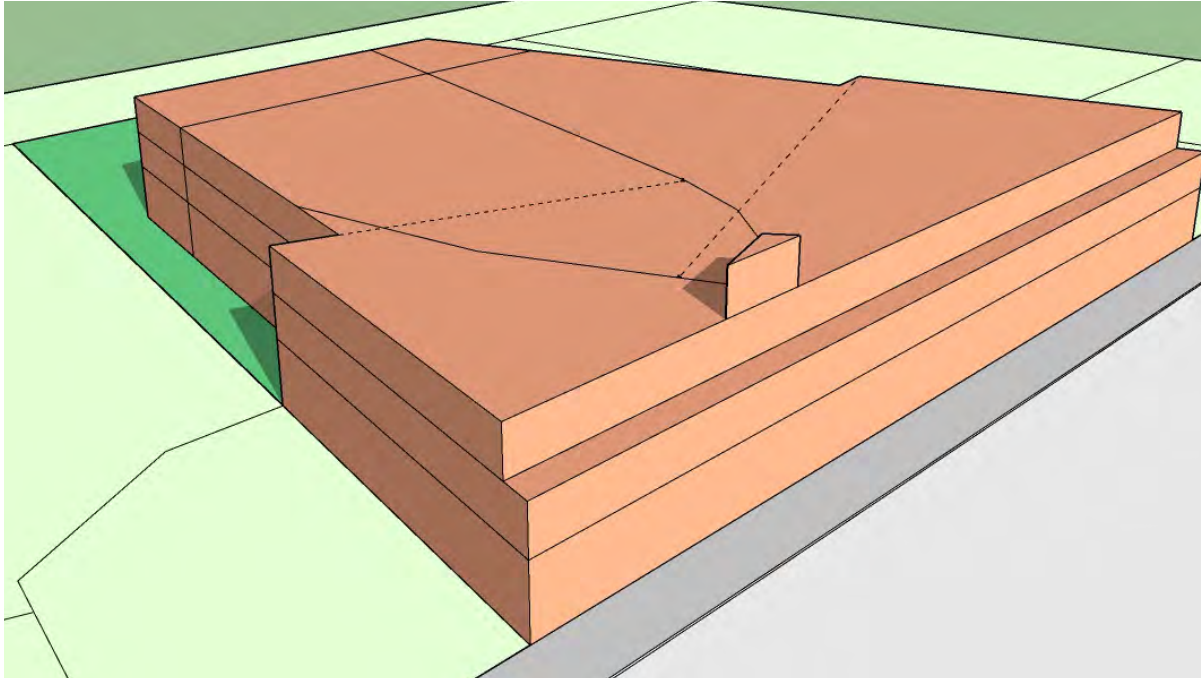
7.5' setback from street at third story and above for any building over 3 stories

# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - MIXED USE SCENARIO

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### HEIGHT BUFFER - MIXED USE

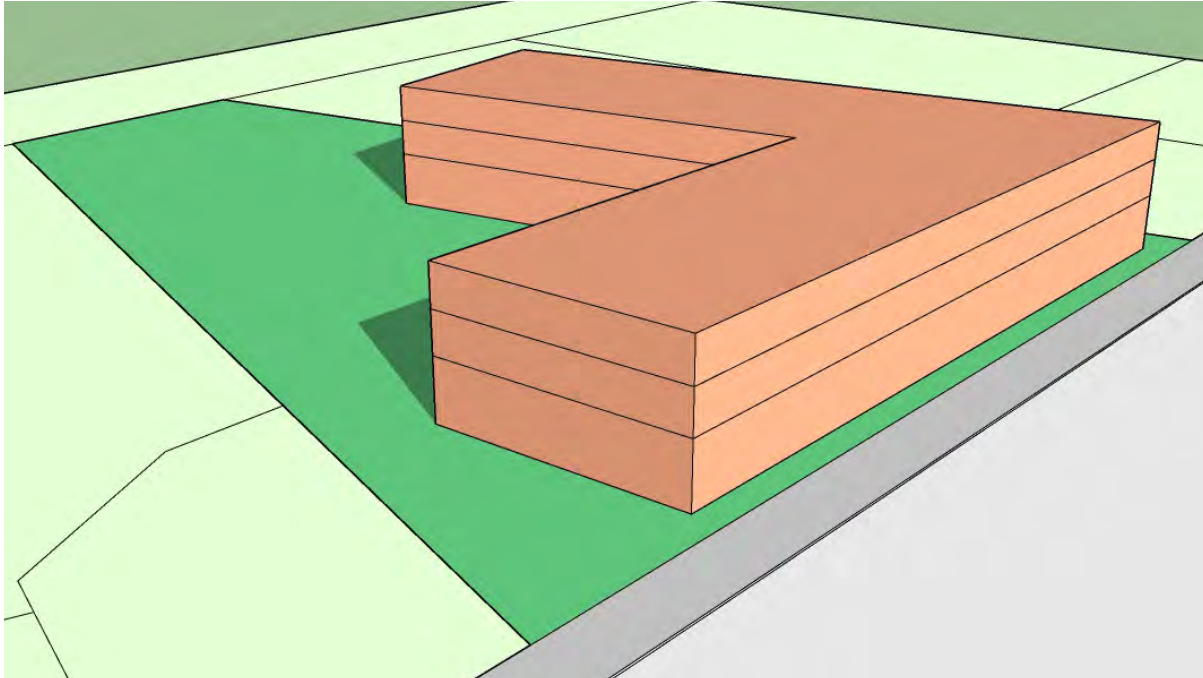
Maximum height 40' / 3 stories within height buffer

Height buffer applies within 200' of residential zone to the north, 100' of residential zone to the south, and 150' of open space zone to the west



