



## **Town of Arlington, MA Redevelopment Board**

### **Agenda & Meeting Notice October 1, 2018**

The Arlington Redevelopment Board will meet Monday, October 1, 2018 at 7:30 PM in the **Town Hall Annex, 2nd Floor Conference Room, 730 Massachusetts Avenue, Arlington, MA 02476**

#### **1. Special Town Meeting Article ZONING BYLAW AMENDMENT/RECREATIONAL MARIJUANA ESTABLISHMENTS**

7:30-8:00 p.m.

To see if the Town will vote to amend the Zoning Bylaw to address recreational marijuana establishments by: amending ARTICLE 8 SECTION 2 DEFINITIONS to create definitions for recreational marijuana establishments and to amend the existing definition of Medical Marijuana Treatment Centers; amending ARTICLE 8 SECTION 3.4 ENVIRONMENTAL DESIGN REVIEW to include recreational marijuana establishments as required to obtain an Environmental Design Review Special Permit; amending ARTICLE 8 SECTION 5 DISTRICT REGULATIONS to create use categories for marijuana establishments and amend existing use categories for Medical Marijuana Treatment Centers; amending ARTICLE 8 SECTION 8 SPECIAL REGULATIONS to create a new section on marijuana uses; or take any action related thereto.

- Staff and Board members will discuss filing a Warrant Article for Special Town Meeting.

#### **2. Update on Multifamily Zoning Analysis and Project**

8:00-8:15 p.m.

- Staff will provide an update on the project and outline the timeline for moving forward

#### **3. Adjourn**

8:15 p.m. - Adjourn



## Town of Arlington, Massachusetts

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### Update on Multifamily Zoning Analysis and Project

#### Summary:

8:00-8:15 p.m.

- Staff will provide an update on the project and outline the timeline for moving forward

#### ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	Arlington_Multifamily_Zoning_Analysis_07-10-18.pdf	Arlington Multifamily Zoning Analysis 07-10-18
▢	Reference Material	Arlington_Parcel_Analysis_Draft_Memo_09-20-18.pdf	Arlington Parcel Analysis Draft Memo 09-20-18
▢	Reference Material	Arlington_EEA_2017_10192017_.pdf	Arlington EEA 2017 10192017
▢	Reference Material	ArlingtonParcelAnalysis092018.pdf	Arlington Parcel Analysis 092018
▢	Reference Material	density_examples_091818.pdf	Density Examples 091818
▢	Reference Material	324_Mass_Ave_buildout_090518_reduced.pdf	324 Mass. Ave. Buildout Analysis



## Town of Arlington Multifamily Zoning Project

### Existing Conditions and Zoning Analysis – 7/10/18

The Town of Arlington Multifamily Zoning Project builds on the Town’s Housing Production Plan (HPP), which was adopted locally and approved by the state in 2016. The Multifamily Zoning Project will assist in the implementation of two key strategies identified in the HPP: amending the Zoning Bylaw to facilitate development of a range of housing types, and amending dimensional regulations to facilitate production of multifamily housing through mixed-use development in commercial areas and other smart growth locations. These strategies were identified in the HPP as two important ways to increase housing diversity and affordability in Arlington.

This existing conditions and zoning analysis is the first component of the Multifamily Zoning Project. It draws from the HPP analysis as well as from the zoning audit by RKG Associates included in the 2015 Arlington Master Plan.

### Existing Conditions

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Arlington is an inner suburb of Boston characterized by dense, walkable residential neighborhoods and low-rise commercial corridors. The Town’s building stock, which covers a diverse range of styles, sizes, and uses, reflects its organic growth over time. More than half of the Town’s housing was built prior to 1939; because such a large portion of Arlington’s development predates its first Zoning Bylaw, many of the Town’s lot patterns and buildings do not comply with current zoning standards. The extent to which this is the case will be further explored in a subsequent piece of this project.

Slightly less than half of Arlington’s housing units are detached single-family homes, the prevalent housing type in the north and west areas of the Town. One quarter of Arlington’s units are in two-family homes, which are most common in East Arlington. The remaining units are in buildings with three or more units, including slightly more than 10% in larger buildings with 20 or more units. These higher-density residential buildings are primarily clustered along or near main commercial corridors.

Arlington’s commercial corridors are an eclectic mix of retail, office, and multifamily uses. The Town’s primary commercial corridor is Massachusetts Ave, which runs east-west from Cambridge to Lexington and connects its main neighborhoods. Massachusetts Ave is notable in that it features nearly continuous commercial and mixed uses along its entire length through Arlington. Higher-density uses are also common along Summer Street and abutting Mill Brook, both of which run roughly parallel to

Massachusetts Ave, and on Broadway in East Arlington. Smaller pockets of neighborhood-serving retail can be found along Warren and Pleasant Streets. Commercial and office buildings throughout the Town tend to be low-rise, many only one story tall, even on Massachusetts Ave.

One of the key findings from the Town's 2015 Master Plan is that Massachusetts Ave has the capacity for growth, and that increased density along the corridor would be a benefit in terms of increased walkability, additional access to amenities and services, and additional revenue. The Master Plan recommends that growth should be focused on Massachusetts Ave, Broadway, and Mill Brook. Another key finding is that, despite successful efforts to construct affordable housing, regional housing pressures have resulted in an overall more expensive housing stock.

## Development potential

Arlington is part of the Inner Core subregion,<sup>1</sup> which is made up of the high-density cities and streetcar suburbs surrounding Boston. Like most communities in this subregion, Arlington is a maturely developed town with little vacant land. Land availability makes new development a challenge, and development opportunities are generally either in the form of infill or redevelopment. In general, the Town is interested in advancing residential development in smart growth locations along commercial corridors that offer connectivity to various amenities, transit, and services. Accordingly, the HPP identified nine potential development sites that meet these conditions. Most are within the Broadway and Massachusetts Ave corridors. The sites range from a quarter-acre to 16 acres, though most are an acre or less. Some are vacant while others are occupied but underutilized.

Indeed, much of Arlington's residential development potential beyond the sites listed in the HPP is in the one-story commercial and office buildings along Massachusetts Ave and Broadway. Depending on the building, additional residential stories could be added above the existing retail, or the sites could be redeveloped as new mixed-use structures. Subsequent phases of this project will further analyze some of these sites to gain a more detailed understanding of development potential.

## Zoning Analysis

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The Town has recently made strides towards updating its Zoning Bylaw to reflect the vision articulated in the Master Plan, which includes a number of recommendations to amend the Zoning Bylaw to encourage mixed-use development. At the spring 2016 Town Meeting, an amendment to the Zoning Bylaw that allows mixed-use development along commercial corridors by special permit passed with overwhelming support as did parking reductions in high-density residential and business districts. At the spring 2018 Town Meeting, residents voted to recodify the Town's Zoning Bylaw. The recodification substantially reorganized the Bylaw, removing inconsistencies, clarifying procedures, and making it simpler and more user-friendly.

While these changes have been important steps towards accomplishing the Town's goals, Arlington's Bylaw can still be a barrier to multifamily housing. For example, residential buildings containing more than two units generally require at least a special permit to develop, and many of the dimensional requirements are poorly suited to infill development. This can hinder development and serve as a barrier to meeting housing need and demand.

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<sup>1</sup> As defined in MetroFuture, Greater Boston's 2008 Regional Plan.



## Zoning Districts and Permitted Uses

The Town's Zoning Bylaw includes 19 districts, eight of which are residential. Detached single family structures are permitted by right in every residential and business district, and two-family structures are permitted by right in every business and residential district except single family districts. Multifamily development at a density greater than two-family structures is allowed by special permit in all business districts and in higher-density residential districts. Mixed-use development is permitted by special permit in all business districts. Some accessory uses, including retail or office use within an apartment building, are permitted by special permit in higher-density districts, though Accessory Dwelling Units are not specifically contemplated in the Bylaw. Below is a brief summary of allowable residential uses in each district:

*R0 and R1:* Both R0 and R1 are single-family districts. Because this project deals with multifamily housing, these districts are not covered here in detail. However, it is worth noting that the majority of the Town's land area (over 60%) falls within one of these two zones.

*R2:* The R2 Two-Family District permits two-unit structures<sup>2</sup> by right. It is located primarily in East Arlington, with additional pockets along the Massachusetts Ave and the Summer Street corridors. This is the second-largest district in the Town after the R1 District, covering 620 acres or 19% of the Town's land area.

*R3:* The Three-Family District is intended for small-scale multifamily residential use. Although it is called the Three-Family District, a special permit is required to build a three-family dwelling in this zone. R3 parcels are sparsely located along the Massachusetts Avenue and Broadway corridors; this zone is by far the smallest residential zone in the Town, covering less than a half percent of the Town's land area.

*R4:* This is the Townhouse District. Existing building stock in this district consists predominantly of large, older dwellings. The Bylaw permits the conversion of these older homes into apartments or offices to encourage their preservation. However, a special permit is required for these uses, as well as for townhouse use. R4 parcels are sparsely located along the Massachusetts Ave, Summer Street, and Broadway corridors and along Pleasant Street, covering less than one percent of the Town's land area.

*R5, R6, and R7:* These are apartment districts of low, medium, and high density, respectively. Their intended uses are predominately residential, with some office use also permitted. In all three districts, a special permit is required for structures with three units or greater, or for detached housing of more than six units.<sup>3</sup> These districts are scattered along the Massachusetts Ave, Summer Street, Pleasant Street, and Broadway corridors. These three districts combined cover roughly four percent of the Town's land area.

*Business districts:* The Town's six business districts allow multifamily housing and mixed-use development by special permit. These districts are interspersed along the Massachusetts Ave, Summer Street, and Broadway corridors. Each is relatively small; in total, the six districts comprise just over 4% of the Town's land area.

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<sup>2</sup> While the Bylaw makes a distinction between Duplex Dwellings (two side-by-side attached units) and Two-Family Dwellings (two dwellings in which one unit is over the other), there is little to no distinction between the two in terms of dimensional requirements, and this memo uses the terms interchangeably.

<sup>3</sup> Note that Arlington does not have a subdivision regulation.

*Multi-use district and Planned Unit Development district:* These districts are intended to accommodate multiple uses on large areas of land. Multifamily housing is permitted by special permit, and must undergo Environmental Design Review by the ARB. Because these are relatively specialized uses, they are not covered in depth in this analysis.

The Town's industrial and open spaces zones do not allow any residential uses, and are not covered in this analysis.

## Dimensional Requirements

Generally, the Bylaw provisions for dimensional and density requirements are consistent with the prevailing development patterns of Arlington's lower-density districts. However, in higher density residential districts, many of these requirements discourage or even preclude multifamily development that would be suitable in these areas and that would provide a broader range of housing types.<sup>4</sup> Specific instances of this are noted below.

The dimensional requirements for mixed-use buildings in business districts are generally compatible with existing development on commercial corridors and are conducive to infill development, largely due to the Town's 2016 Bylaw amendments. However, the dimensional requirements for single-use multifamily residential in business districts are far more restrictive. If the Town's intent is to encourage mixed-use development in business districts by allowing more flexible standards than those for single-use residential, the existing requirements support that goal, and few changes to the business district requirements are recommended. If this is not the Town's intent, dimensional requirements should be reconsidered to align multifamily residential development standards with those for mixed-use. Again, specific examples are noted below.

*More than one building per lot:* Although the Bylaw permits more than one residential structure on the same lot, it requires assumed lot lines between the buildings and compliance with all yard requirements based on the assumed lot lines. This makes it difficult to include more than one structure on all but the largest lots, and in most cases precludes thoughtful site planning for cluster development.<sup>5</sup> (Section 5.3.3)

*Lot size and frontage:* Several of the requirements in higher-density residential districts are not necessarily aligned with their intended uses. For example, in many residential districts the Bylaw requires townhouses to have a minimum lot frontage of 100 feet and a minimum lot area of 20,000 square feet.<sup>6</sup> However, this is at odds with typical townhouse dimensions, which usually range in width from 16-30 feet, and can comfortably fit on lots as small as 2,000 square feet. Likewise, apartment buildings in the R5, R6, and R7 districts require a minimum lot size of 20,000 square feet. However, a small apartment building such as a four-plex or a garden-style apartment could easily meet all other open space and yard requirements on a lot half that size. Lot sizes in these districts should be reconsidered to accommodate these smaller multifamily typologies. (Section 5.4.2(A), R District Lot Regulations)

In business districts B2 and above, mixed-use buildings on small parcels (less than 20,000 square feet) have no minimum lot size and a minimum lot frontage of 50 feet. This is generally consistent with

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<sup>4</sup> Note that the extent to which dimensional controls match existing development patterns will be further studied in subsequent phases of this project, and more detailed conclusions will be drawn at that time.

<sup>5</sup> Cluster development groups residential properties on a site in order to preserve remaining land as open space.

