

**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 6**

**ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL  
REQUIREMENTS FOR MULTI-FAMILY USES**

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for multi-family uses in the R4, R5, R6, and R7 Districts by:

1. Amending SECTION 5.4.1. DISTRICTS AND PURPOSES to revise descriptions of the R5, R6, and R7 Districts;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area, minimum lot area per unit, and minimum lot frontage for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District;
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to adjust the front yard, side yard, and rear yard for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District; and
4. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet, maximum stories, and maximum floor area ratio for townhouse structures and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**Amend SECTION 5.4.1. DISTRICTS AND PURPOSES to revise descriptions of the R5, R6, and R7 Districts:**

**Comment [EZ1]:** Keep in motion

**Section 5.4.1 Districts and Purposes**

- C. (1) R5: Apartment District/Low Density. The predominant use is two- to ~~three~~ four-story garden apartments located along or near principal arteries. The Town allows small-scale offices on principal arteries only. The Town discourages uses which would detract from the desired residential character, consume large amounts of land, or otherwise interfere with the intent of this Bylaw.
- (2) R6: Apartment District/Medium Density. The predominant land uses in the Medium-Density Apartment District consist of a mix of apartments up to ~~four~~ five stories high and offices at a smaller scale. The Town discourages uses which would detract from the desired residential and office character or otherwise interfere with the intent of this Bylaw.

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

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

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area, minimum lot area per unit, and minimum lot frontage for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District:

**Comment [E22]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

### Section 5.4.2 Dimensional and Density Requirements

#### A. Tables of Dimensional and Density Regulations

R District Lot Regulations (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
<b>R4</b>			
Three-family dwelling	<del>7,500</del> <u>5,000</u>	<del>---</del>	<del>70</del> <u>50</u>
Townhouse structure	<del>30,000</del> <u>5,000</u>	<del>2,500</del> <u>1,500</u>	<del>100</del> <u>50</u>
Apartment conversion	<del>12,500</del> <u>---</u>	<del>2,500</del> <u>1,000</u>	<del>80</del> <u>---</u>
<b>R5</b>			
Townhouse structure, apartment building	<del>20,000</del> <u>5,000</u>	<del>1,450</del> <u>1,000</u>	<del>100</del> <u>50</u>
<b>R6</b>			
Townhouse structure, apartment building, or office structure	<del>20,000</del> <u>5,000</u>	<del>700</del>	<del>100</del> <u>50</u>
R7 Any permitted principal structure	<del>20,000</del> <u>5,000</u>	<del>550</del>	<del>100</del> <u>50</u>
Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.			

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

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

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to adjust the front yard, side yard, and rear yard for three-family dwellings, townhouse structures, and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District:

**Comment [EZ3]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

### Section 5.4.2 Dimensional and Density Requirements

#### A. Tables of Dimensional and Density Regulations

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

District	Use	Minimum Requirement		
		Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R4				
	Three-family dwelling	<u>25-15</u>	10	20
	Townhouse structure	<u>25-15</u>	<u>15-10</u>	<u>25-20</u>
	Apartment conversion	<u>25</u>	<u>10</u>	<u>20</u>
R5				
	Townhouse structure, apartment building	<u>15-10</u>	<u>10+(L/10)-15</u>	<u>25-20</u>
R6				
	Townhouse structure, apartment building, or office structure	<u>15+(H/10)-10</u>	<u>(H+L)/6-10</u>	<u>(H+L)/6-20</u>
R7				
	Any permitted principal structure	<u>15+(H/10)-10</u>	<u>(H+L)/6</u> At least 20 ft. <u>10</u>	<u>(H+L)/6</u> At least 20 ft. <u>20</u>
Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.				

#### E. Exceptions to Side Yard Requirements in the R6 and R7 Districts.

For townhouse structures, apartment buildings, or office structures in the R6 district and for any permitted principal structure in the R7 district, no side yard is required at side lot lines that abut a Business district.

**Comment [EZ4]:** Incorporated into new 8.2 section. Remove from main motion.

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

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

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet, maximum stories, and maximum floor area ratio for townhouse structures and apartment conversions in the R4 District, for townhouse and apartment buildings in the R5 District, for townhouse structure and apartment building in the R6 District, and for any permitted structure in the R7 District:

**Comment [EZ5]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

R District Building Height and Floor Area Ratio Regulations (see 5.4.2(B) for exceptions)