**TOWN OF ARLINGTON**  
**MULTIFAMILY ZONING BUILDOUT ANALYSIS**  
324 MASS AVE - MIXED USE SCENARIO

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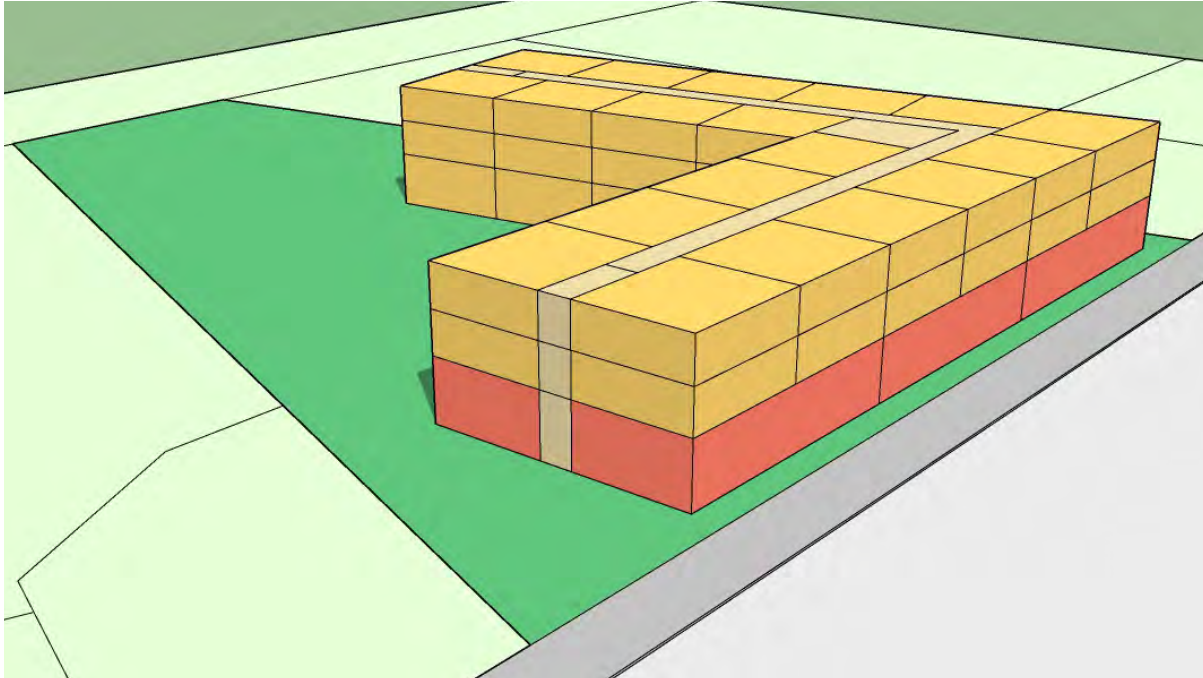
**FLOOR AREA RATIO - MIXED USE**

Floor Area Ratio = Total building floor area / total lot area

Maximum FAR 1.0

**TOWN OF ARLINGTON**  
**MULTIFAMILY ZONING BUILDOUT ANALYSIS**  
324 MASS AVE - MIXED USE SCENARIO

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**FILLING IN THE ENVELOPE - MIXED USE**

46 apartments @ ~950 sq.ft.

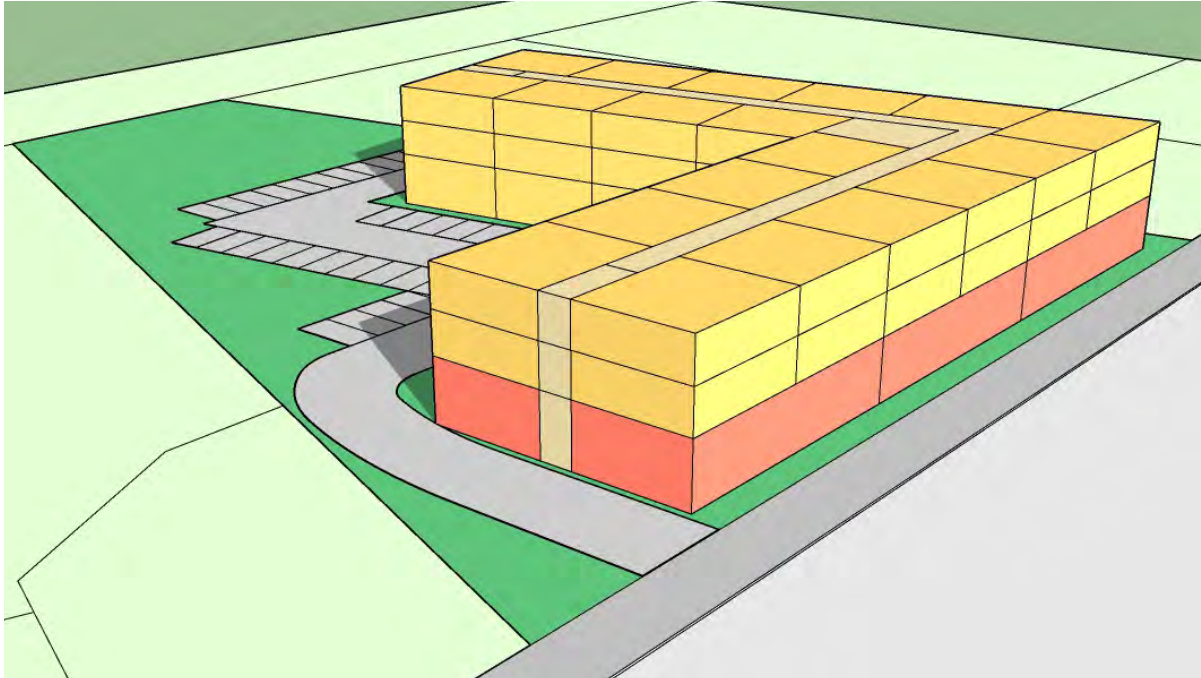
13,000 sq.ft. retail

# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - MIXED USE SCENARIO

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## PARKING - MIXED USE

Parking required for 46 apartments: 61 spaces

Parking required for 13,000 sq.ft. retail: 33 spaces

Total: 94 spaces

Total with Transportation Demand Management and affordable housing reduction: 65 spaces