<sup>6</sup> In the R4 Townhouse District, the minimum lot size for townhouses is even larger, 30,000 square feet.

prevailing development patterns and is conducive to today's development trends. Townhouse and apartment uses in business districts are subject to dimensional restrictions similar to those in the higher-density residential districts discussed in the previous paragraph, and could be amended to further encourage residential development. (Section 5.5.2(A), B District Lot Regulations)

*Density:* In addition to minimum lot size, Arlington stipulates minimum lot area per dwelling unit for residential uses in order to control the maximum number of dwelling units, regardless of housing type, which can deter the development of smaller, more affordable units. This approach should be reconsidered. (Section 5.4.2(A), R District Lot Regulations)

*Yard and open space:* Like the requirements for lot size, some of the front and side yard requirements in higher-density residential districts are not consistent with existing patterns. For example, many of the existing buildings in the higher-density districts located along Arlington's commercial corridors have no front setbacks. However, in the R4-R7 Districts the Bylaw requires a front yard setback for apartment and townhouse uses ranging from 15-25 feet, which could be overly prohibitive on small lots. Likewise, the minimum requirements for landscaped and usable open space – typically 10% and 30% of total lot area respectively – can leave little space for development when combined with parking requirements. The usable open space requirement, which mandates minimum dimensions of 25 feet in both directions, is particularly constraining in terms of site layout. The Town should revisit these requirements. (Section 5.4.2(A), R District Yard and Open Space Requirements; Section 2 Open Space definition)

In business districts B2 and higher, there are no required front or side yard setbacks, as is appropriate for dense, pedestrian-oriented corridors. Mixed-use buildings in these districts are required to provide 10% landscaped open space and 15-20% usable open space. While these open space requirements could still be difficult to meet given the constraints discussed below, they are far more manageable than those for residential uses. Apartment uses in business districts are subject to dimensional restrictions similar to those discussed in the previous paragraph, which could be amended to further encourage residential development. (Section 5.5.2(A), B District Yard and Open Space Requirements)

For both multifamily residential and mixed-use buildings, the ability to satisfy at least a portion of the private open space requirements with a rooftop terrace can be an important factor in project feasibility. Arlington's Bylaw allows rooftop terraces to satisfy up to half of a project's open space requirements with a special permit, but only if the terrace is not more than 10 feet above the level of the lowest residential story. The Bylaw requires open space be at least 25 feet in any direction, precluding rooftop terraces as open space on most building setbacks; taken together, these two requirements effectively preclude rooftop terraces from buildings that are taller than one or two stories. The Town should consider permitting rooftop terraces to occur at higher stories. (Section 5.3.18)

*Height and Floor Area Ratio:* In most residential districts, the maximum allowable building height for an apartment building or townhouse is 35 or 40 feet depending on the district. While this height is appropriate for detached housing, it is overly restrictive for multifamily in light of the Town's goal of enabling more diverse housing types. Given that the high-density residential districts are located almost exclusively along major thoroughfares, greater heights could be accommodated in contextually appropriate ways. Indeed, a key finding of the Master Plan was that Massachusetts Avenue and other predominantly commercial corridors have the capacity for growth and recommends increased density and building heights along the corridor. A discussion of building heights should also consider that taller ground floors, particularly in historic areas, are often more contextually appropriate and can create a more gracious street frontage. This is reflected in some, but not all, of the Bylaw's height requirements. (Section 5.4.2(A), R District Building Height and Floor Area Ratio Regulations)

In conjunction with building heights, the maximum Floor Area Ratio (FAR) should be adjusted in the higher-density residential districts. These, too, tend to be unduly restrictive towards multifamily housing even in multifamily districts. The maximum FAR of .7 for townhouses in the R4 District and .8 for apartment buildings on smaller lots in the R5 and R6 Districts are particularly constraining; for example, given a lot on which over half the site is devoted to open space and parking, the FAR could still limit the building height to two stories. Note that these constraints will be explored further in subsequent project tasks. (Section 5.4.2(A), R District Building Height and Floor Area Ratio Regulations)

Allowable heights for mixed-use buildings in business districts range from 40-60 feet, and FARs for mixed-use buildings range from 1.0-1.5. These standards are generally appropriate for development along an active commercial corridor. Height limits and FARs for apartment buildings in business districts are generally lower, and could be amended. (Section 5.5.2(A), B District Building Height and Floor Area Ratio Regulations)

In addition to limiting overall building height, the Bylaw requires a building stepback of 7.5 feet at the third story for buildings greater than three stories. While this is appropriate for smaller streets, it could be an unnecessary impediment to development on larger streets whose widths can comfortably accommodate greater building heights. The Town should consider raising the setback to the fourth or fifth story rather than the third story, or eliminating it entirely for parcels along dense streets with large right-of-ways. Likewise, the residential height buffer, which requires lower height limits for land within a certain distance of low-density residential areas, should be reconsidered given that the apartment and business districts are scattered along the Town's main corridors and that consequently most parcels in these districts abut a lower-density residential use. (Sections 5.3.17, 5.3.19)

## Parking

Off-street parking requirements are relevant to multifamily development because the cost of parking is often the greatest hindrance to the economic feasibility of multifamily development. Arlington's off-street parking requirements contain some progressive elements, including a 25% reduction of parking requirements in higher-density residential and business districts if Transportation Demand Management practices are incorporated, and additional reductions if a certain percentage of housing units are affordable. However, some of the base requirements are still at odds with the goal of facilitating multifamily housing. Specifically, the number of off-street parking spaces required for one-, two-, and three-family detached dwellings (one space per unit) is *less* than that required for multifamily apartments (one space per unit for efficiencies, 1.15 spaces per one-bedroom unit, and 1.5 spaces per two-bedroom unit). Even with the parking reduction, two-bedroom apartment units have a higher parking requirement than detached houses. Given the extent to which parking requirements can add to the cost of multifamily housing, the Town should consider adjusting the base apartment unit parking ratios to reflect actual need based on location and transit access, at the very least aligning it with the detached housing requirements. (Sections 6.1.4, 6.1.5)

## Special Permit and Environmental Design Review

Although special permits can be a tool to control the scale and design of development, they are most appropriate for large projects or those with complex conditions. If required for smaller projects that otherwise comply with other district dimensional requirements, they can unnecessarily discourage development by increasing approvals time and adding uncertainty and risk. Indeed, the Master Plan suggests that reducing the number of uses for which special permits are required would better equip the Town to accomplish many of the Plan goals.

With regard to residential uses, Arlington's Bylaw requires a special permit for every multifamily use greater than two units regardless of the district, even in districts that are intended to accommodate multifamily use. Given that the Town has a goal of facilitating a greater range of housing types, it should consider allowing some multifamily by right where it would align with the district's intent and where the structures would meet dimensional standards. This could include allowing three-family structures by right in the R3 Three-Family District, allowing townhouses by right in the R4 Townhouse District, allowing some apartment buildings by right in the higher-density apartment districts, or allowing certain mixed-use by right in some of the business districts. The Town could also consider an expedited review process for certain uses. (Sections 3.3, 5.4.3)

Certain types of residential development, including developments of six or more units, mixed-use development, and projects located on important thoroughfares, are subject to Environmental Design Review, an enhanced form of site plan review conducted by the Arlington Redevelopment Board. Again, this is a relatively low threshold that may discourage some of the types of development that the Town wishes to facilitate. (Section 3.4)



## Memorandum

To: Erin Zwirko, Town of Arlington  
From: Alexis Smith, Metropolitan Area Planning Council  
Date: September 20, 2018  
Re: Multifamily Parcel Analysis – Lot Size and Density Requirements

The Town of Arlington Multifamily Zoning Project, building on the recommendations in the Town's Housing Production Plan, seeks to increase housing diversity and affordability by facilitating production of multifamily housing in key smart growth locations. As part of this project, The Metropolitan Area Planning Council (MAPC) conducted a town-wide parcel analysis to determine the number of parcels with existing multifamily use that meet current lot size and density requirements. This memo summarizes the findings from the parcel analysis.

When reviewing the results of this analysis, it is important to remember that the ultimate project goal is not for every parcel in town to comply with the Zoning Bylaw, but rather to ensure that the Bylaw reflects the kind of development that the Town would like to see in the future. This analysis is meant to serve as a tool to determine whether Arlington's historic development patterns could happen under current zoning. It will be one piece of input in assessing whether the current Bylaw reflects the Town's vision for future development.

## Existing Zoning

*Minimum lot size.* Arlington's Zoning Bylaw stipulates a minimum required lot size that varies based on district and use. For mixed-use development in the business districts, these requirements are generally conducive to small infill development; most B districts have no minimum lot size for mixed use. The requirements for single-use multifamily residential are more restrictive, with a minimum lot size of 20,000 square feet for apartments in most multifamily and business zones. (Sections 5.4.2(A), R District Lot Regulations; 5.5.2(A), B District Lot Regulations)

Minimum Lot Size Requirements (sq.ft)		
Use	Zone	Extg Zoning
Townhouse	R4	30,000
Apartment or Townhouse	R5, R6, R7	20,000
	B2	5,000
	B2A, B3, B4, B5	20,000
Mixed Use	B1	5,000
	B2, B2A, B3, B4, B5	0

*Minimum lot size per unit.* The Bylaw also dictates a minimum lot area per residential unit. This controls the maximum number of units that can be built on a lot of a given size, or in other words, the allowable density. These requirements differ by use and district, ranging from no minimum requirement for mixed use on small lots in B districts to 2,500 square feet per unit for townhouses in the R4 district. A complete summary of these requirement by use and district is below. (Sections 5.4.2(A), R District Lot Regulations; 5.5.2(A), B District Lot Regulations)

Minimum Lot Size Per Unit Requirements (sq.ft.)		
Use	Zone	Extg Zoning
Townhouse	R4	2,500
Apartment or Townhouse	R5	1,450
	B2	1,450
	B2A, B4 (street <50')	1,450
	R6	700
	B2A, B4 (street >50')	700
	B3	600
	R7, B5	550
Mixed Use	All B lots <20,000 sqft	0
	B2 (lot >20,000 sqft)	1,450
	B2A, B4, B5 (lot >20,000 sqft)	700
	B3 (lot >20,000 sqft)	600

Density can sometimes be a difficult concept to visualize. Density requirements dictate how many units can go into a building, but do not directly determine how big the building can be. For example, a three-story building with one large unit on each floor would have a much lower density than a building of the exact same size but with two smaller units on each floor. On the other hand, projects of very different sizes can have similar densities: a two-unit building on a small lot could be the same density as a project with dozens of units on several acres. Density is also highly dependent on the amount of open space on a lot. An apartment building with a large yard or parking lot would have a lower density than the same building on a smaller lot.

For specific examples of various densities in Arlington and in the greater Boston region, see the accompanying density examples provided by MAPC.

## Parcel Analysis: Existing Zoning

MAPC conducted an analysis to determine the degree to which the Town's residential parcels meet the current Bylaw's lot size and density requirements. The analysis includes all parcels with existing multifamily use, including residential mixed use, based on data from the Arlington Assessor's office.<sup>1</sup> It

<sup>1</sup> The analysis does not include parcels with non-residential uses.

covers parcels in districts R4-R7 and all B districts, which are the districts in which multifamily development of greater than three units is permitted.

The analysis showed that parcels in the B districts are largely more compliant with existing requirements than those in the R districts. This is due largely to the 2016 Bylaw amendments intended to facilitate infill mixed-use development in the B districts. Ninety percent of parcels in B districts with multifamily use are compliant with existing lot size requirements, whereas only one-third of parcels in R districts meet the requirements. Likewise, 84% of parcels in B districts were compliant with the minimum lot size per unit, whereas only half as many (42%) R district parcels were compliant.

Minimum Lot Size - Existing Zoning		
B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	55	90%
Nonconforming parcels	6	10%
R Districts		
Total parcels	95	100%
Compliant parcels	31	33%
Nonconforming parcels	64	67%

Minimum Lot Size Per Unit - Extg Zoning		
B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	51	84%
Nonconforming parcels	10	16%
R Districts		
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

## Minimum Lot Size Alternative Scenarios

The next piece of the analysis looked at the way in which various changes to zoning requirements might impact the number of parcels that complied with the minimum lot size. **Note that these scenarios are not recommendations.**

The first scenario considers how many additional parcels would be brought into compliance if the minimum lot size for apartments in most R and B districts was reduced from 20,000 square feet to 10,000 square feet. This scenario also reduced the minimum lot size for townhouses to 2,000 square feet, which is a standard size for a townhouse lot in urban areas. These changes did not impact the number of compliant B district parcels, which was already high (90%), but they doubled the percentage of compliant R district parcels, to 66%.

In the second scenario, the minimum lot size of 10,000 square feet for apartments was further reduced to 5,000 square feet. This brought the number of compliant parcels R districts to above 90%.

Minimum Lot Size Requirements (sq.ft)				
Use	Zone	Extg Zoning	Example 1	Example 2
Townhouse	R4	30,000	2,000	2,000
Apartment or Townhouse	R5, R6, R7	20,000	10,000	5,000
	B2	5,000	5,000	5,000
	B2A, B3, B4, B5	20,000	10,000	10,000
Mixed Use	B1	5,000	5,000	5,000
	B2, B2A, B3, B4, B5	0	0	0

Please see the accompanying maps illustrating the various scenarios for more detailed information.



## Minimum Lot Size per Unit Alternative Scenarios

Similarly, the analysis considered how changes to density requirements might impact the number of parcels that complied with the minimum lot size per unit. **Again, these scenarios are not recommendations.**

In this case, the first scenario considered only changes to the B districts, reducing the requirement from 1,450 to 1,000 square feet per unit. These changes increased the percentage of compliant B parcels to 98%.

The second scenario made the same changes to the R districts, also reducing the minimum lot size per unit down to 1,000 square feet per unit in the districts where it was higher. This change increased the percentage of compliant R parcels to 73%.

The third scenario further reduced limits in the R5, R6, and R7 districts, which brought the number of compliant parcels in the R districts up to 95%.

Minimum Lot Size Per Unit Requirements (sq.ft.)					
Use	Zone	Extg Zoning	Example 1	Example 2	Example 3
Townhouse	R4	2,500	2,500	1,000	1,000
Apartment or Townhouse	R5	1,450	1,450	1,000	700
	B2	1,450	1,000	1,000	1,000
	B2A, B4 (street <50')	1,450	1,000	1,000	1,000
	R6	700	700	700	500
	B2A, B4 (street >50')	700	700	700	700
	B3	600	600	600	600
	R7, B5	550	550	550	0
Mixed Use	All B lots <20,000 sqft	0	0	0	0
	B2 (lot >20,000 sqft)	1,450	1,000	1,000	1,000
	B2A, B4, B5 (lot >20,000 sqft)	700	700	700	700
	B3 (lot >20,000 sqft)	600	600	600	600

Please see the accompanying maps illustrating the various scenarios for more detailed information.

**Executive Office of Energy & Environmental Affairs  
Planning Assistance Grant Proposal**

**Scope of Work for Town of Arlington Multifamily Zoning Project**



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**Submitted by:**

**Town of Arlington  
Town Hall  
730 Massachusetts Avenue  
Arlington, Massachusetts 02476  
(781) 316-3090**

## **Project Summary**

This project builds on the Town of Arlington Housing Production Plan (HPP), drafted in partnership by MAPC, JM Goldson, and the Town, with the support of an advisory committee, and adopted locally and approved by the state in 2016. The HPP identifies multifamily housing development in select locations as one strategy to increase housing diversity and affordability in town. Towards that end, it recommends amending the Zoning Bylaw (ZBL) in two key ways:

- 1) Allow more than one structure on a multifamily lot, currently prohibited, to facilitate cluster development or planned development, such as co-housing.
- 2) Amend dimensional regulations—including building height, frontage widths, lot size, floor-area-ratio (FAR), and/or minimum lot area per dwelling unit—to facilitate production of multifamily housing and mixed-use development in commercial areas and other smart growth locations.

