

Arlington Redevelopment Board  
Open Forum  
July 22, 2019

I, Christopher Loreti, respectfully request that the Arlington Redevelopment Board propose the following amendments to the Arlington Zoning Bylaw at the next Special or Annual Town Meeting:

1. Sections 5.4.2, 5.5.2, and 5.6.2

For the minimum Landscaped and Usable Open Space Requirements, add a note that the required percentages are based on the "Percent of Gross Floor Area."

Comment: "Percent of Gross Floor Area" was clearly designated in the pre-codification bylaw for the open space requirements but apparently was inadvertently omitted during recodification.

2. Section 5.4.2 LEGEND FOR TABLES

Delete the lines for SP and Y and place them under Section 5.4.3. Add the following line thereafter: "Uses designated with a blank shall not be permitted in the district."

Section 5.5.2 LEGEND FOR TABLES

Delete the lines for SP and Y and place them under Section 5.5.3. Add the following line thereafter: "Uses designated with a blank shall not be permitted in the district."

Section 5.6.2

Add "LEGEND FOR TABLES" as amended above.

Section 5.6.3

Add explanation for SP, Y, and blank as above.

Comment: Sections 5.4.2 and 5.5.2 are for Dimensional and Density Regulations, not Use Regulations, which are found in Sections 5.4.3 and 5.5.3. SP and Y are abbreviations for the Use Regulations tables and should be located in those sections. The explanation for a blank in the Use Regulations tables comes directly from the pre-codification bylaw. It apparently was inadvertently omitted during recodification. The tables in Section 5.6.2 and 5.6.3 are lacking any legends and should be amended to have the same explanations as for the corresponding tables for residential and business uses.

3. Section 2 Definitions

Add to the end of the definition of Mixed-Use the text: "provided that each distinct land use itself is allowed by right or by special permit in the zoning district in which the structure is located."

Comment: This addition will eliminate any confusion among Town Staff or future ARB members that the Mixed-Use amendment was presented to and passed by Town Meeting on the basis that only uses already allowed in a zoning district can be permitted as part of a Mixed-Use development in the same district.

Sincerely,

Christopher Loreti