But only room for ~47 spaces on site with this building footprint

*Assumes half one bedroom units (req. 1.15 spaces/unit) and half two bedroom units (req. 1.5 spaces/unit). Affordable housing reduction of 10% of residential parking requirement. Parking requirement for retail is 1 space per 300 sq.ft. floor area; in mixed use development the first 3,000 sq.ft. of floor area is exempt from parking requirements.*

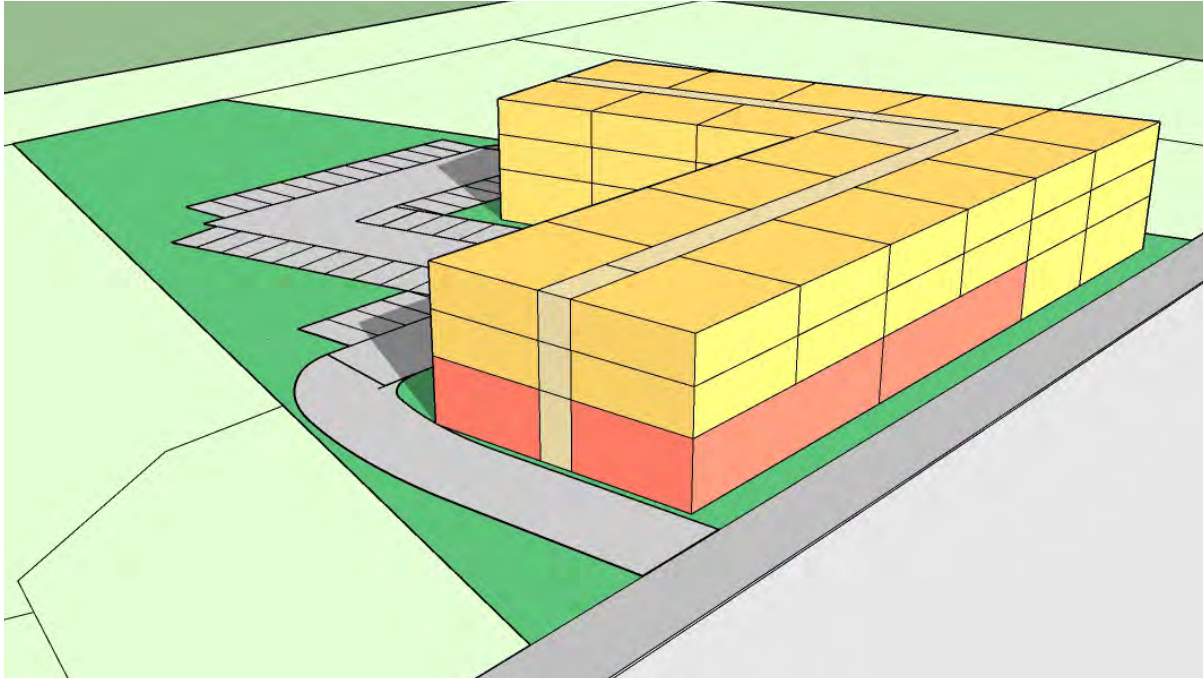


# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - MIXED USE SCENARIO

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#### FINAL BUILDOUT - MIXED USE

43 apartments  
9,000 sq.ft. retail  
54 parking spaces

**MOST CONSTRAINING FACTOR:** Parking

**OTHER MAJOR CONSTRAINTS:** Height buffer, FAR, usable open space

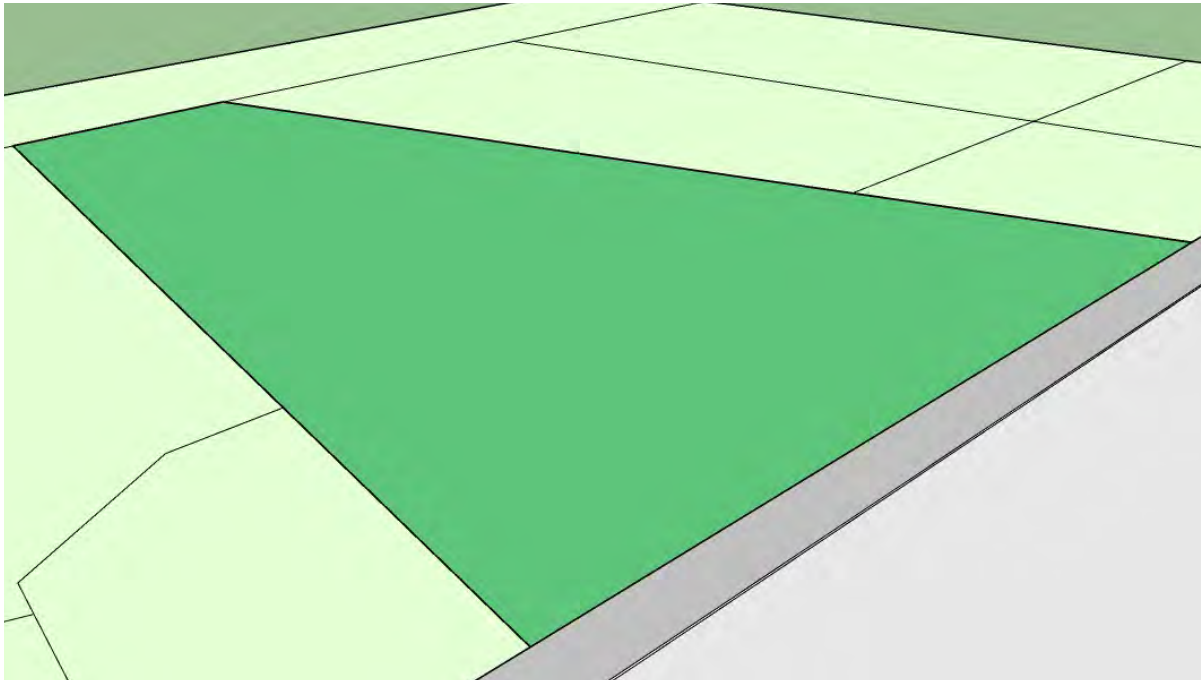


# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - RESIDENTIAL SCENARIO

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### 324 MASS AVE - RESIDENTIAL SCENARIO