This project will assist in implementation of these HPP strategies to support multifamily housing development by informing and resulting in zoning amendments to be adopted at Spring Town Meeting 2019.

This project will be closely coordinated with another ongoing MAPC planning project in Arlington, supported by MAPC Technical Assistance resources, to implement Master Plan recommendations to zone for Equitable Transit Oriented Development (eTOD) in the Arlington Heights neighborhood. Research and public input from this eTOD study will be used as a base for multifamily housing zoning amendments throughout the town.

### **Task #: 1**

**Description:** Conduct tour of town's business, industrial, and residential districts where multifamily and/or mixed-use development is allowed and those where multifamily development is not currently allowed but may be appropriate. Meet with Steering Committee to discuss project goals, process, and timeline. Budget for this task includes three (4) meetings with Town of Arlington planning staff, and one public forum related to the proposed zoning amendments, throughout the term of the project. Arlington Planning Staff will meet on a regular basis with the Arlington Redevelopment Board to keep members apprised of the status of the project.

**Deliverable(s):** Memo on existing conditions in multifamily zones and those under consideration by the Town

**Budget:** \$4,275

**EEA Share:** \$3,420

**Non-state match:** \$855

**Timeline:** January 2018 to May 2019 (to include all meetings)

### **Task #: 2**

**Description:** Review current multifamily housing provisions in ZBL, as well as recent changes to dimensional and density regulations for mixed-used development in Business and Industrial zones adopted at Spring Town Meeting 2016.

**Deliverable(s):** Zoning analysis

**Budget:** \$2,200

**EEA Share:** \$1,760

**Non-state match: \$440**  
**Timeline: April to June 2018**

**Task #: 3**

**Description:** Amend multifamily zoning to allow more than one structure on a multifamily lot per the recommendations of past planning efforts and the Town's ongoing goals.

**Deliverable(s):** Draft amendments to number of structures on a multifamily lot  
**Budget: \$2,200**  
**EEA Share: \$1,760**  
**Non-state match: \$440**  
**Timeline: May to July 2018**

**Task #: 4**

**Description:** Conduct a town-wide parcel analysis to determine the number of parcels that meet the existing minimum lot size criteria of 20,000-30,000 square feet in the R4 and R7 districts where townhomes and apartment buildings are allowed by special permit. If only a limited number of parcels match this criteria, test variations with a reduced minimum parcel size and higher density to increase multifamily development opportunity in town. Meet with Steering Committee to share findings of parcel analysis and get feedback on proposed new lot size, if applicable, as well as review zoning changes to allow more than one structure on a multifamily lot.

**Deliverable(s):** Parcel analysis examining lot size  
**Budget: \$4,000**  
**EEA Share: \$3,200**  
**Non-state match: \$800**  
**Timeline: June to August 2018.**

**Task #: 5**

**Description:** Based on the parcel analysis and other criteria, select a sample of up to (4) potential development sites representing a broad range of site types conducive to multifamily development in town. Conduct a conceptual fit study for each to determine dimensional changes that would encourage multi-family development and compatible with neighborhood context. Meet with Steering Committee to share and get feedback on recommendations for dimensional regulations, and prepare for community meeting.

**Deliverable(s):** Conceptual fit study and buildout scenarios  
**Budget: \$6,000**  
**EEA Share: \$4,800**  
**Non-state match: \$1,200**  
**Timeline: July to September 2018**

**Task #: 6**

**Description:** Based on the parcel analysis and conceptual fit study, MAPC will determine new dimensional regulations and amend zoning to reflect these changes. Meet with Steering Committee to get feedback on draft zoning. MAPC will also meet with the Arlington Redevelopment Board to present revised zoning amendments.

**Deliverable(s):** Draft amendments to dimensional regulations for multifamily and mixed-use development

**Budget:** \$5,000

**EEA Share:** \$4,000

**Non-state match:** \$1,000

**Timeline:** August to October 2018

**Task #: 7**

**Description:** MAPC will revise zoning based on feedback from the Board, and present draft at a public forum to gather community feedback.

**Deliverable(s):** Final draft of new zoning

**Budget:** \$4,000

**EEA Share:** \$3,200

**Non-state match:** \$800

**Timeline:** September to November 2018

**Task #: 8**

**Deliverable(s):** Adopted zoning

**Budget:** \$2,800

**EEA Share:** \$2,240

**Non-state match:** \$560

**Timeline:** February to May 2019 for Spring Town Meeting 2019

**Description:** Arlington Planning + Community Development and the Arlington Redevelopment Board will bring zoning amendments to Spring Town Meeting 2019 with MAPC's support through preparation of handout materials, presentation, and attendance at a community meeting as part of Town Meeting communications.

**Total budget estimate:** \$30,475

**Proposed EEA grant:** \$24,380

**Proposed MAPC match (listed in Budget above):** \$6,095

**Note that during the course of this project the Arlington Planning + Community Development Department will commit to expending approximately 120 hours of staff time on this work at an average loaded hourly rate of \$92, representing a total of \$11,040. This constitutes an additional over-match beyond the 25% required by the grant program and is detailed in the budget on page 7.**

**Consistency with Grant Criteria**

This proposal is consistent with The Planning Assistance Grant Program funding area 1: Zoning for sustainable housing production (e.g. Accessory Dwelling Units, 40R Smart Growth Zoning, Transit Oriented Development, or Mixed-Use).

**Consistency with Community Compact Best Practices**















The Town of Arlington is a Community Compact community, having signed a Compact in September 2016. Although Arlington has not yet submitted a Community Compact proposal for FY19, this project aligns with the following best practices under the Housing and Economic Development Best Practices:

- Align land use regulations, especially zoning, capital investments, and other municipal actions with housing development, economic development, master, Land Use Priority, or other plans for future growth. Promote development and reuse of previously developed sites.
- Adopt zoning for mixed-use development, including Transit Oriented Development, where appropriate.
- Amend zoning bylaws to allow for increased density and housing opportunities in a manner consistent with neighborhood character.

**Consistency with the Commonwealth's Sustainable Development Principles**

This project also aligns with the Baker Administration's land conservation and development objectives, including the following Massachusetts Sustainable Development Principles:

- Concentrate development and mix uses. Support the revitalization of city and town centers and neighborhoods by promoting development that is compact, conserves land, reduces infrastructure and service costs, protects historic resources, and integrates uses. Encourage remediation and reuse of existing sites, structures, and infrastructure rather than new construction in undeveloped areas. Create pedestrian friendly districts and neighborhoods that mix commercial, civic, cultural, educational, and recreational activities with open spaces and homes. The Arlington proposal to amend zoning to promote multifamily development will produce concentrated development that increase the mix of uses within the district where such housing is allowed; generally, near commercial corridors, establishing mixed-use areas even if the developments themselves are not mixed use.
- Advance equity. Promote equitable sharing of the benefits and burdens of development. Provide technical and strategic support for inclusive community planning and decision making to ensure social, economic, and environmental justice. Ensure that the interests of future generations are not compromised by today's decisions. The promotion of multifamily housing, including affordable housing, will help maintain economic diversity.
- Expand housing opportunities. Support the construction and rehabilitation of homes to meet the needs of people of all abilities, income levels, and household types. Build homes near jobs, transit, and where services are available. Foster the development of housing, particularly multifamily and smaller single-family homes, in a way that is compatible with the community's character and vision, and with providing new housing choices for people of all means. A major objective of zoning for multifamily residential development in Arlington is expanded housing opportunity for residents across a wide range of incomes.

PROJECT TIMELINE															
Tasks	Month														
	Jan. 18	Apr. 18	May 18	Jun 18	Jul. 18	Aug. 18	Sep. 18	Oct. 18	Nov. 18	Dec. 18	Jan. 19	Feb. 19	Mar. 19	Apr. 19	May 19
<b>Task 1 –</b> Context, Meetings															
<b>Task 2 –</b> Zoning analysis															
<b>Task 3 –</b> Amend- ments															
<b>Task 4 –</b> Parcel analysis															
<b>Task 5 –</b> Conceptual fit study															
<b>Task 6 –</b> Amend- ments															
<b>Task 7 –</b> Final draft															
<b>Task 8 –</b> Adopted zoning															
<i>Staff Meetings</i>															
<i>Public Meetings</i>															

EOEEA Grant Proposal  
Amendments to Arlington Multifamily Zoning

**Budget Worksheet**

	Description	Projected Hours	Avg Hourly Rate	Direct Cost	Cost by Task	FY2018 (thru June 30th 2018)	FY2019 (from July 1st 2018)
<b>Task 1</b>	Existing conditions	38	\$100	\$475	\$4,275	\$1,710	\$2,565
	Meetings: (4) planning staff, (1) forum (noted below)						
	Meeting(s): (1) planning staff						
<b>Task 2</b>	Zoning analysis	22	\$100	\$0	\$2,200	\$2,200	\$0
	Meetings: none						
<b>Task 3</b>	Draft amendments	22	\$100	\$0	\$2,200	\$1,452	\$748
<b>Task 4</b>	Parcel analysis	40	\$100	\$0	\$4,000	\$1,320	\$2,680
	GIS analysis testing min. lot size						
	Meeting(s): (1) planning staff (cost in Task 1)						
<b>Task 5</b>	Conceptual fit study	60	\$100	\$0	\$6,000	\$0	\$6,000
	Up to (4) potential development sites						
	Before and after - development massing						
	Combined with photo examples						
	Meeting(s): (1) planning staff (cost in Task 1)						
<b>Task 6</b>	Draft dimensional amendments	50	\$100	\$0	\$5,000	\$0	\$5,000
	Meeting(s): (1) planning staff (cost in Task 1)						
<b>Task 7</b>	Final draft new zoning	40	\$100	\$0	\$4,000	\$0	\$4,000
	Meeting(s): (1) community forum (cost in Task 1)						
<b>Task 8</b>	Adoption of new zoning	26	\$100	\$200	\$2,800	\$0	\$2,800
	Meeting(s): (1) community meeting						
		298		\$675	\$30,475	\$6,682	\$23,793
					Grant Request	\$24,380	
					MAPC Match	\$6,095	
					In-Kind	\$11,040	



## Town of Arlington Housing Production Plan, 2016

*Adopted by Arlington Redevelopment Board  
June 20, 2016*

*Adopted by Arlington Board of Selectmen  
July 18, 2016*

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# Arlington Housing Production Plan

Funding provided by the Metropolitan Area  
Planning Council through the Direct Local  
Technical Assistance Program and the  
Massachusetts Department of Housing and  
Community Development Planning Assistance  
Toward Housing (PATH) Program



**J M Goldson**

community preservation  
+ planning



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### Prepared for

Town of Arlington  
730 Massachusetts Ave.  
Arlington, MA 02476  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

Contact: Adam Chapdelaine, Town Manager

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### Prepared by

Metropolitan Area Planning Council  
Boston, Massachusetts  
[www.mapc.org](http://www.mapc.org)

JM Goldson community preservation + planning  
Boston, Massachusetts  
[www.jmgoldson.com](http://www.jmgoldson.com)

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recodification of the zoning bylaw as an opportunity to consolidate zoning districts that may be duplicative or unnecessarily restrictive.

#### **Action Plan**

- Update Arlington's zoning bylaw in accordance with the strategies that follow
- Undergo comprehensive recodification of the zoning bylaw
- Perform a zoning audit on a regular basis, at least every five years, to ensure there are no unnecessary regulatory barriers to residential development in identified areas of town; address these barriers as needed

#### **Strategy 2: Amend zoning to facilitate development of a range of housing types.**

While Arlington's zoning bylaw has evolved over the years to allow some housing diversity in town, certain aspects make it challenging for developers to deliver a range of housing products. The Town can help address this issue with zoning amendments as follows:

- Consider allowing, by special permit, more than one structure on a multifamily lot, which is currently prohibited, to facilitate cluster development or planned development such as co-housing.<sup>32</sup>
- Re-consider adopting an accessory dwelling unit (ADU) bylaw that would allow one smaller self-contained housing unit within a single-family home or on a lot with a single-family home, either attached to the principal dwelling unit or in a separate structure, such as a carriage house or garage.
- Consider allowing development of a broader range of housing types by right rather than special permit, such as townhomes, duplexes, and 3-plus-unit homes in certain locations that have comparable neighborhood context.
- Consider allowing, by right or special permit, development of congregate housing and/or re-use of existing houses for congregate housing<sup>33</sup> in order to integrate housing and services for seniors and those with disabilities. Consider allowing flexible or reduced parking requirements for congregate housing.

These zoning provisions would facilitate a greater range of housing development in Arlington. The particular housing types described above would meet the needs of specific demographics in the community, such as seniors, multi-generational households, individuals with disabilities, low-to-middle-income family households, and singles.

<sup>32</sup> Cluster development groups residential properties on a site in order to preserve remaining land as open space. Planned unit development is a grouping of buildings with compatible land uses within one contained development. Co-housing is a group of private homes (attached or detached), often with shared outdoor space and community spaces for community functions and organized activities.

<sup>33</sup> Congregate housing is a group residence with shared common areas, usually for older and/or persons with disabilities, which encourages both independence and community living. Tenants may need some medical or social assistance, but not enough to require hospitalization or nursing home care. There is often a resident caregiver and support services can be integrated.



**Action Plan**

- Research model zoning provisions in the region and develop versions appropriate for Arlington
- Actively engage and inform community members regarding possible zoning amendments, best practices, and model zoning bylaws

**Strategy 3: Amend dimensional regulations to facilitate production of multifamily housing through mixed-use development in commercial areas and other smart growth locations.**

---

While Arlington has recently amended its zoning bylaw to allow multifamily housing through mixed-use development and to reduce parking requirements, additional barriers remain. These types of developments typically require less restrictive dimensional requirements than what is currently allowed in Arlington. Existing maximum building height is 35 feet or 3 stories, whereas multifamily housing through mixed-use developments can harmonize with existing neighborhood context at 4 or 5 stories, heights that can enhance development feasibility.

