



Town of Arlington, MA Redevelopment Board

Agenda & Meeting Notice March 11, 2019

The Arlington Redevelopment Board will meet Monday, March 11, 2019 at 7:30 PM in the **Senior Center, Main Room, 1st Floor, 27 Maple Street, Arlington, MA 02476**

1. Public Hearing, 2019 Annual Town Meeting

7:30 PM -
10:30 PM

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.

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.

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.

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.

- A brief introductory presentation will be provided for each article
- Board members and members of the public will be provided time to ask questions and comment for each article

2. Adjourn

10:30 PM - Adjourn

3. Correspondence received:

Formal Comments on Proposed Zoning Bylaw Amendments via email from Tom Perkins 03-07-19

Comments for March 11th Meeting via email from John Lewicke 03-11-19



Town of Arlington, Massachusetts

Public Hearing, 2019 Annual Town Meeting

Summary:

7:30 PM -

10:30 PM

ARTICLE 6 ZONING BYLAW AMENDMENT/DENSITY AND DIMENSIONAL REQUIREMENTS FOR MULTI-FAMILY USES

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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.

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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.

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.

- A brief introductory presentation will be provided for each article
- Board members and members of the public will be provided time to ask questions and comment for each article

ATTACHMENTS:

	Type	File Name	Description
▢	Reference Material	ATM_2019_Articles_6_7_8_9_PH_Draft_3-7-19.pdf	ATM 2019 Articles 6 7 8 9 PH Draft 3-7/19



2019 Annual Town Meeting Draft Zoning Bylaw Amendments

Public Hearing Draft

Articles 6, 7, 8, and 9

March 7, 2019

Introduction and Overview

The Arlington Redevelopment Board (ARB) is the Town's Planning Board, under M.G.L. Chapter 41 § 81. There are five members of the Board. Four are appointed by the Town Manager and the fifth is a gubernatorial designee appointed by the Massachusetts Department of Housing and Community Development. The Board serves as the Town's special permit granting authority for projects which require an Environmental Design Review (EDR) as identified in the Zoning Bylaw. The ARB is also the Town's Urban Renewal Authority under M.G.L. Chapter 121; with Town Meeting approval, the Board may hold property to improve and rehabilitate them to meet community development goals.

The members of the ARB are as follows:

Andrew Bunnell, Chair, (Term through 1/31/2020)
Andrew West, Vice Chair, (Term through 6/30/2020)
Eugene Benson (Term through 1/31/2020)
Kin Lau (Term through 1/31/2022)
David Watson (Term through 9/22/2023)

Jennifer Raitt, Director of the Department of Planning and Community Development, serves as Secretary Ex-Officio to the ARB.

In accordance with the provisions of the Town of Arlington, Massachusetts Zoning Bylaw and Massachusetts General Laws Chapter 40A, a public hearing will be held by the Arlington Redevelopment Board (ARB) on **Monday, March 4, 2019, Monday, March 11, 2019, Monday, March 18, 2019, and Monday, March 25, 2019, all beginning at 7:30 P.M.** in the **Central School, 27 Maple Street, Main Room, Arlington, Massachusetts**. The ARB will hear public comments on the proposed amendments to the Zoning Bylaw. After receiving public comments, the ARB will make recommendations on the proposed amendments for Annual Town Meeting, which will begin on Monday, April 22, 2019.

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

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

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

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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:

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:

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).