Zoned B2A - Major Business

Adjacent to R2, B1, B4, and OS districts

1.5 acres - meets 20,000 sq.ft. minimum lot area

276' lot frontage - meets 100' minimum

Density - 700 sq.ft. lot area per unit - max. 92 units

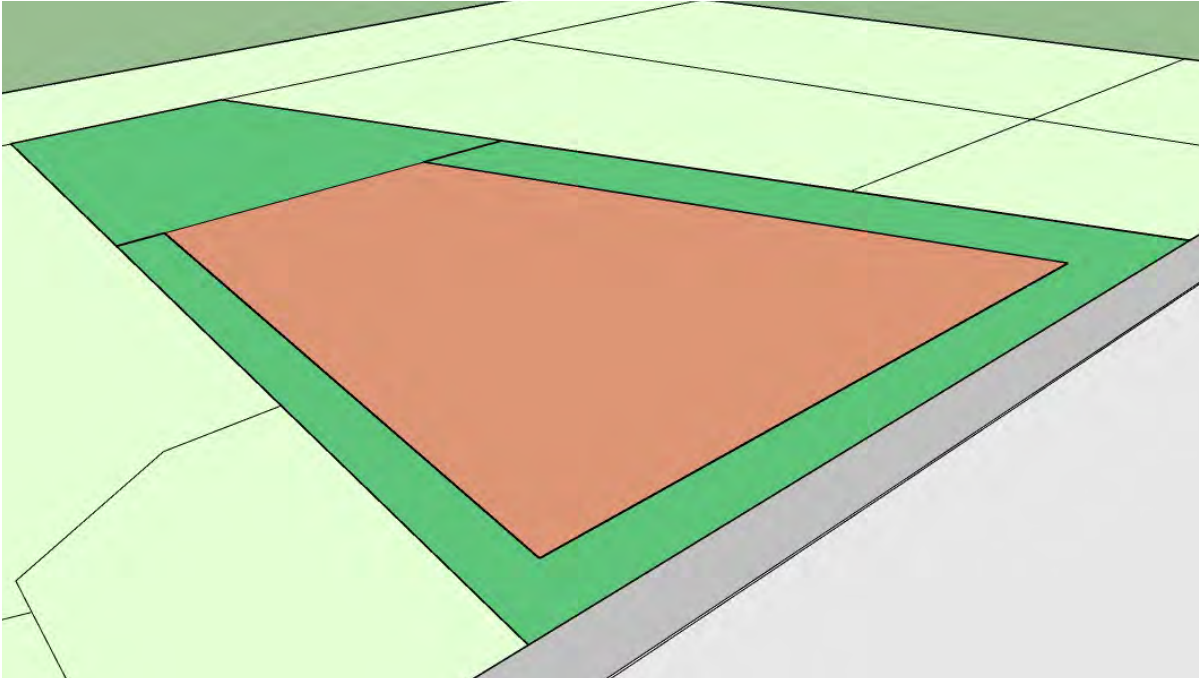


# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - RESIDENTIAL SCENARIO

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### REQUIRED YARDS AND OPEN SPACE - RESIDENTIAL

Front yard - 17'-6" ( $15 + \text{building height} / 10$ , assumes 25' building height)

Side yard - 15' and 37'-6" ( $(\text{building height} + \text{building length}) / 6$ , assumes L-shaped building)

Rear yard - 30' ( $(\text{building height} + \text{building length}) / 6$ , minimum 30')

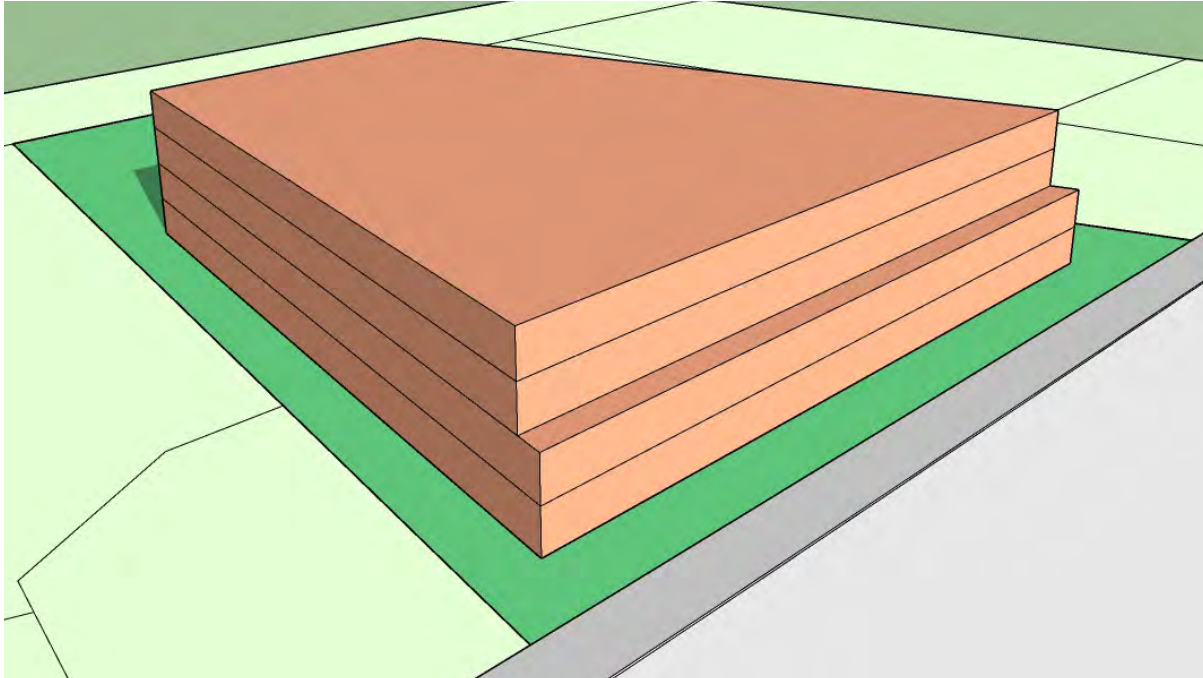
Useable Open Space - 15,500 sq.ft (20% gross floor area assuming FAR of 1.2)