Meanwhile, frontage widths, lot size, and floor-area-ratio (FAR) requirements and minimum lot area per dwelling unit requirements may pose additional barriers to multifamily housing development. A town-wide parcel analysis should be conducted to determine the number of larger parcels that meet the existing minimum lot size criteria of 20,000-30,000 square feet in the R4 through R7 districts where town homes and apartment buildings are allowed by special permit. If only a limited number of parcels match this criteria, consider whether smaller minimum parcel size with higher density should be allowed to make development of this type feasible on smaller parcels.

At spring Town Meeting 2016, voters approved zoning changes intended to address dimensional and density regulations for mixed-use development in Business and Industrial zones. Zoning amendments of a similar type but pertaining to multifamily housing, and especially townhomes, should be researched and brought to future Town Meeting.

**Action Plan**

- Conduct a town-wide parcel analysis to determine opportunity for multifamily housing development given existing minimum lot size standards
- Explore amendments to dimensional regulations for multifamily housing, including townhomes
- Consider visual density study for sample of potential development sites to ensure dimensional changes to facilitate development appropriate to neighborhood context



# Arlington Parcel Zoning Analysis

Minimum Lot Size  
Existing Zoning

Meets Minimum Lot Size

- No
- Yes
- All Open Space
- Lakes and Ponds

Minimum Lot Size - Existing Zoning

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	55	90%
Nonconforming parcels	6	10%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	31	33%
Nonconforming parcels	64	67%

Includes parcels with existing residential or mixed use.

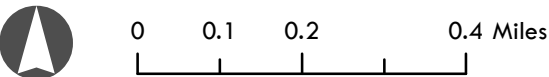
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Metropolitan Area Planning Council  
60 Temple Place, Boston, MA 02111  
(617) 933-0700

Data Sources: MAPC, MassGIS, MassDOT, Town of Arlington

September 2018

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Minimum Lot Size Requirements (sq.ft)		
Use	Zone	Extg Zoning
Townhouse	R4	30,000
	R5, R6, R7	20,000
Apartment or Townhouse	B2	5,000
	B2A, B3, B4, B5	20,000
Mixed Use	B1	5,000
	B2, B2A, B3, B4, B5	0



# Arlington Parcel Zoning Analysis

## Minimum Lot Size Example 1

### Meets Minimum Lot Size

- No
- Yes
- All Open Space
- Lakes and Ponds

### Minimum Lot Size - Example 1

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	55	90%
Nonconforming parcels	6	10%
R Districts		
Total parcels	95	100%
Compliant parcels	63	66%
Nonconforming parcels	32	34%

Includes parcels with existing residential or mixed use.

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Requirements (sq.ft)			
Use	Zone	Extg Zoning	Example 1
Townhouse	R4	30,000	2,000
Apartment or Townhouse	R5, R6, R7	20,000	10,000
	B2	5,000	5,000
	B2A, B3, B4, B5	20,000	10,000
Mixed Use	B1	5,000	5,000
	B2, B2A, B3, B4, B5	0	0



# Arlington Parcel Zoning Analysis

## Minimum Lot Size Per Unit Existing Zoning

### Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

### Minimum Lot Size Per Unit - Extg Zoning

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	51	84%
Nonconforming parcels	10	16%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

*Includes parcels with existing residential or mixed use.*

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Per Unit Requirements (sq.ft.)		
Use	Zone	Extg Zoning
Townhouse	R4	2,500
	R5	1,450
	B2	1,450
	B2A, B4 (street <50')	1,450
	R6	700
	B2A, B4 (street >50')	700
	B3	600
Apartment or Townhouse	R7, B5	550
	All B lots <20,000 sqft	0
	B2 (lot >20,000 sqft)	1,450
	B2A, B4, B5 (lot >20,000 sqft)	700
Mixed Use	B3 (lot >20,000 sqft)	600



# Arlington Parcel Zoning Analysis

## Minimum Lot Size Example 2

### Meets Minimum Lot Size

- No
- Yes
- All Open Space
- Lakes and Ponds

### Minimum Lot Size - Example 2

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	55	90%
Nonconforming parcels	6	10%
R Districts		
Total parcels	95	100%
Compliant parcels	91	96%
Nonconforming parcels	4	4%

Includes parcels with existing residential or mixed use.

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Requirements (sq.ft)			
Use	Zone	Extg Zoning	Example 2
Townhouse	R4	30,000	2,000
Apartment or Townhouse	R5, R6, R7	20,000	5,000
	B2	5,000	5,000
	B2A, B3, B4, B5	20,000	10,000
Mixed Use	B1	5,000	5,000
	B2, B2A, B3, B4, B5	0	0



# Arlington Parcel Zoning Analysis

## Minimum Lot Size Per Unit Zoning Changes - Example 1

### Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

### Minimum Lot Size Per Unit - Example 1

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	60	98%
Nonconforming parcels	1	2%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

*Includes parcels with existing residential or mixed use.*

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Data Sources: MAPC, MassGIS, MassDOT, Town of Arlington

September 2018

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Per Unit Requirements (sq.ft.)			
Use	Zone	Extg Zoning	Example 1
Townhouse  Apartment or Townhouse	R4	2,500	2,500
	R5	1,450	1,450
	B2	1,450	1,000
	B2A, B4 (street <50')	1,450	1,000
	R6	700	700
	B2A, B4 (street >50')	700	700
	B3	600	600
	R7, B5	550	550
Mixed Use	All B lots <20,000 sqft	0	0
	B2 (lot >20,000 sqft)	1,450	1,000
	B2A, B4, B5 (lot >20,000 sqft)	700	700
	B3 (lot >20,000 sqft)	600	600



# Arlington Parcel Zoning Analysis

## Minimum Lot Size Per Unit Zoning Changes - Example 2

### Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

### Minimum Lot Size Per Unit - Example 2

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	60	98%
Nonconforming parcels	1	2%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	69	73%
Nonconforming parcels	26	27%

Includes parcels with existing residential or mixed use.

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September 2018

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0 0.1 0.2 0.4 Miles



Minimum Lot Size Per Unit Requirements (sq.ft.)			
Use	Zone	Extg Zoning	Example 2
Townhouse	R4	2,500	1,000
	R5	1,450	1,000
Apartment or Townhouse	B2	1,450	1,000
	B2A, B4 (street <50')	1,450	1,000
	R6	700	700
	B2A, B4 (street >50')	700	700
	B3	600	600
	R7, B5	550	550
	All B lots <20,000 sqft	0	0
Mixed Use	B2 (lot >20,000 sqft)	1,450	1,000
	B2A, B4, B5 (lot >20,000 sqft)	700	700
	B3 (lot >20,000 sqft)	600	600



# Arlington Parcel Zoning Analysis

## Minimum Lot Size Per Unit Zoning Changes - Example 3

### Meets Minimum Lot Size Per Unit

- No
- Yes
- All Open Space
- Lakes and Ponds

### Minimum Lot Size Per Unit - Example 3

B Districts	Parcels	Percent
Total parcels	61	100%
Compliant parcels	60	98%
Nonconforming parcels	1	2%

R Districts	Parcels	Percent
Total parcels	95	100%
Compliant parcels	90	95%
Nonconforming parcels	5	5%

Includes parcels with existing residential or mixed use.

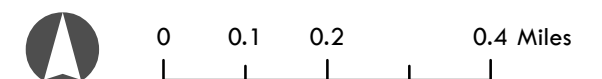
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September 2018

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### Minimum Lot Size Per Unit Requirements (sq.ft.)

Use	Zone	Extg Zoning	Example 3
Townhouse	R4	2,500	1,000
	R5	1,450	700
	B2	1,450	1,000
	B2A, B4 (street <50')	1,450	1,000
	R6	700	500
	B2A, B4 (street >50')	700	700
	B3	600	600
	R7, B5	550	0
Mixed Use	All B lots <20,000 sqft	0	0
	B2 (lot >20,000 sqft)	1,450	1,000
	B2A, B4, B5 (lot >20,000 sqft)	700	700
	B3 (lot >20,000 sqft)	600	600



# TOWN OF ARLINGTON

## MULTIFAMILY ZONING DENSITY EXAMPLES

2,500 sq.ft. per Unit (minimum lot area per unit for R4 under current zoning)



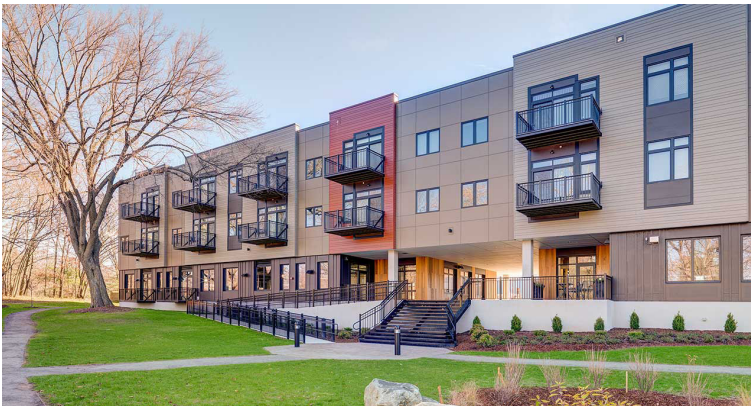
103 Mass Ave, Arlington (built 1914)  
2,467 sq.ft. per unit  
Total units: 2



119 Pleasant St, Arlington (built 1900)  
2,472 sq.ft. per unit  
Total units: 10



Arlington 360, Arlington (built 2013)  
2,462 sq.ft. per unit  
Total units: 274



Brookside Square, Concord  
2,562 sq.ft. per unit  
Total units: 74



Reading Commons, Reading  
2,475 sq.ft. per unit  
Total units: 204



# TOWN OF ARLINGTON MULTIFAMILY ZONING DENSITY EXAMPLES

1,450 sq.ft. per Unit (minimum lot area per unit for R5 under current zoning)



30-50 Mill St, Arlington (built 2012)  
1,404 sq.ft. per unit  
Total units: 120



166 Broadway, Arlington (built 1935)  
1,480 sq.ft. per unit  
Total units: 4



170-178 Summer St, Arlington (built 1999)  
1,433 sq.ft. per unit  
Total units: 23



The Landing at Vinnin Square, Swampscott  
1,556 sq.ft. per unit  
Total units: 184



Harborside Village, Scituate  
1,452 sq.ft. per unit, plus retail  
Total units: 34



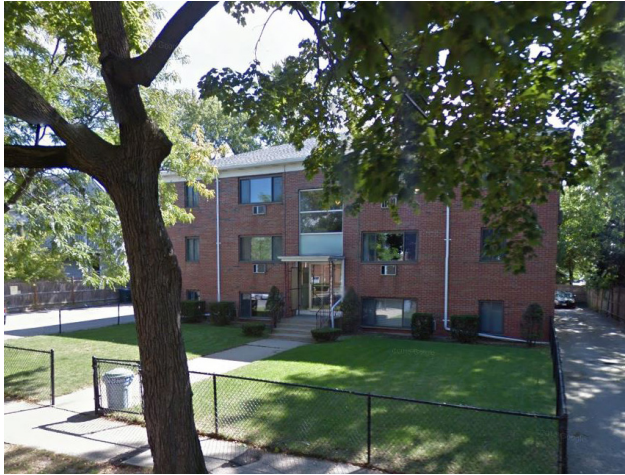
# TOWN OF ARLINGTON

## MULTIFAMILY ZONING DENSITY EXAMPLES

1,000 sq.ft. per Unit



202-218 Mass Ave, Arlington (built 1915)  
975 sq.ft. per unit, plus retail  
Total units: 25



109 Oxford St, Arlington (built 1964)  
1,026 sq.ft. per unit  
Total units: 12



1241-1245 Mass Ave, Arlington (built 1989)  
1,023 sq.ft. per unit  
Total units: 7



Main Street Stoneham, Stoneham  
1,013 sq.ft. per unit  
Total units: 50



Charles River Landing, Needham  
990 sq.ft. per unit  
Total units: 350



# TOWN OF ARLINGTON

## MULTIFAMILY ZONING DENSITY EXAMPLES

700 sq.ft. per Unit (minimum lot area per unit for R6 under current zoning)



11 Brattle St, Arlington (built 1968)  
688 sq.ft. per unit  
Total units: 23



258 Mass Ave, Arlington (built 1912)  
651 sq.ft. per unit  
Total units: 20



271 Mass Ave, Arlington (built 1970)  
712 sq.ft. per unit  
Total units: 26



The Merc, Waltham  
744 sq.ft. per unit, plus retail  
Total units: 289



Dennison Bishop, Framingham  
726 sq.ft. per unit  
Total units: 77



# TOWN OF ARLINGTON MULTIFAMILY ZONING DENSITY EXAMPLES

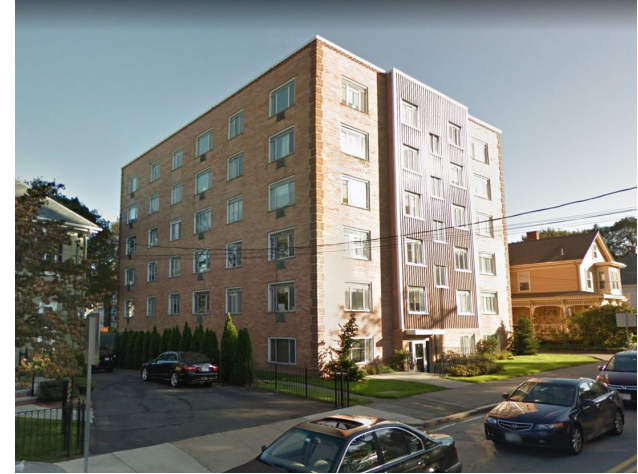
550 sq.ft. per Unit (minimum lot area per unit for R7 under current zoning)



