



2019 Annual Town Meeting Draft Zoning Bylaw Amendments

Public Hearing Draft

Articles 10, 11, 12, 13, and 14

March 14, 2019

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:

Andrew Bunnell, Chair, (Term through 1/31/2020)

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

Eugene Benson (Term through 1/31/2020)

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 **Monday, March 4, 2019, Monday, March 11, 2019, Monday, March 18, 2019, and Monday, March 25, 2019, all beginning at 7:30 P.M.** in the **Central School, 27 Maple Street, Main Room, Arlington, Massachusetts**. 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 Annual Town Meeting, which will begin on Monday, April 22, 2019.

In addition, informal office hours will be held on Thursdays, March 14 and March 21, 5 PM-7 PM, in the Town Hall Annex First Floor Conference Room. Finally, the Department of Planning and Community Development (DPCD) will also hold neighborhood meetings tentatively scheduled for March 28 at Peirce School, April 3 at Thompson School, April 4 at Hardy School, and April 10 at Brackett School, all beginning at 7 PM. These dates are still pending confirmation from the School Department.

The draft language of the proposed amendments to the Zoning Bylaw was made available on Thursday, February 14, 2019. Since that date, some revisions have been made, which can be viewed herein in track changes. Copies may be obtained in the Department of Planning and Community Development on the first floor of the Town Hall Annex, Monday through Wednesday, 8:00 a.m. to 4:00 p.m.; Thursday, 8:00 a.m. to 7:00 p.m.; and Friday, 8:00 a.m. to 12:00 p.m. or viewed and downloaded from the Redevelopment Board webpage of the Town's website at www.arlingtonma.gov.

Contact Erin Zwirko, Assistant Director of Planning and Community Development, at 781-316-3091 or ezwirko@town.arlington.ma.us with any questions or comments.

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ARTICLE 10

**ZONING BYLAW AMENDMENT/UPPER-STORY
BUILDING STEP BACKS**

To see if the Town will vote to amend the Zoning Bylaw to adjust the upper-story building step back beginning at the fourth story level or 40 feet above grade by amending SECTION 5.3.17. UPPER-STORY BUILDING STEP BACKS and by amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph C to refer to four stories; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.3.17. UPPER-STORY BUILDING STEP BACKS to adjust the upper-story building step back beginning at the fourth story level or 40 feet above grade:

5.3.17 Upper-Story Building Step Backs

For buildings more than ~~three~~ four stories in height, an additional 7.5-foot step-back (upper-story building setback) shall be provided beginning at the ~~third~~ fourth story level or ~~30~~ 40 feet above grade, whichever is less. The upper-story step back shall be provided along all building elevations with street frontage, excluding alleys.

Amend SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph C to refer to four stories:

5.3.21 Supplemental Requirements in the Business and Industrial Districts

- C. Upper-Story ~~Setbacks~~ Building Step Back. In any district where the maximum building height exceeds ~~three~~ four stories, upper-story building ~~setbacks~~ step backs shall be required. See 5.3.17 for Upper-Story Building Step Back ~~requirements~~ requirement.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

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

ARTICLE 11

ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA

To see if the Town will vote to amend the Zoning Bylaw to reduce the height buffer area to 25 to 50 feet depending on orientation and to identify the specific requirements to allow application of the higher height limit by amending SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.3.19. REDUCED HEIGHT BUFFER AREA to reduce the height buffer area to 25 to 50 feet depending on orientation and to identify the specific requirements to allow application of the higher height limit:

5.3.18 Reduced Height Buffer Area

- A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to any lot or part of a lot located in a height buffer area unless a finding of the Board of Appeals or the Arlington Redevelopment Board, as applicable, determines that the location, based on site-specific factors, or if the Applicant demonstrates to the satisfaction of the Board of Appeals or the Arlington Redevelopment Board, as applicable, that proximity to it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition will not be detrimental based upon criteria established in Section 3.3.3 and Section 3.3.4. A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

Land in R0, R1, R2, OS is located	Lower height shall apply
Between northwest and northeast	Within 200 <u>50</u> feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within 150 <u>35</u> feet
Southerly, between southeast and southwest	Within 100 <u>25</u> feet

ARTICLE 12

**ZONING BYLAW AMENDMENT/CORNER LOT
REQUIREMENTS**

To see if the Town will vote to amend the Zoning Bylaw to add a requirement for corner lots in the R4 through R7 Districts and all Business Districts which requires the minimum street yard to be equal to the front yard depth required by amending SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.3.8. CORNER LOTS AND THROUGH LOTS to add a requirement for corner lots in the R4 through R7 Districts and all Business Districts which requires the minimum street yard to be equal to the front yard depth required:

5.3.8 Corner Lots and Through Lots

- A. A corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the adjoining lots. However, in the R4, R5, R6, and R7 districts and all of the business (B) districts, a corner lot shall have minimum street yards with depths which shall be the same as the required front yard depths for the district in which the street frontage is located.

Zoning Bylaw Amendments for Multi-family Uses and Mixed-Use

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

ARTICLE 13

ZONING BYLAW AMENDMENT/APARTMENT BUILDING PARKING REQUIREMENTS

To see if the Town will vote to amend the Zoning Bylaw to reduce the parking requirements for apartment buildings by amending SECTION 6.1.4. TABLE OF OFF-STREET PARKING REGULATIONS to reduce the minimum number of spaces to 1 space per dwelling unit; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 6.1.4. TABLE OF OFF-STREET PARKING REGULATIONS to reduce the minimum number of spaces to 1 space per dwelling unit for apartment buildings:

6.1.4 Table of Off-Street Parking Regulations

Use	Minimum Number of Spaces
Residential Uses	
Apartment building	1 space per efficiency dwelling unit; 1.15 space per 1-bedroom dwelling unit, 1.5 spaces per 2-bedroom dwelling unit, and 2 spaces per 3 or more bedroom dwelling unit; 1 space per dwelling unit and 1 space per 5 units of public housing for the elderly.

ARTICLE 14

**ZONING BYLAW AMENDMENT/PARKING REDUCTION
APPLICABILITY**

To see if the Town will vote to amend the Zoning Bylaw to include the R7 District in 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)

Amend the Zoning Bylaw to include the R7 District in SECTION 6.1.5. PARKING REDUCTION IN BUSINESS, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL ZONES:

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. [...]