		Maximum Allowed		
District	Use	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
<b>R4</b>				
	Townhouse structure	35	3	0.70 <u>1.50</u>
	Apartment conversion	<u>40</u>	<u>3</u>	<u>---</u>
<b>R5</b>				
	<u>Townhouse structure, apartment building</u>	<u>45</u>	4	<u>1.50</u>
	Any <u>Other</u> residential or other principal structure	35	3	0.80
<b>R6</b>				
	Townhouse <u>structure</u> , apartment building, or office on more than 20,000 sq. ft.	<u>40</u> <u>55</u>	<u>4</u> <u>5</u>	<u>1.2</u> <u>1.80</u>
		<u>35</u> <u>45</u>	<u>3</u> <u>4</u>	
<b>R7</b>				
	Any permitted principal structure	<u>40</u> <u>45</u>	5	<u>1.50</u> <u>2.00</u>
		60		
<u>Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.</u>				

**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 7**

**ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL  
REQUIREMENTS FOR MIXED-USE**

To see if the Town will vote to amend the Zoning Bylaw to change the density and dimensional requirements for mixed-use in the B Districts by:

1. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet in the B2 District;
2. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the front yard and side yard requirements for mixed-use in the B1 District;
3. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet and maximum stories for mixed-use in the B1, B3, and B5 Districts; and
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum floor area ratio for mixed-use in all of the Business Districts.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet in the B2 District:

**Comment [EZ6]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

**Section 5.5.2 Dimensional and Density Requirements**

**A. Tables of Dimensional and Density Regulations**

**B District Lot Regulations**

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
<del>B2</del>			
Mixed-use <= 20,000 sq. ft.	---	---	50
Mixed-use > 20,000 sq. ft.	> 20,000	1,450 <del>1,000</del>	50

Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the front yard and side yard requirements for mixed-use in the B1 District:

**Comment [EZ7]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

**B District Yard and Open Space Requirements**

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
<del>B1</del>			
Mixed-use	20 <del>10</del>	10 <del>0</del>	20

Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.

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

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

Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum height in feet and maximum stories for mixed-use in the B1, B3, and B5 Districts and Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to increase the maximum floor area ratio for mixed-use in all of the Business Districts:

**Comment [EZ8]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

**B District Building Height and Floor Area Ratio Regulations**

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
<b>B1</b>			
Mixed-use	<del>35</del> <u>45</u>	<del>3</del> <u>4</u>	<del>0.75</del> <u>1.50</u>
<b>B2</b>			
Mixed-use <= 20,000 sq. ft.	50	4*	<del>1.50</del> <u>1.80</u>
Mixed-use >20,000 sq. ft.	40	3 <small>*See Sec 5.2.17</small>	<del>1.00</del> <u>1.50</u>
<b>B2A</b>			
Mixed-use <= 20,000 sq. ft.	60 50	5 4	<del>1.50</del> <u>1.80</u>
Mixed-use >20,000 sq. ft.	50 40	4 3	<del>1.00</del> <u>1.50</u>
<b>B3</b>			
Mixed-use <= 20,000 sq. ft.	60 50	5* 4	<del>1.50</del> <u>1.80</u>
Mixed-use >20,000 sq. ft.	<del>50</del> <u>60</u> <del>40</del> <u>50</u>	5 <del>3</del> <u>4</u>	<del>1.40</del> <u>1.50</u>
<b>B4</b>			
Mixed-use <= 20,000 sq. ft.	60 50	5 4*	<del>1.50</del> <u>2.00</u>
Mixed-use > 20,000 sq. ft.	50 40	4 3	<del>1.00</del> <u>1.80</u>
<b>B5</b>			
Mixed-use <= 20,000 sq. ft.	60 50	5 4*	<del>1.80</del> <u>2.20</u>
Mixed-use > 20,000 sq. ft.	60 <del>40</del> <u>50</u>	5 <del>3</del> <u>4</u> *	<del>1.40</del> <u>1.80</u>

Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.

**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 8**

**ZONING BYLAW AMENDMENT/OPEN SPACE  
REQUIREMENTS FOR MULTI-FAMILY USES AND MIXED-USE**

To see if the Town will vote to amend the Zoning Bylaw to adjust the open space requirements for multi-family uses and mixed-use to eliminate the requirement for usable open space and increase the requirement for landscaped open space by:

1. Amending SECTION 2 DEFINITIONS for landscaped open space;
2. Amending SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph D;
3. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for multi-family uses; and
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for mixed-use.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**Amend SECTION 2 DEFINITIONS for landscaped open space:**

Open Space, Landscaped: Open 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. Up to 25% of the landscaped open space may include, 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 or a balcony at least 5 feet by 8 feet in size.