231 Mass Ave, Arlington (built 1948)  
518 sq.ft. per unit  
Total units: 81



1080 Mass Ave, Arlington (built 1960)  
558 sq.ft. per unit  
Total units: 15



6 Jason St, Arlington (built 1962)  
542 sq.ft. per unit  
Total units: 31



Enterprise Apartments, Beverly  
495 sq.ft. per unit  
Total units: 45



Deco, Quincy  
558 sq.ft. per unit  
Total units: 180

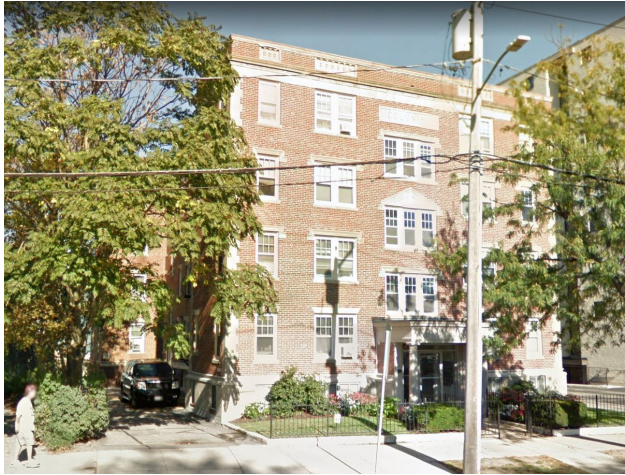


# TOWN OF ARLINGTON MULTIFAMILY ZONING DENSITY EXAMPLES

## Under 500 sq.ft. per Unit



4 Winslow Street, Arlington (built 1968)  
323 sq.ft. per unit  
Total units: 136



389 Mass Ave, Arlington (built 1940)  
372 sq.ft. per unit  
Total units: 29



215 Mass Ave, Arlington (built 1966)  
480 sq.ft. per unit  
Total units: 47



The Batch Yard, Everett  
290 sq.ft. per unit  
Total units: 329



The Carruth, Boston  
327 sq.ft. per unit  
Total units: 116

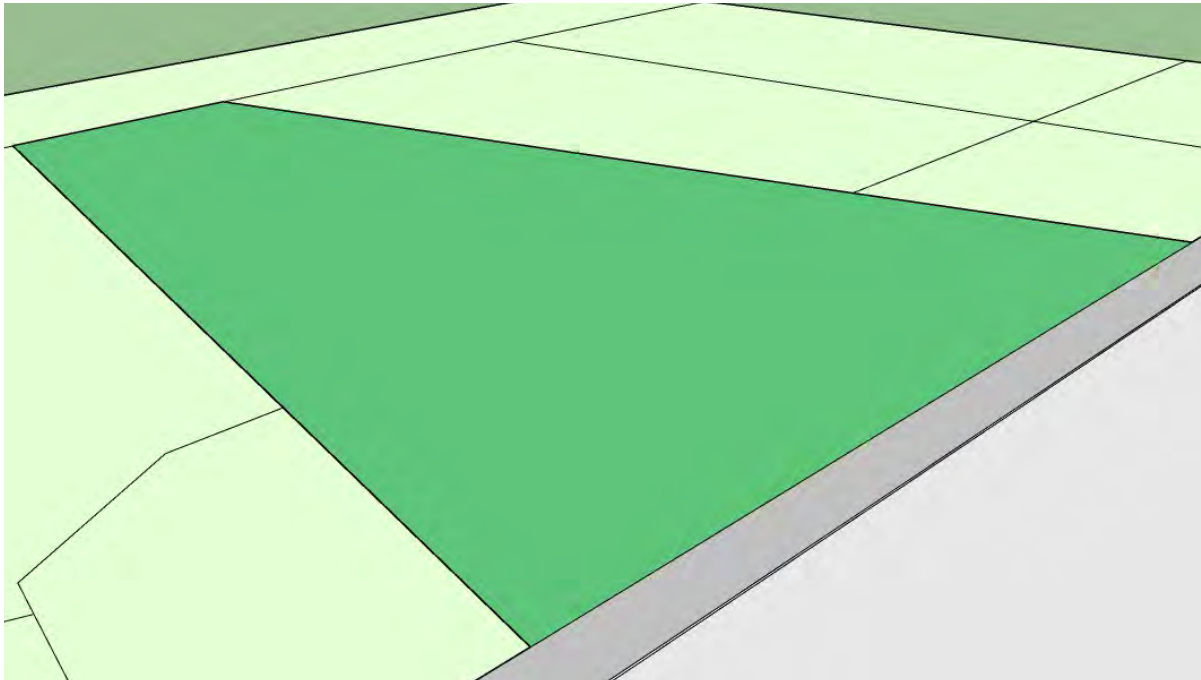


# TOWN OF ARLINGTON

## 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

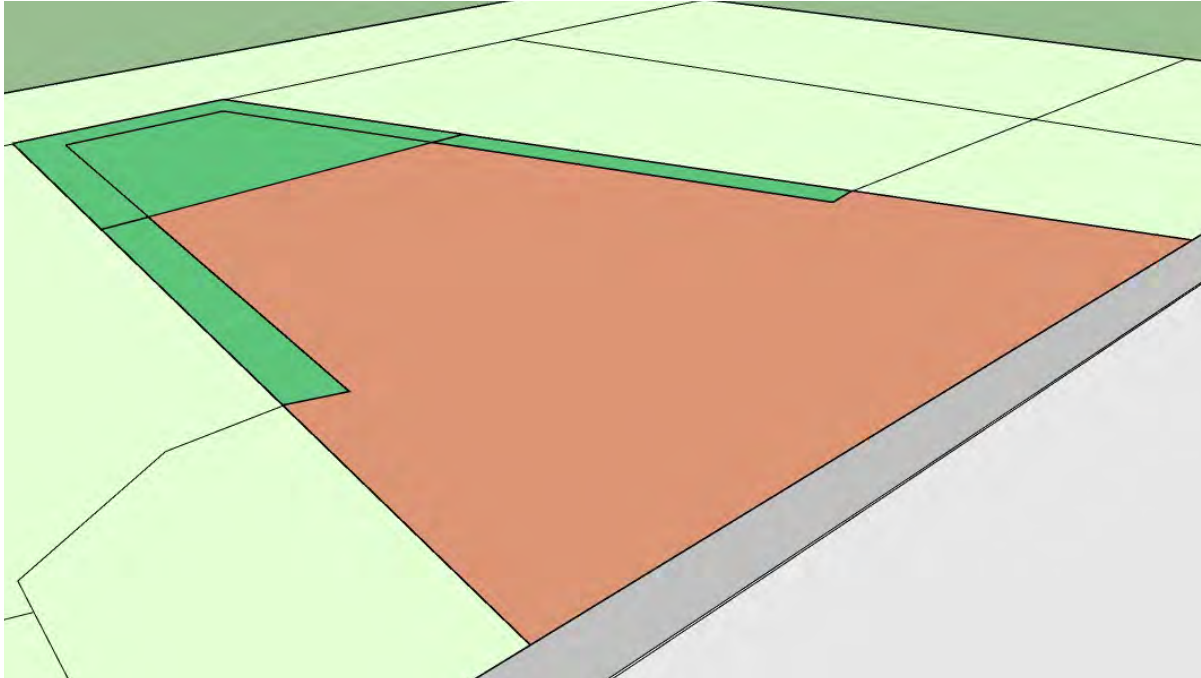


# TOWN OF ARLINGTON

## 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'

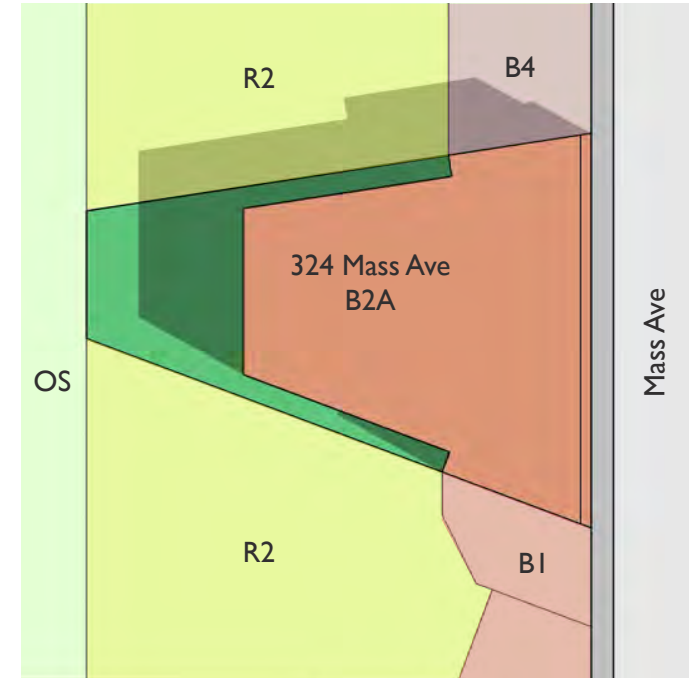
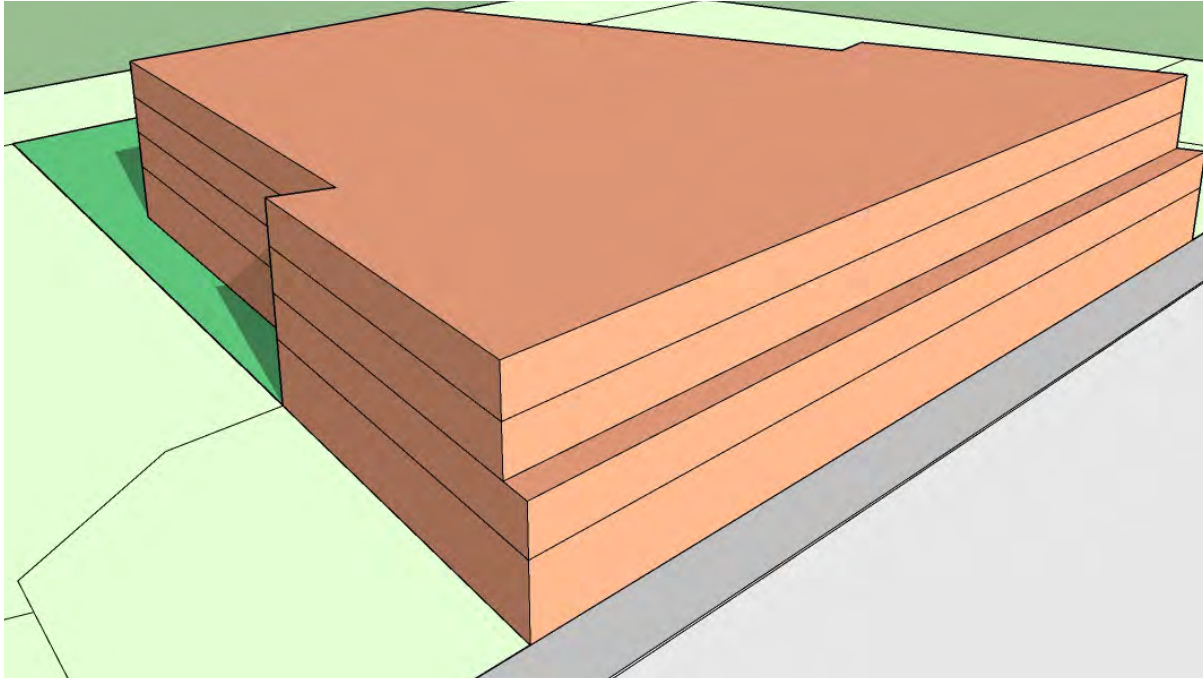
Landscaped Open Space (not shown) - 6,460 sq.ft. (10% gross floor area)

# 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

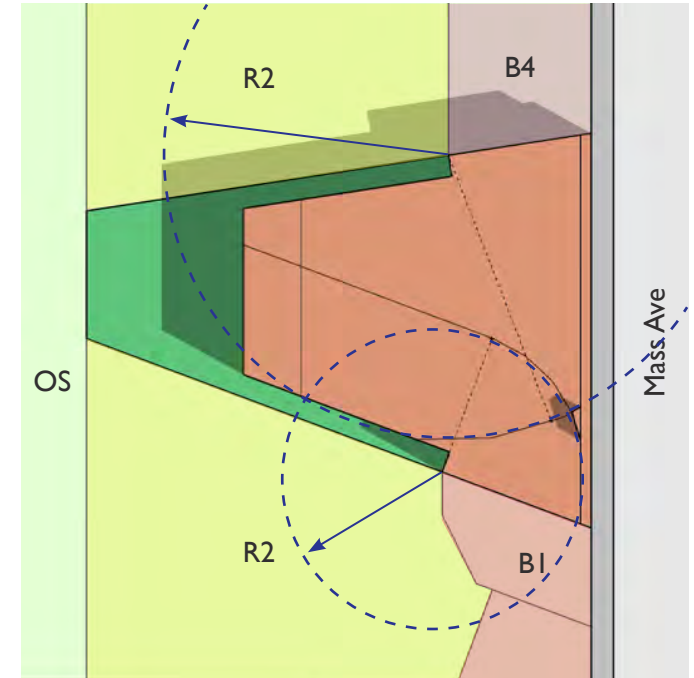
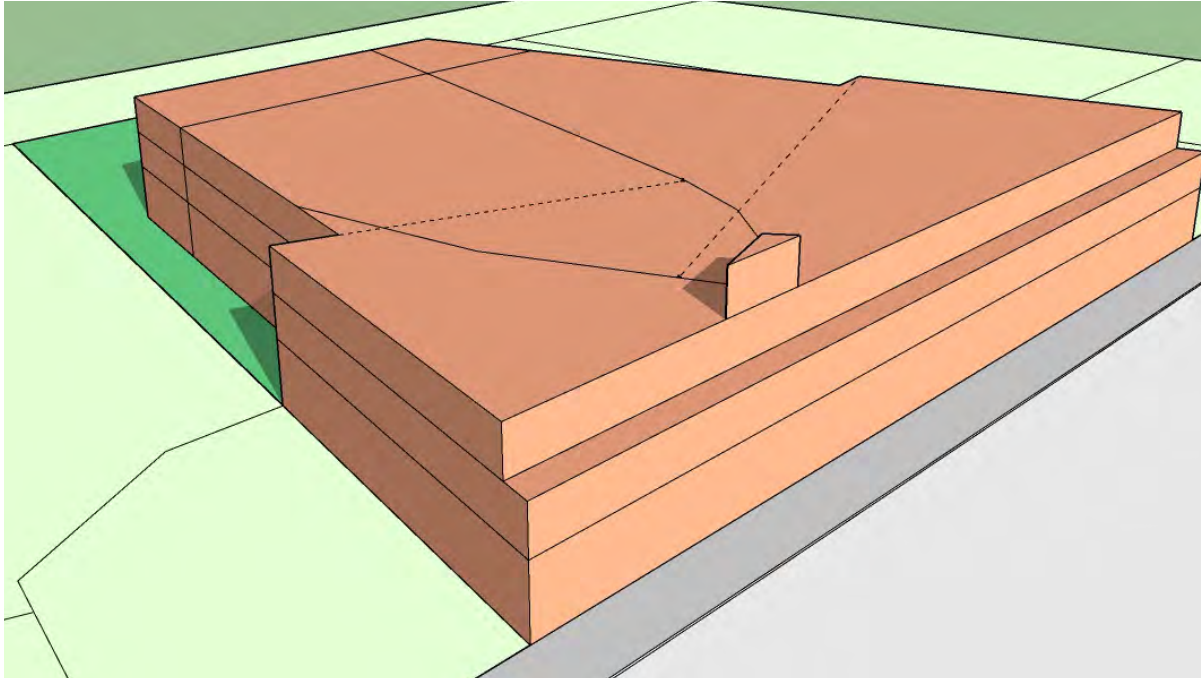
7.5' setback from street at third story and above for any building over 3 stories

# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - MIXED USE SCENARIO

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### HEIGHT BUFFER - MIXED USE

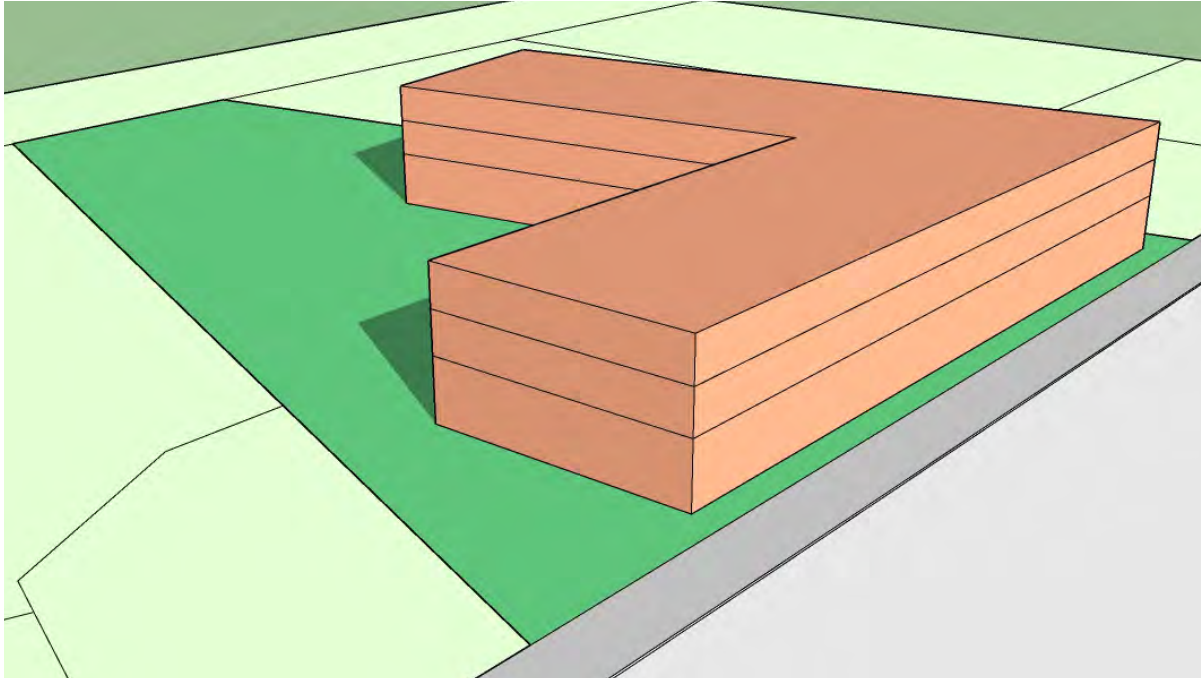
Maximum height 40' / 3 stories within height buffer

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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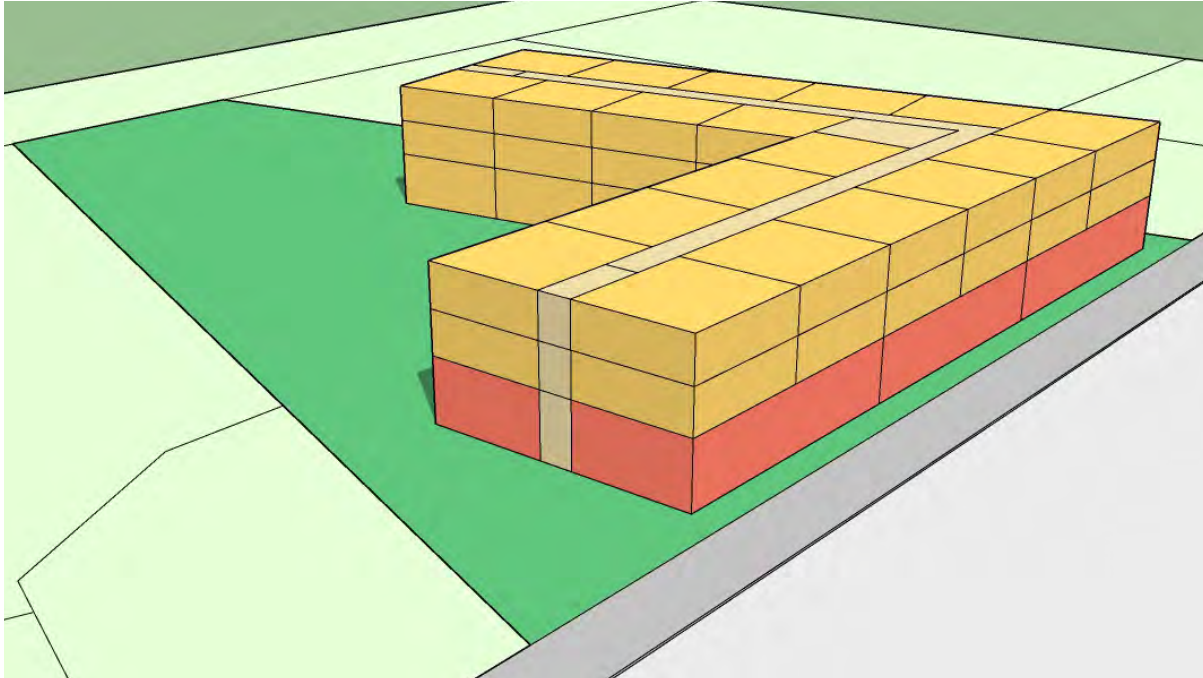
**FLOOR AREA RATIO - MIXED USE**

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.