Minimum dimensions 25'x25'

Landscaped Open Space (not shown) - 7,750 sq.ft. (10% gross floor area)

**TOWN OF ARLINGTON**  
**MULTIFAMILY ZONING BUILDOUT ANALYSIS**  
**324 MASS AVE - RESIDENTIAL SCENARIO**

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**MAXIMUM HEIGHT - RESIDENTIAL**

Maximum height 40' / 4 stories

All levels 10' tall

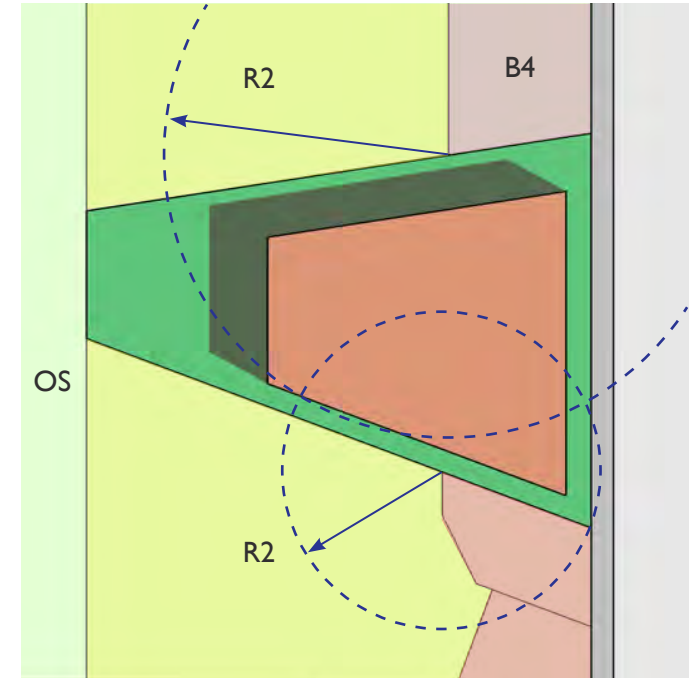
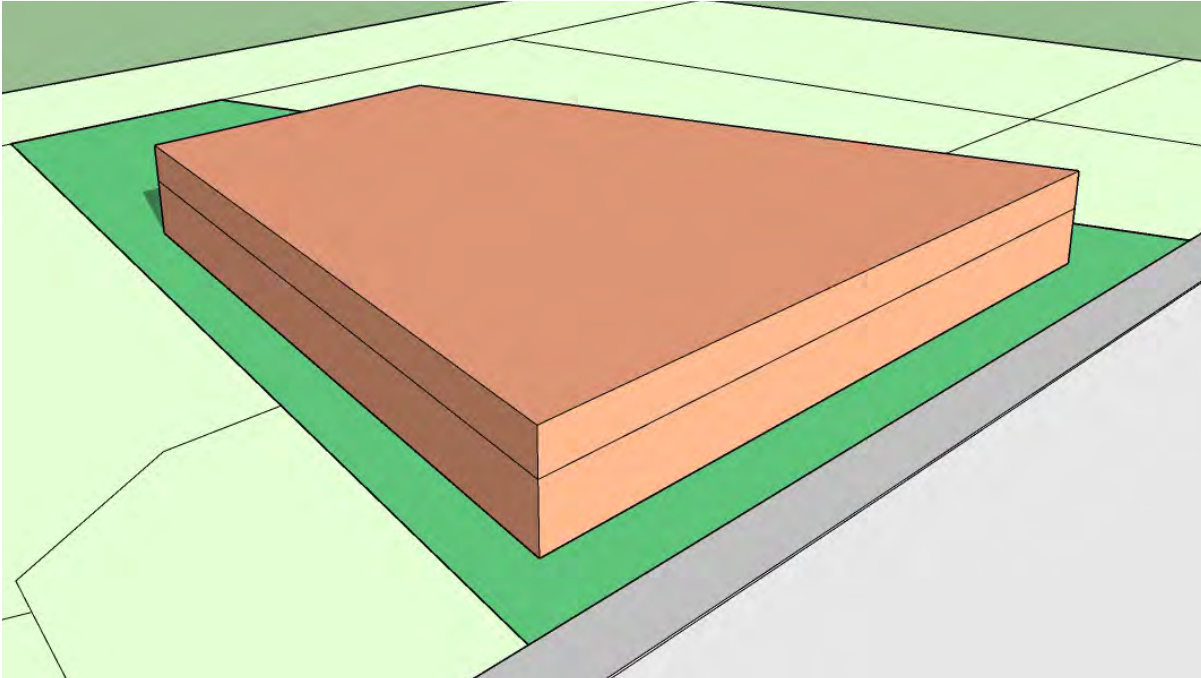
7.5' setback from street at third story and above for any building over 3 stories

# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - RESIDENTIAL SCENARIO

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### HEIGHT BUFFER - RESIDENTIAL

Maximum height 25' within height buffer

15' tall ground story with 10' second story

Height buffer applies to entire buildable area - within 200' of residential zone to the north,