**Comment [EZ9]:** Incorporated into new section 8.2. Remove from main motion.

**Amend SECTION 5.3.21. SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS paragraph D:**

**Section 5.3.21 Supplemental Requirements in the Business and Industrial Districts**

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

**Comment [EZ10]:** Incorporated into new section 8.2. Remove from main motion.

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

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

Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for multi-family uses:

**Comment [EZ11]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

### Section 5.4.2 Dimensional and Density Requirements

#### A. Tables of Dimensional and Density Regulations

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

District Use	Minimum / Maximum Requirements		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
<b>R4</b>			
<del>Townhouse structure</del>	<del>10% 20%</del>	<del>30% _____</del>	<del>_____</del>
<del>Apartment conversion</del>	<del>10% 20%</del>	<del>30% _____</del>	<del>35%</del>
<b>R5</b>			
<del>Townhouse structure, apartment building</del>	<del>10% 20%</del>	<del>30% _____</del>	<del>_____</del>
<b>R6</b>			
<del>Townhouse structure, apartment building, or office structure</del>	<del>10% 20%</del>	<del>25% _____</del>	<del>_____</del>
<b>R7</b>			
<del>Any permitted principal structure</del>	<del>10% 20%</del>	<del>15% _____</del>	<del>_____</del>
<u>Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.</u>			



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

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

**Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate the minimum usable open space requirement and increase the landscaped open space requirement for mixed-use:**

**Comment [EZ12]:** Change so that the tables include a footnote referring to 8.2 for 4 or 5 unit buildings

### Section 5.5.2 Dimensional and Density Requirements

#### A. Tables of Dimensional and Density Regulations

#### B District Open Space and Lot Coverage

		Minimum/Maximum Requirement		
Use District		Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
<del>B1</del>				
Mixed-use		20%	Sec. 5.3.21	_____
<del>B2</del>				
Mixed-use		10% 20%	Sec. 5.3.21	_____
<del>B2A</del>				
Mixed-use <=20,000 sq. ft.		_____ 20%	Sec. 5.3.21	_____
Mixed-use >20,000 sq. ft.		10% 20%		_____
<del>B3</del>				
Mixed-use <=20,000 sq. ft.		_____ 20%	Sec. 5.3.21	_____
Mixed-use >20,000 sq. ft.		10% 20%		_____
<del>B4</del>				
Mixed-use <=20,000 sq. ft.		_____ 20%	Sec. 5.3.21	_____
Mixed-use >20,000 sq. ft.		10% 20%		_____
<del>B5</del>				
Mixed-use <= 20,000 sq. ft.		_____ 20%	Sec. 5.3.21	_____
Mixed-use > 20,000 sq. ft.		10% 20%		_____
Note: See Section 8.2.4(C) for structures with 4 or 5 dwelling units.				

**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 9** **ZONING BYLAW AMENDMENT/**  
**TOWNHOUSES**

To see if the Town will vote to amend the Zoning Bylaw to clarify references to townhouse and to increase the size of a townhouse structure by:

1. Amending SECTION 5.3.14. TOWNHOUSE STRUCTURES paragraph A to increase the size of a townhouse structure to not exceed 200 feet or 8 townhouses in length;
2. Amending SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
3. Amending SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to remove references to townhouse and replace with townhouse structure;
4. Amending SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure;
5. Amending SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to remove references to townhouse and replace with townhouse structure; and
6. Amending SECTION 5.6.3. USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to remove references to townhouse and replace with townhouse structure.

or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**Amend SECTION 5.3.14. TOWNHOUSE STRUCTURES paragraph A to increase the size of a townhouse structure to not exceed 200 feet or 8 townhouses in length:**

**Section 5.3.14 Townhouse Structures**

A. A townhouse structure shall not exceed ~~150~~ 200 feet or ~~6~~ 8 townhouses in length for a single story structure nor 120 feet for that part of the structure more than one story in height.

**Amend SECTION 5.4.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure:**

**Section 5.4.2 Dimensional and Density Requirements**

A. Tables of Dimensional and Density Regulations

R District Lot Regulations (see 5.4.2(B) for exceptions).

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
<b>R3</b>			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except <u>townhouse structure</u>	5,000	-----	45
<b>R5</b>			
Townhouse <u>structure</u> , apartment building	20,000 <del>5,000</del>	1,450 <del>1,000</del>	100 <del>50</del>

**Comment [EZ13]:** Article can remain as is. Removed the changes in the tables though as those reductions are incorporated into Section 8.2. Change to specific "Townhouse Structure" is still important for editorial/usability reasons.