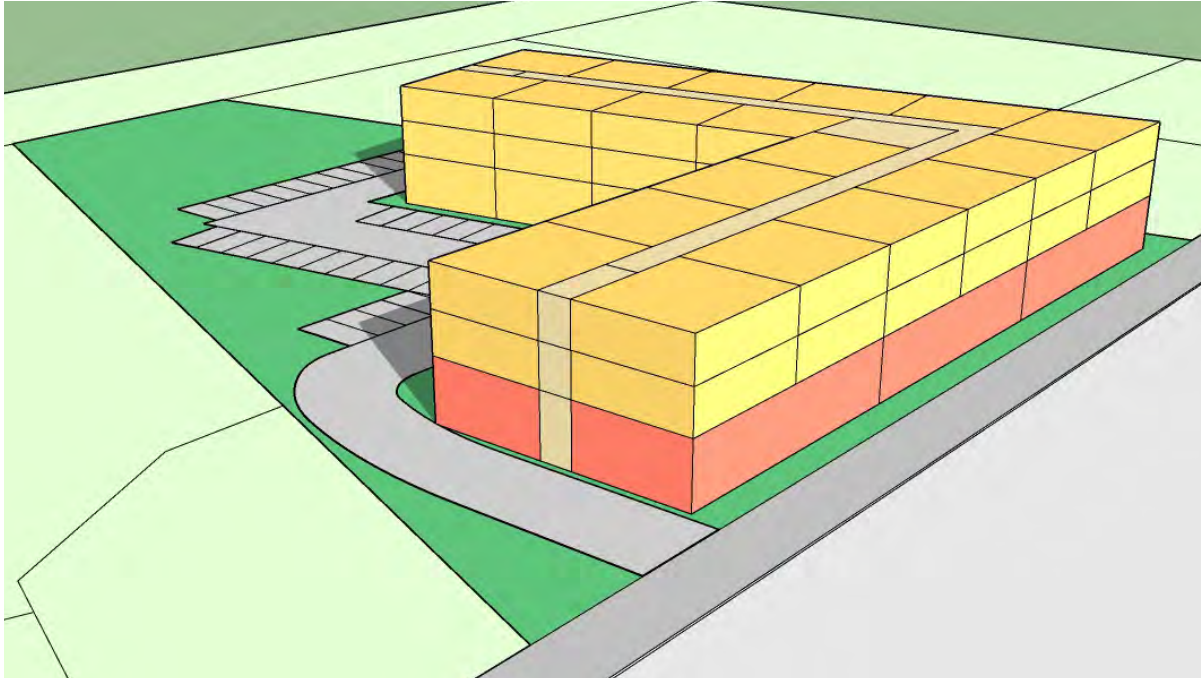
13,000 sq.ft. retail

# 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.*

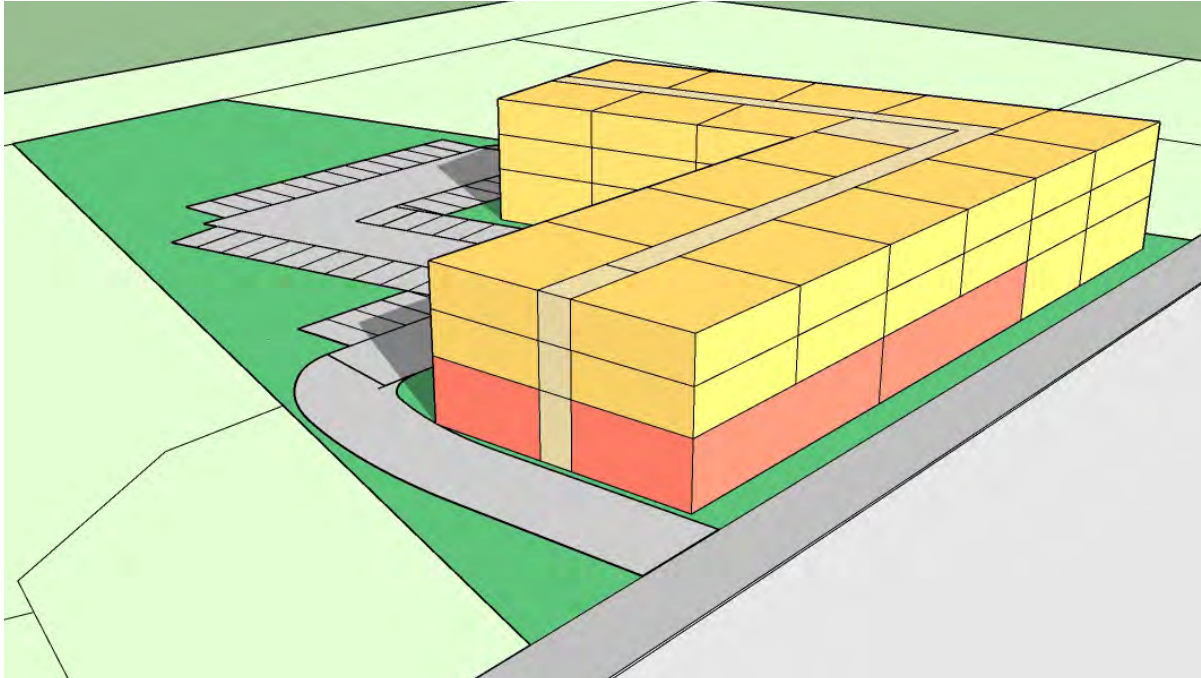


# TOWN OF ARLINGTON

## 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

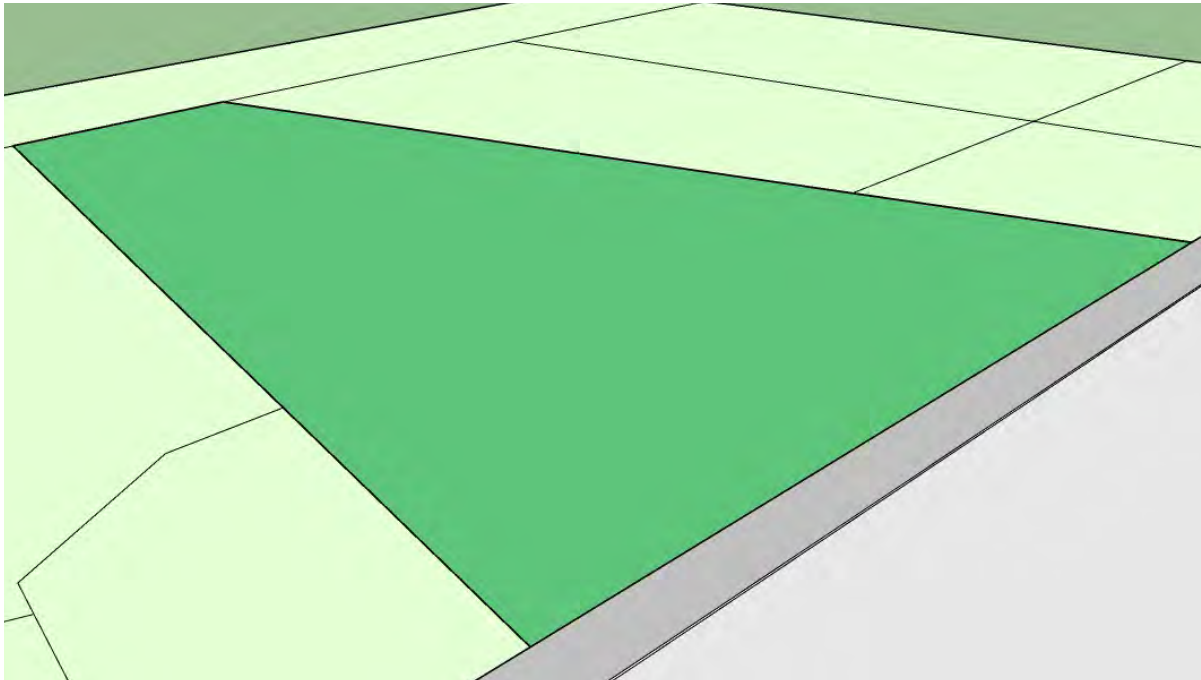


# TOWN OF ARLINGTON

## 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

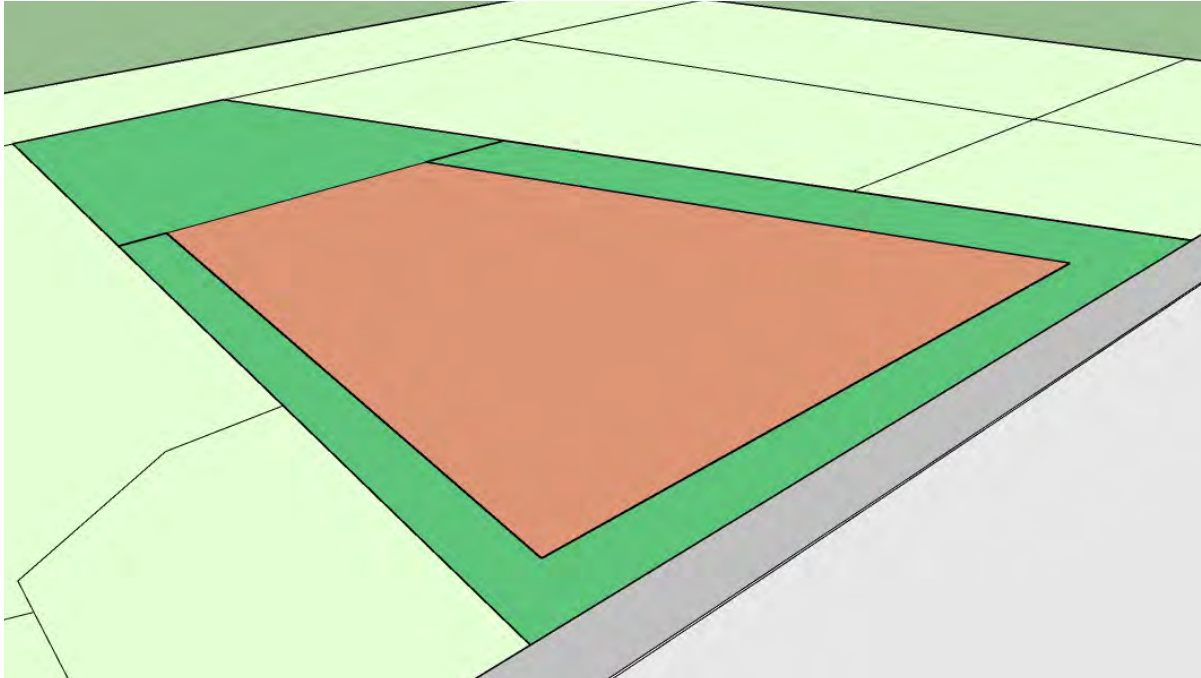


# TOWN OF ARLINGTON

## 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'

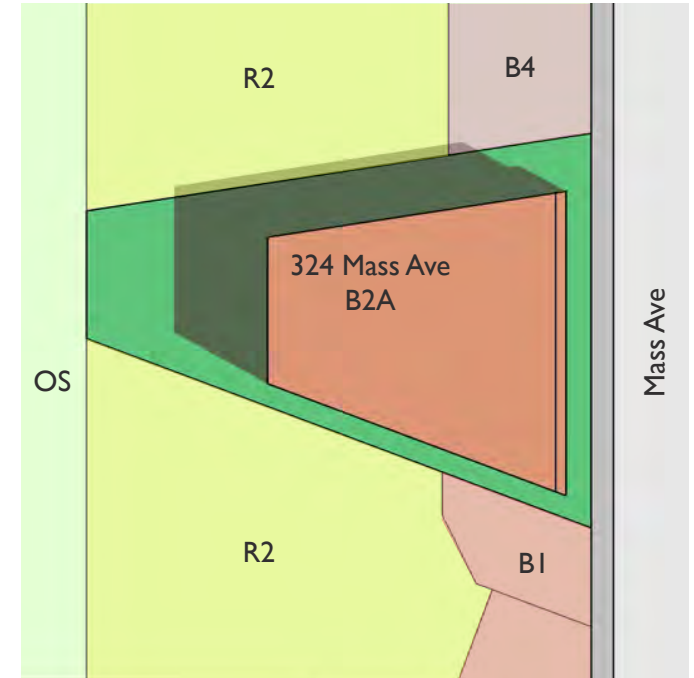
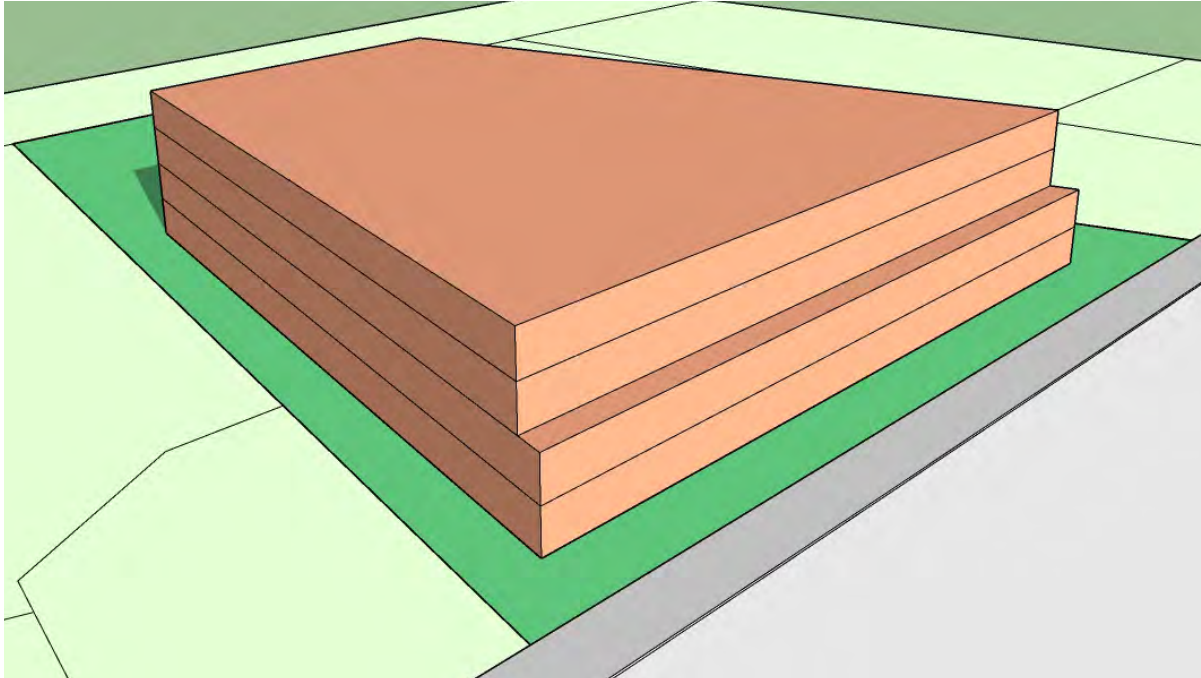
Landscaped Open Space (not shown) - 7,750 sq.ft. (10% gross floor area)

# 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

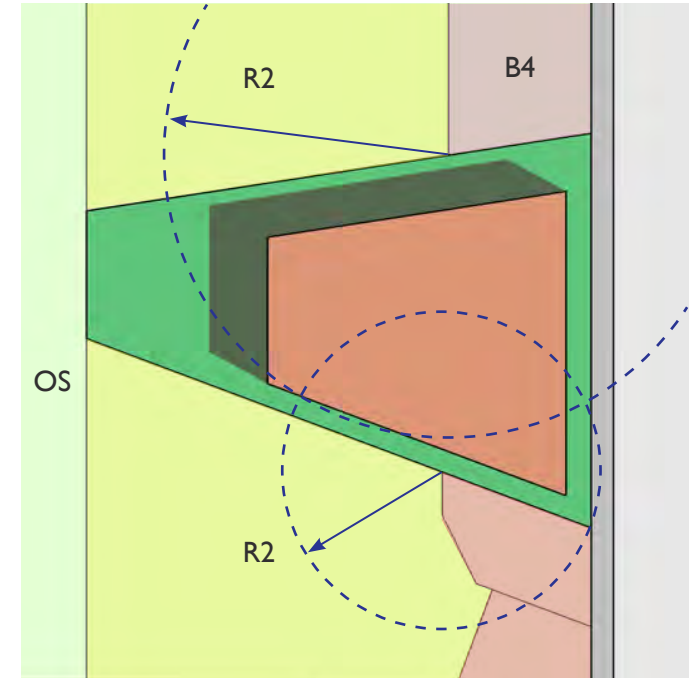
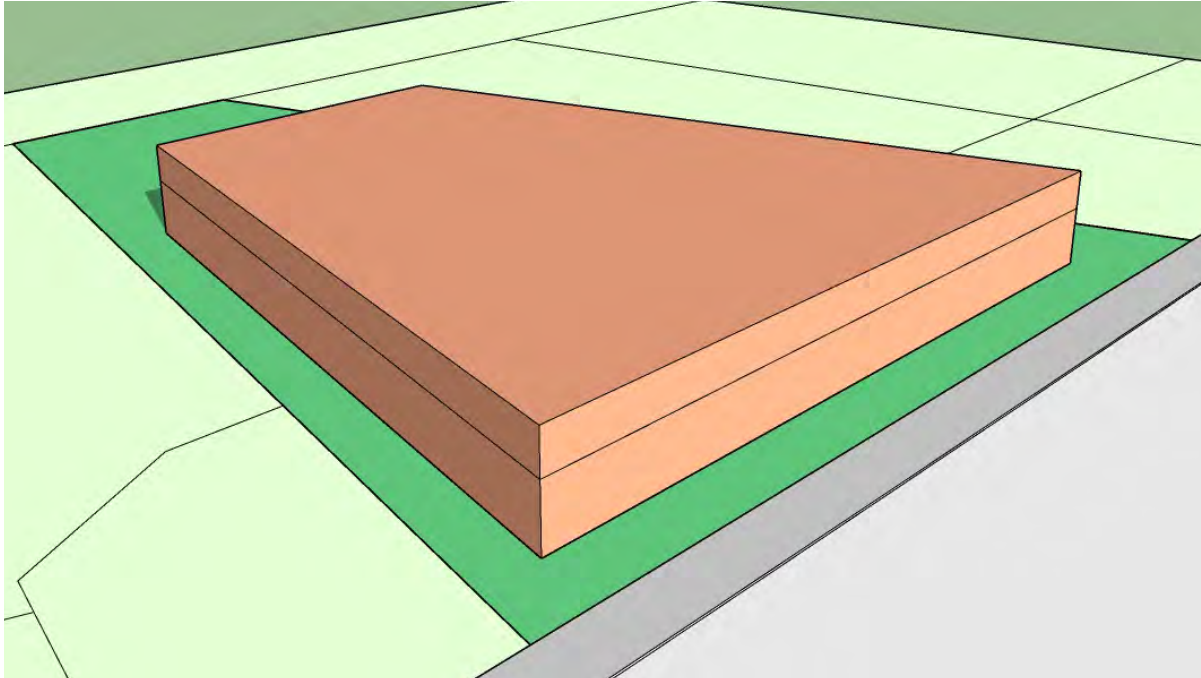
7.5' setback from street at third story and above for any building over 3 stories

# 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

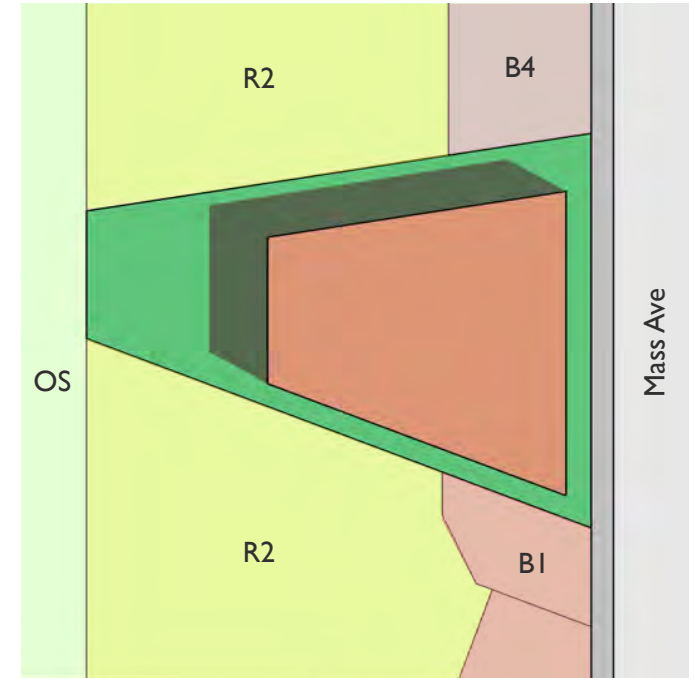
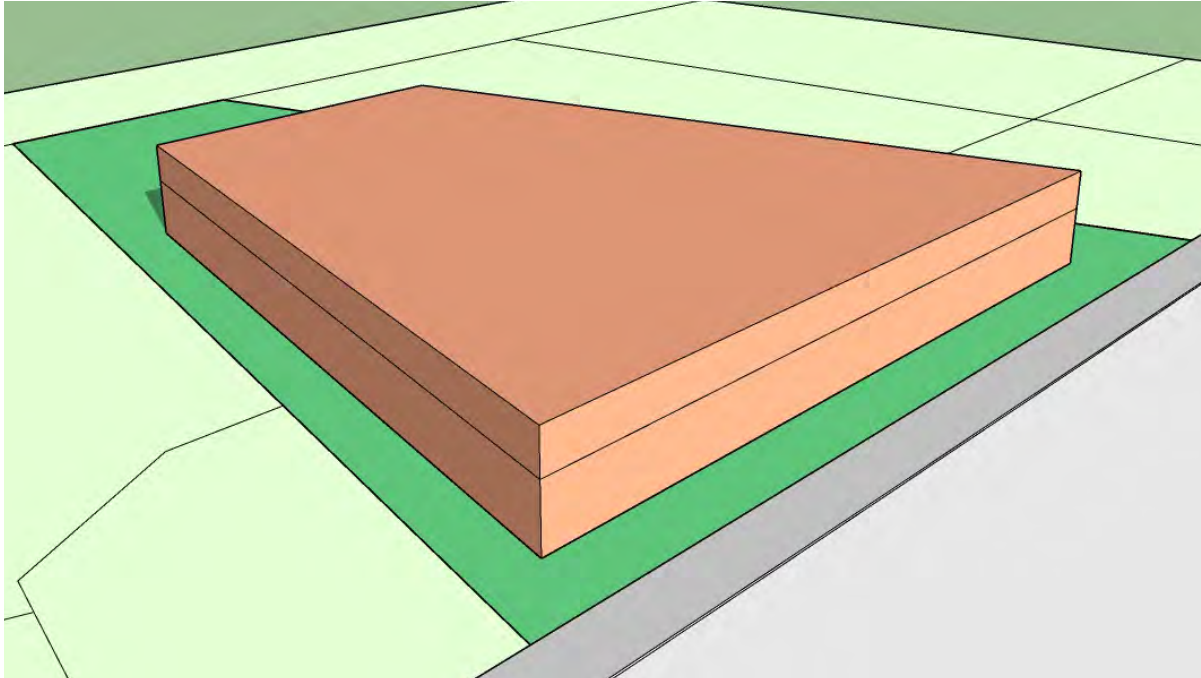