100' of residential zone to the south, and 150' of open space zone to the west

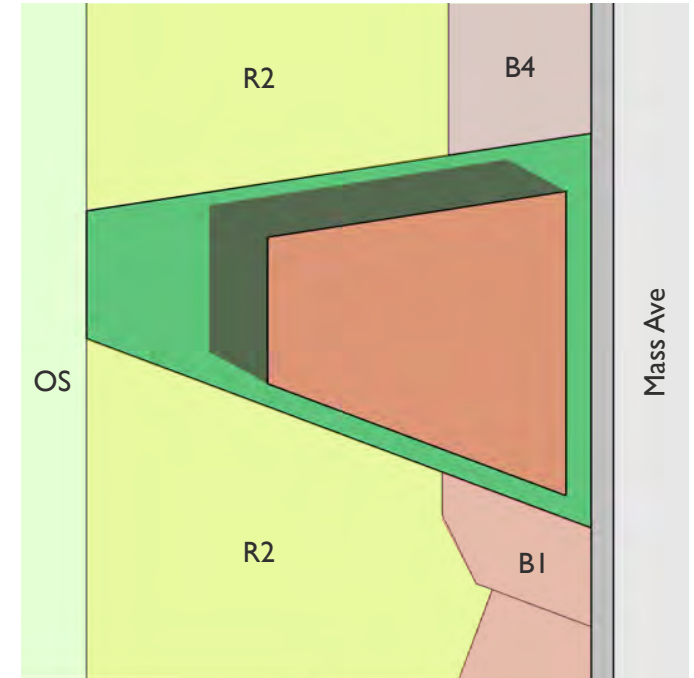
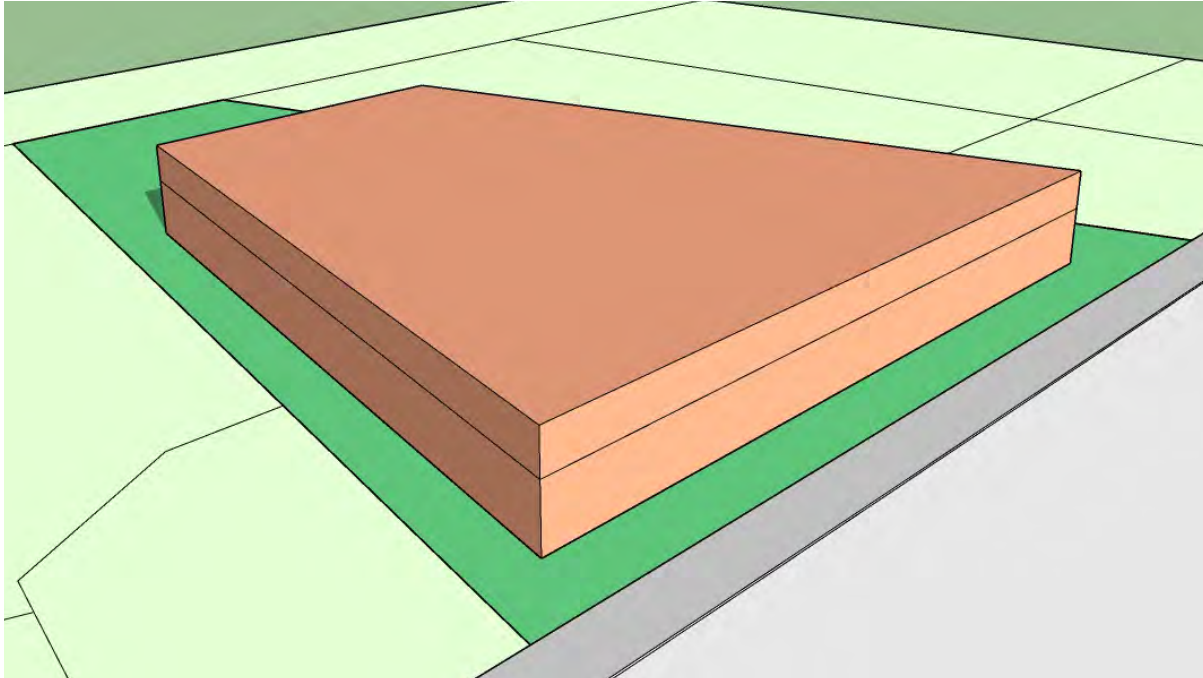


# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - RESIDENTIAL SCENARIO

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### FLOOR AREA RATIO - RESIDENTIAL