**Comment [EZ14]:** Could be incorporated into 8.2 as an incentive.

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

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

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

District	Use	Minimum Requirement		
		Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
R3	Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except townhouse <u>structure</u>	10	One side: min. 10 Sum of two sides: min. 16	20
R5	Townhouse <u>structure</u> , apartment building	15 <del>10</del>	10+(L/10) <del>15</del>	25 <del>20</del>

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

District	Use	Minimum / Maximum Requirements		
		Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
R3	Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except townhouse <u>structure</u>	10%	30%	-----
R5	Townhouse <u>structure</u> , apartment building	10% <del>20%</del>	30% <del>-----</del>	-----

R District Building Height and Floor Area Ratio Regulations (see 5.4.2(B) for exceptions)

District	Use	Maximum Allowed		
		Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
R6	Townhouse <u>structure</u> , apartment building, or office on more than 20,000 sq. ft.	40 <del>55</del> 35 <del>45</del>	4 <del>5</del> 3 <del>4</del>	1.2 <del>1.80</del>

Amend SECTION 5.4.3. USE REGULATIONS FOR RESIDENTIAL DISTRICTS to remove references to townhouse and replace with townhouse structure:

### Section 5.4.3 Use Regulations for Residential Districts

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Residential								
Townhouse <u>structure</u>				SP	SP	SP	SP	SP

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

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**Amend SECTION 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to remove references to townhouse and replace with townhouse structure:**

**Section 5.5.2 Dimensional and Density Regulations**

**A. Tables of Dimensional and Density Regulations**

**B District Lot Regulations**

District Use	Minimum Requirement		
	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
<b>B2</b>			
Townhouse <u>structure</u> or apartment building	5,000	1,450	50
<b>B3</b>			
Townhouse <u>structure</u> or apartment building	20,000	600	100
<b>B5<sup>A</sup></b>			
Townhouse <u>structure</u> or apartment building	20,000	550	100

<sup>A</sup> The maximum height in feet of any building or buildings may be modified by special permit of the Arlington Redevelopment Board under Section 3.4 of this Bylaw, provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than 12 feet.

**B District Yard and Open Space Requirements**

District Use	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
<b>B2</b>			
Townhouse <u>structure</u> or apartment building	20	10	20
<b>B3</b>			
Townhouse <u>structure</u> or apartment building	15+(H/10)	(H+L)/6	(H+L)/6
<b>B5</b>			
Townhouse <u>structure</u> or apartment building	15+(H/10)	(H+L)/6 (at least 20 ft.)	(H+L)/6 (at least 20 ft.)

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

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

## **B District Open Space and Lot Coverage**

Use District	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
<b>B2</b>			
Townhouse <u>structure</u> or apartment building	10%	20%	-----
<b>B3</b>			
Townhouse <u>structure</u> or apartment building	10%	20%	-----
<b>B5</b>			
Townhouse <u>structure</u> or apartment building	10%	15%	-----

## **B District Building Height and Floor Area Ratio Regulations**

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
<b>B2</b>			
Townhouse <u>structure</u> or apartment building	35	3	1.00
<b>B3</b>			
Townhouse <u>structure</u> or apartment building	60	5	1.40
20,000 sq. ft.	40	3	
<b>B5</b>			
Townhouse <u>structure</u> or apartment building	75	-----	1.50
	40		

**Amend SECTION 5.5.3. USE REGULATIONS FOR BUSINESS DISTRICTS to remove references to townhouse and replace with townhouse structure:**

### **5.5.3 Use Regulations for Business Districts**

Class of Use	B1	B2	B2A	B3	B4	B5
<b>Residential</b>						
Townhouse <u>structure</u>	SP	SP	SP	SP		SP

**Amend SECTION 5.6.3. USE REGULATIONS FOR USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to remove references to townhouse and replace with townhouse structure:**

### **5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts**

Class of Use	MU	PUD	I	T	OS
<b>Residential</b>					
Townhouse <u>structure</u>	SP	SP			

**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 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:**

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**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:**

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**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.

**Comment [EZ15]:** Other than for editorial changes as possible due to scope, this article would not be needed.

**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:**

**5.3.19 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 <del>200</del> <u>50</u> feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within <del>150</del> <u>35</u> feet
Southerly, between southeast and southwest	Within <del>100</del> <u>25</u> feet

**Comment [EZ16]:** Still in play pending comments from ARB.

**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 12**

**ZONING BYLAW AMENDMENT/CORNER LOT  
REQUIREMENTS**

**Comment [EZ17]:** Article stands on its own.

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:**

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**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)

**Comment [EZ18]:** Article would not be needed as it is incorporated into 8.2

**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
<b>Residential Uses</b>	
Apartment building	<del>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.</del>

**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 14**

**ZONING BYLAW AMENDMENT/PARKING REDUCTION  
APPLICABILITY**

**Comment [EZ19]:** Article stands on its own.

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:**

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**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. [...]