



**OFFICE OF THE TOWN CLERK
TOWN OF ARLINGTON
730 MASSACHUSETTS AVENUE
ARLINGTON, MA 02476**

**TOWN HALL
OFFICE HOURS
MONDAY, TUESDAY & WEDNESDAY
8 A.M. TO 4 P.M.
THURSDAY - 8 A.M. TO 7 P.M.
FRIDAY - 8 A.M. TO 12:00 P.M.**

**STEPHANIE L. LUCARELLI
TOWN CLERK**

**TELEPHONE
(781) 316-3070**

ARTICLE 2

**ZONING BYLAW AMENDMENT/
RECODIFICATION**

**VOTED: DECLARED 2/3RD , (QUORUM PRESENT - MORE THAN
85 TMM PRESENT AND VOTING)
(Electronic Vote - Yes - 148, No - 35)**

1. re-organizing, re-positioning, re-captioning and re-numbering portions of the Zoning Bylaw to enhance accessibility and adaptability;
2. updating and clarifying the purpose and authority of the Zoning Bylaw to clearly state the Town's legal and factual premises for zoning regulations;
3. improving definitions to more clearly describe zoning districts, uses, and requirement;
4. providing greater consistency with present State law;
5. eliminating redundant or unnecessary provisions; making amendments such as correcting spelling and typographical errors, and eliminating or updating out dated statutory references;
6. revising, re-organizing and clarifying Zoning Bylaw administrative provisions; and
7. making other amendments for clarification and consistency; and by taking the following actions:

1. Deleting in their entirety the following provisions and all their subparts of the existing Zoning Bylaw:

Article 1: Title, Authority, and Purpose;
Article 2: Definitions;
Article 3: Establishment of Districts;
Article 4: Interpretation and Application;
Article 5: Use Regulation;
Article 6: Dimensional and Density Regulations;
Article 7: Signs;
Article 8: Off- Street Parking and Loading Regulations;
Article 9: Nonconforming Uses, Structures, and Lots;
Article 10: Administration and Enforcement;
Article 11: Special Regulations;
Article 12: Amendment, Validity, and Effective Date; and

2. Substituting the following provisions and their subparts in the document entitled "Proposed Amended Zoning Bylaw, dated December X, 2017" on file in the office of the Town Clerk and the Department of Planning and Community Development:

Section 1	Purpose and Authority;
Section 2	Definitions;
Section 3	Administration and Enforcement;
Section 4	Establishment of Districts;
Section 5	District Regulations/
Section 6	Site Development Standards;
Section 7	Special Permits;
Section 8	Special Regulations;

3. And by taking any action related thereto.

**A true copy of the vote under
Article 2 of the Warrant for the
Special Town Meeting of the
Town of Arlington at the session
held February 12, 2018**

ATTEST:

Town Clerk

Guide to Arlington Zoning Bylaw Recodification

Prepared by the Zoning Recodification Working Group

December 14, 2017

Introduction: This guide is a companion to the “Hearing Draft, Proposed Revision of the Arlington Zoning Bylaw December 14, 2017” to describe in detail where and why sections on the existing Zoning Bylaw were moved or edited.

The scope of the revision is a recodification, reorganization, and updating of the bylaw. The goals of this recodification effort are to: (1) create a document that is easy for users to navigate; (2) simplify and update the language of the Bylaw wherever possible without losing the meaning or intent of the Bylaw; and (3) provide a structure that is both predictable and flexible enough to accommodate amendments over time. In addition, recodification ensures the Bylaw is consistent with internal and external laws and regulations, e.g. conformance with Massachusetts General Law Chapter 40A The Zoning Act and Arlington Conservation Commission Regulations.

This guide consists of a table organized to be reviewed by row; each row represents a section of the bylaw. Along each row there are five columns. The first two columns identify the section and title of provisions in the current zoning bylaw. The third column identifies the corresponding section in the revised zoning bylaw. The fourth column summarizes proposed changes. The fifth column explains the purpose for the amendment, such as to make the bylaw easier to understand and use, or to make it consistent with local or state laws or regulations. A detailed explanation of proposed amendments to the Definitions section begins on page 22.

The first Arlington Redevelopment Board Public Hearing on the Hearing Draft of the Zoning Bylaw will be on **Monday, January 8, 2018 at 8:00 p.m.** Any questions may be directed to the Department of Planning and Community Development at 781-316-3090 or zoningrecod@town.arlington.ma.us.

Existing Zoning Bylaw Section	Existing Zoning Bylaw Title	Proposed Zoning Bylaw Section	Amendment Summary	Amendment Purpose
6.23	Traffic Visibility for Driveways	5.3.12(B)	No change in wording.	Usability
6.24	Accessory Underground Structures	5.3.13	No change in wording.	Usability
6.25	End Yards for Town House Structures	5.3.14	Edited but unchanged.	Usability
6.26	Buildings of Uneven Height or Alignment	5.3.15	No change in wording.	Usability
6.27	Yards or Setbacks for Lots Adjoining a Street or Public Open Space	5.3.16	No change in wording.	Usability
6.28	Planned Unit Development Yards and Setbacks	5.6.2	In table footnote B	Usability
6.285	Upper Story Building Step Backs	5.3.17	No change in wording.	Usability