Floor Area Ratio = Total building floor area / total lot area

Maximum FAR 1.2

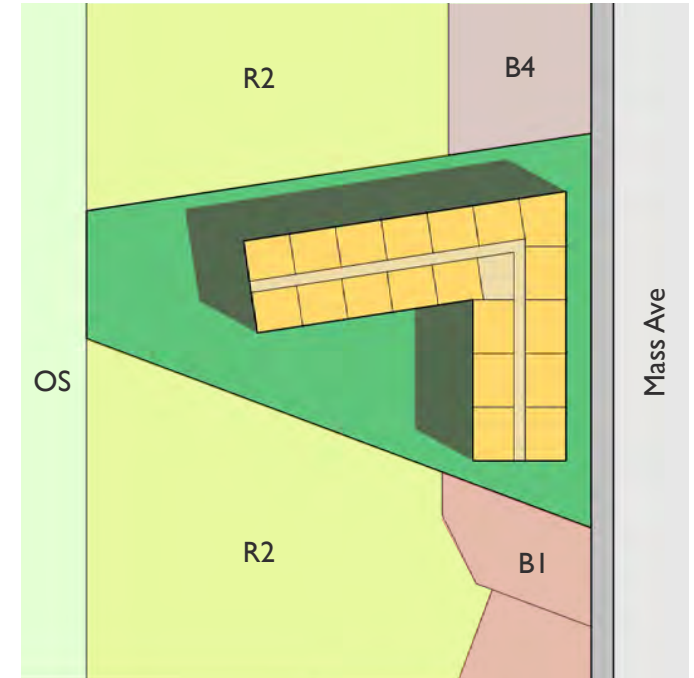
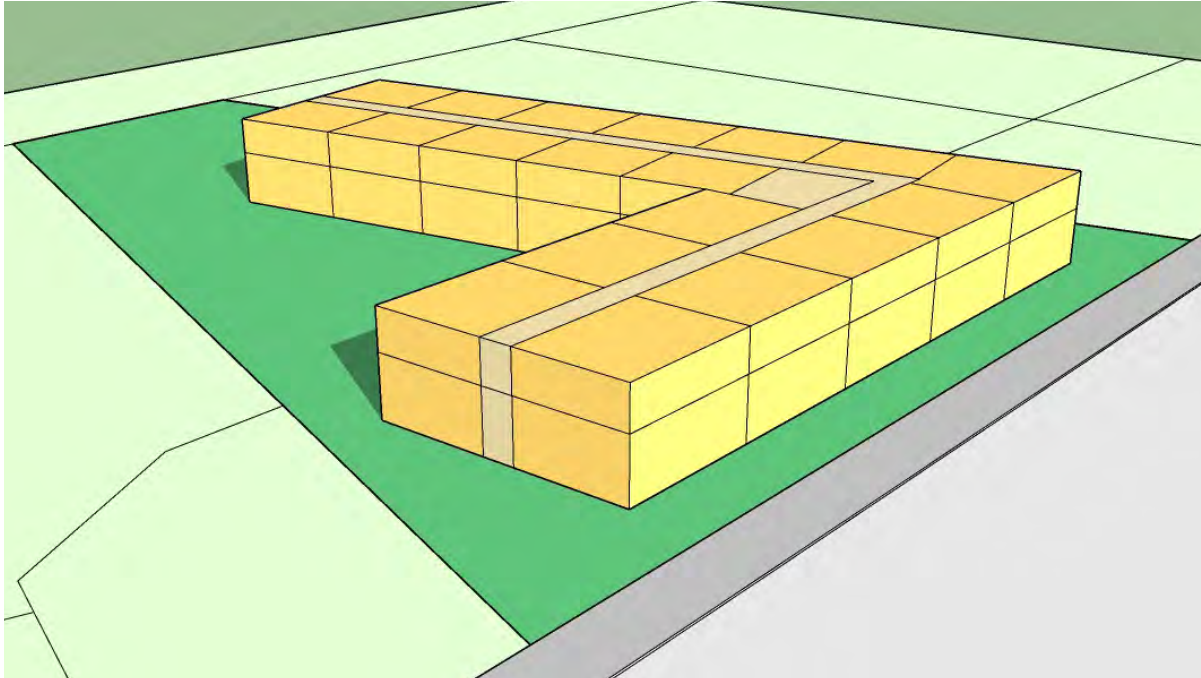
Yards and height limit buildable envelope to FAR 1.0

# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - RESIDENTIAL SCENARIO

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### FILLING IN THE ENVELOPE - RESIDENTIAL

38 apartments @ ~950 sq.ft.

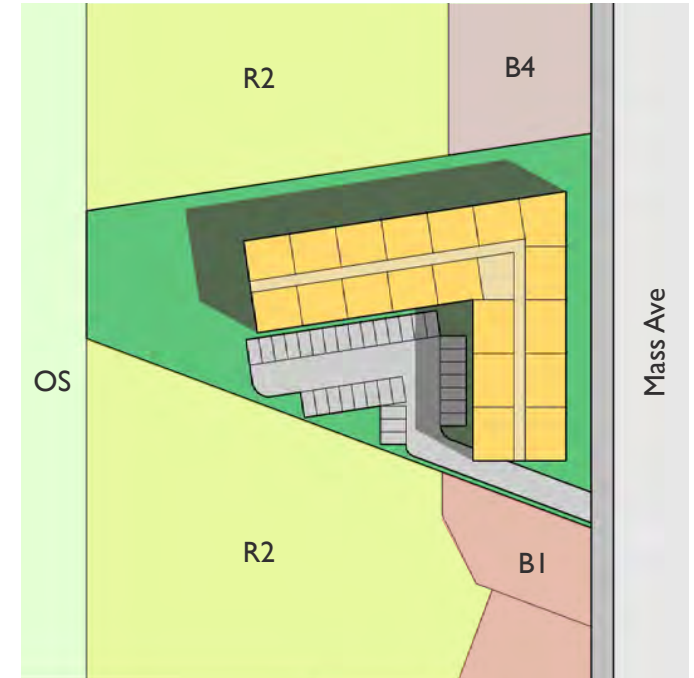
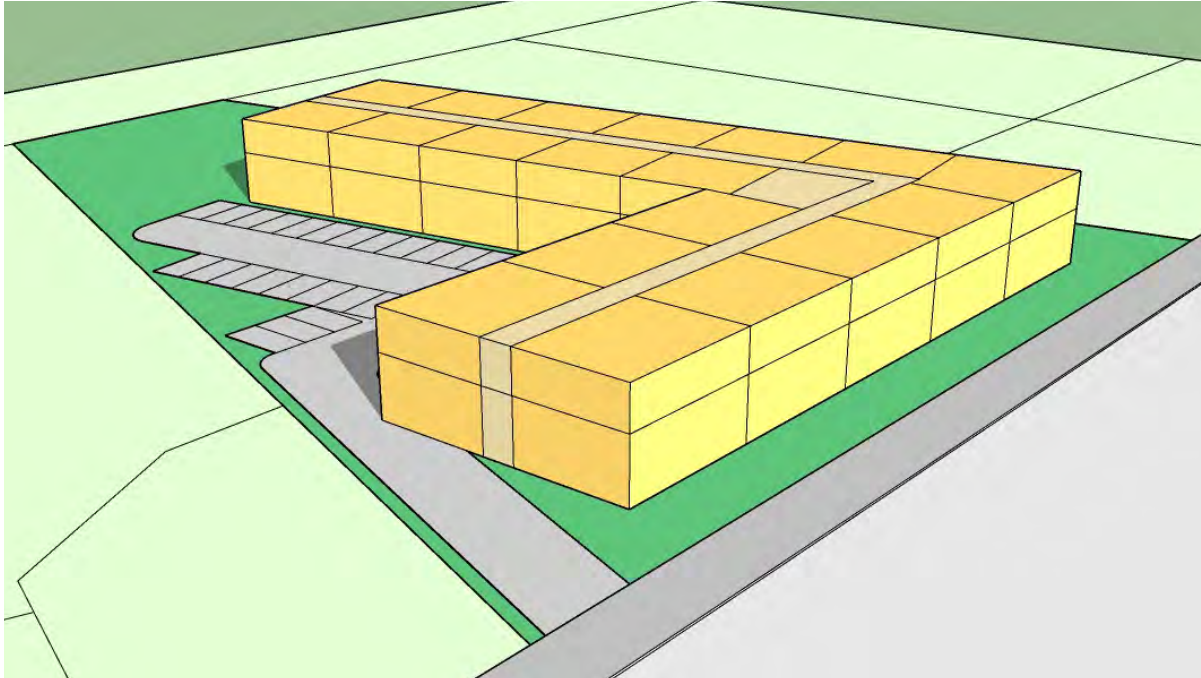
Reduced building square footage allows for reductions in usable open space

# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - RESIDENTIAL SCENARIO

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## PARKING - RESIDENTIAL

Parking required for 38 apartments: 51 spaces

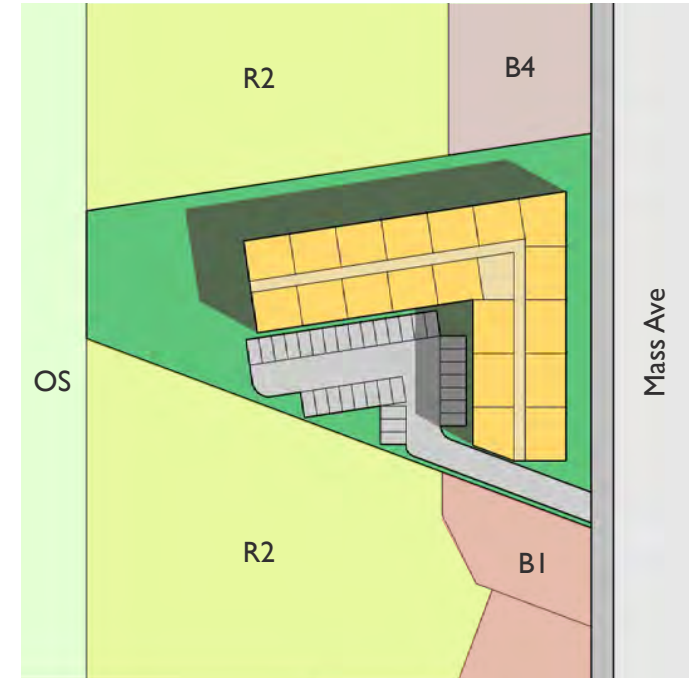
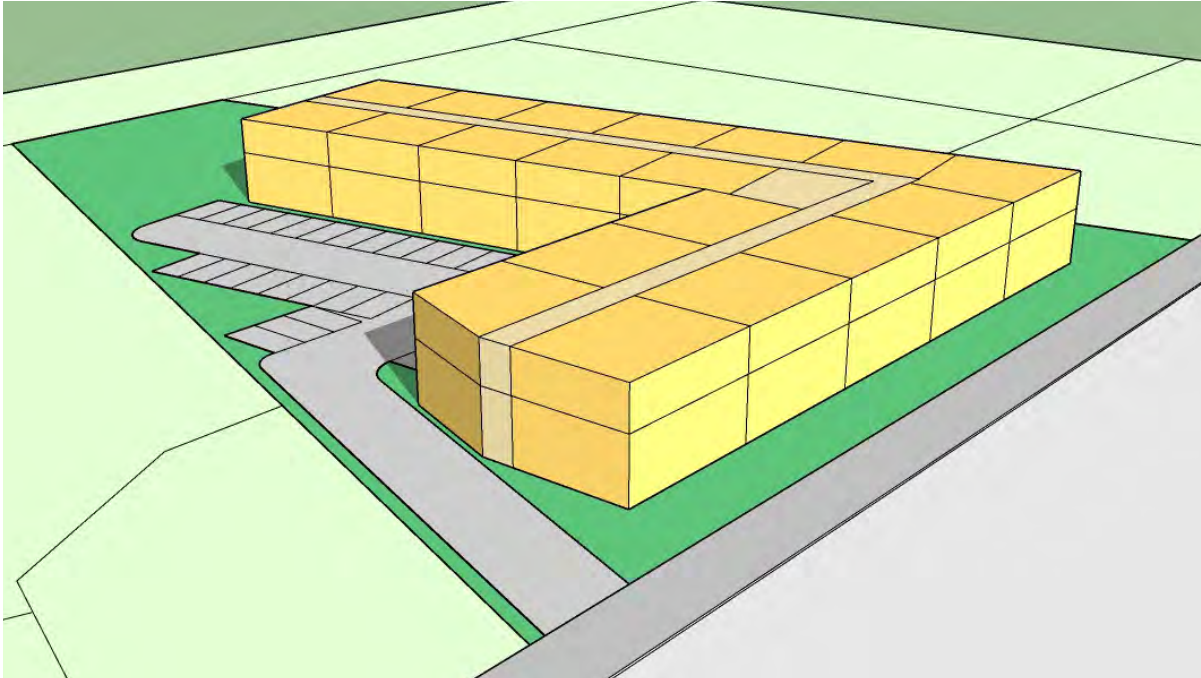
Total with Transportation Demand Management and affordable housing reduction: 33 spaces

*Assumes half one bedroom units (req. 1.15 spaces/unit) and half two bedroom units (req. 1.5 spaces/unit).  
Transportation Demand Management reduction of 25% and affordable housing reduction of 10%.*



**TOWN OF ARLINGTON**  
**MULTIFAMILY ZONING BUILDOUT ANALYSIS**  
**324 MASS AVE - RESIDENTIAL SCENARIO**

DRAFT



**FINAL BUILDOUT - RESIDENTIAL**

38 apartments  
33 parking spaces

**MOST CONSTRAINING FACTORS:** Height buffer  
**OTHER MAJOR CONSTRAINTS:** Usable open space, parking