# TOWN OF ARLINGTON

## 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

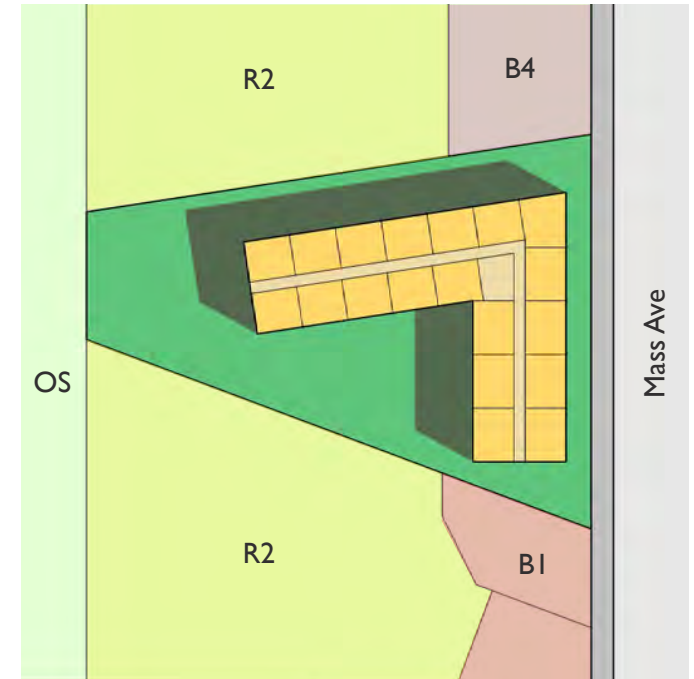
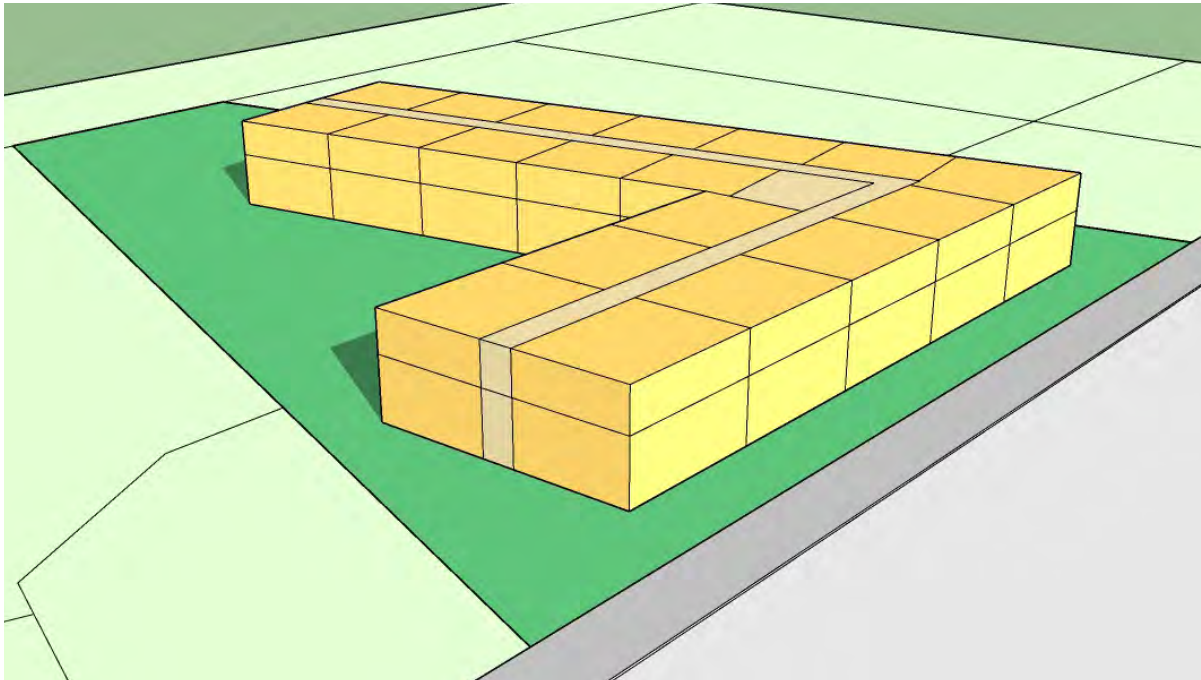
Yards and height limit buildable envelope to FAR 1.0

# 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.

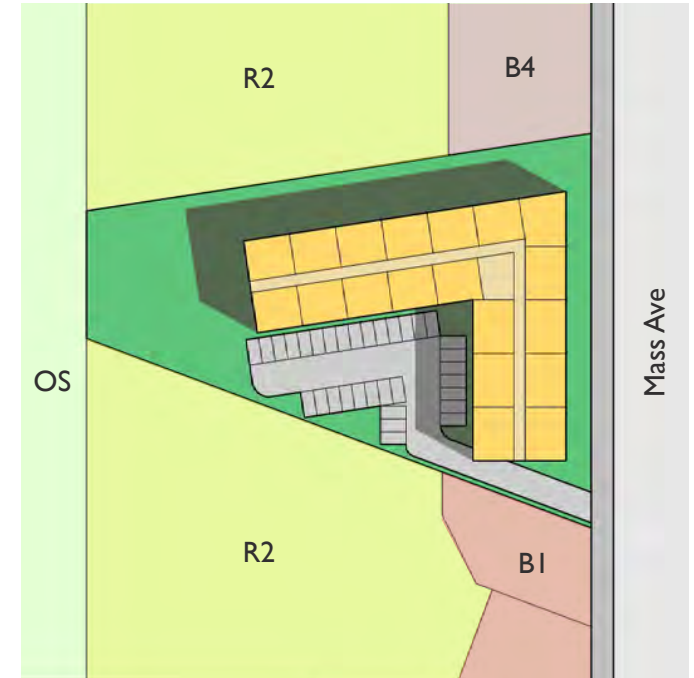
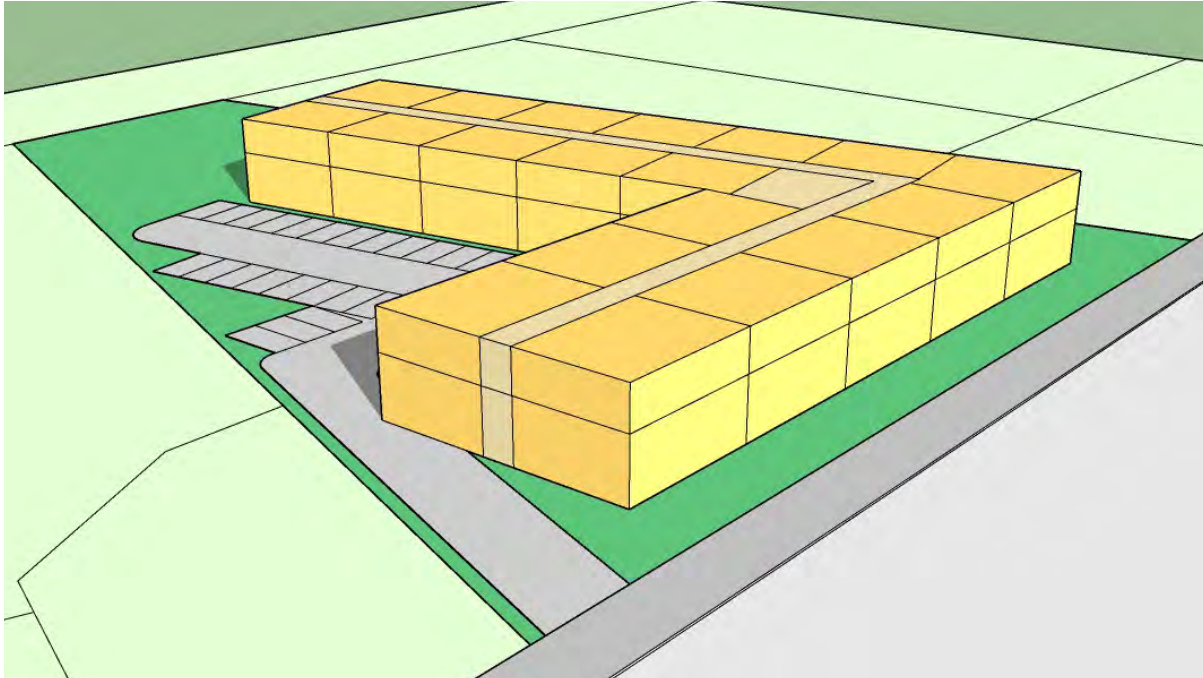
Reduced building square footage allows for reductions in usable open space

# TOWN OF ARLINGTON

## MULTIFAMILY ZONING BUILDOUT ANALYSIS

### 324 MASS AVE - RESIDENTIAL SCENARIO

DRAFT



## 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%.*

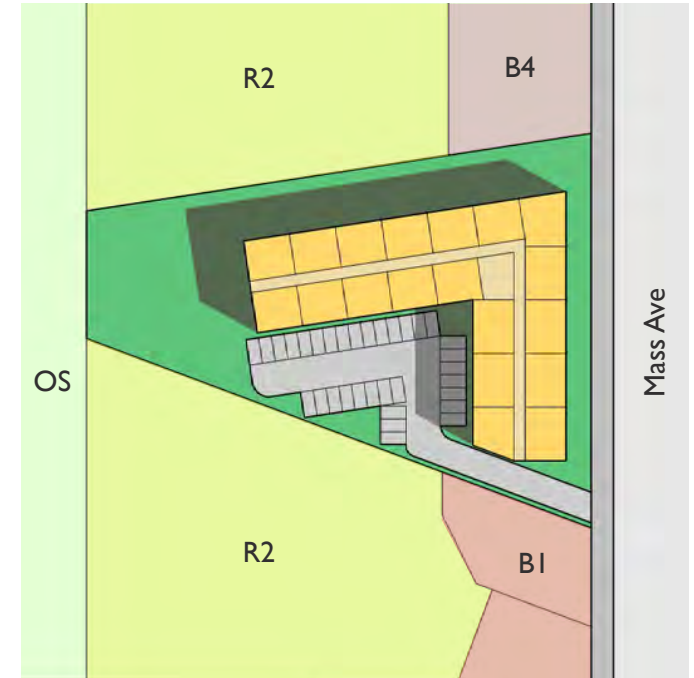
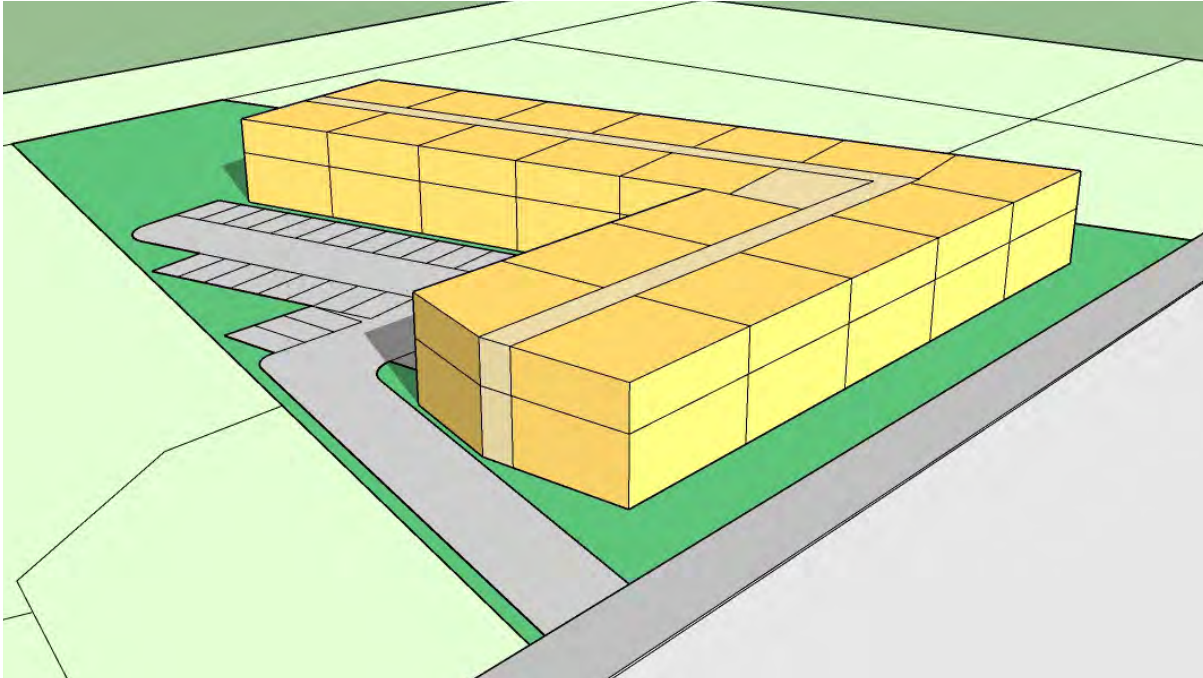


# TOWN OF ARLINGTON

## 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