Minimum Requirement			
District Use	Minimum Lot Area (sq. ft.)	Minimum Lot Area per Unit (sq. ft.)	Minimum Lot Frontage (ft.)
R4			
Three-family dwelling	7,500 <u>5,000</u>	-----	70 <u>50</u>
Townhouse structure	30,000 <u>5,000</u>	2,500 <u>1,500</u>	100 <u>50</u>
Apartment conversion	12,500 -----	2,500 <u>1,000</u>	80 -----
R5			
Townhouse structure , apartment building	20,000 <u>5,000</u>	1,450 <u>1,000</u>	100 <u>50</u>
R6			
Townhouse structure, apartment building, or office structure	20,000 <u>5,000</u>	700	100 <u>50</u>
R7 Any permitted principal structure	20,000 <u>5,000</u>	550	100 <u>50</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 5.4.2. 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:

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</u> 15	10	20
Townhouse structure	<u>25</u> 15	<u>15</u> 10	<u>25</u> 20
Apartment conversion	<u>25</u> -----	<u>10</u> -----	<u>20</u> -----
R5			
Townhouse <u>structure</u> , apartment building	<u>15</u> 10	<u>10+(L/10)</u> 15	<u>25</u> 20
R6			
Townhouse structure, apartment building, or office structure	<u>15+(H/10)</u> 10	<u>(H+L)/6</u> 10	<u>(H+L)/6</u> 20
R7			
Any permitted principal structure	15+(H/10) <u>10</u>	(H+L)/6 At least 20 ft. <u>10</u>	(H+L)/6 At least 20 ft. <u>20</u>

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.

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:

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)
R4			
Townhouse structure	35	3	0.70 <u>1.50</u>
Apartment conversion	40 <u>-----</u>	3 <u>-----</u>	<u>-----</u>
R5			
<u>Townhouse structure, apartment building</u>	<u>45</u>	<u>4</u>	<u>1.50</u>
Any <u>Other</u> residential or other principal structure	35	3	0.80
R6			
Townhouse <u>structure</u> , apartment building, or office on more than 20,000 sq. ft.	40 <u>55</u>	4 <u>5</u>	1.2 <u>1.80</u>
	35 <u>45</u>	3 <u>4</u>	
R7			
Any permitted principal structure	40 <u>45</u>	5	1.50 <u>2.00</u>
	60		

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:

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.)
B2			
Mixed-use <=20,000 sq. ft.	-----	-----	50
Mixed-use >20,000 sq. ft.	>20,000	<u>1,450</u> <u>1,000</u>	50

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:

B District Yard and Open Space Requirements

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

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:

B District Building Height and Floor Area Ratio Regulations

District Use	Maximum Allowed		
	Maximum Height (ft.)	Maximum height (stories)	Maximum Floor Area Ratio (FAR)
B1			
Mixed-use	35 <u>45</u>	3 <u>4</u>	0.75 <u>1.50</u>
B2			
Mixed-use <= 20,000 sq. ft.	50	4*	1.50 <u>1.80</u>
Mixed-use >20,000 sq. ft.	40	3 *See Sec 5.3.17	1.00 <u>1.50</u>
B2A			
Mixed-use <= 20,000 sq. ft.	60 50	5 4	1.50 <u>1.80</u>
Mixed-use >20,000 sq. ft.	50 40	4 3	1.00 <u>1.50</u>
B3			
Mixed-use <= 20,000 sq. ft.	60 50	5* 4	1.50 <u>1.80</u>
Mixed-use >20,000 sq. ft.	50 <u>60</u> 40 <u>50</u>	5 3 <u>4</u>	1.40 <u>1.50</u>
B4			
Mixed-use <= 20,000 sq. ft.	60 50	5 4*	1.50 <u>2.00</u>
Mixed-use > 20,000 sq. ft.	50 40	4 3	1.00 <u>1.80</u>
B5			
Mixed-use <= 20,000 sq. ft.	60 50	5 4*	1.80 <u>2.20</u>
Mixed-use > 20,000 sq. ft.	60 40 <u>50</u>	5 3 <u>4</u> *	1.40 <u>1.80</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 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.

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.

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:

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
R4			
Townhouse structure	10% <u>20%</u>	30% <u>-----</u>	-----
Apartment conversion	10% <u>20%</u>	30% <u>-----</u>	35%
R5			
Townhouse <u>structure</u> , apartment building	10% <u>20%</u>	30% <u>-----</u>	-----
R6			
Townhouse structure, apartment building, or office structure	10% <u>20%</u>	25% <u>-----</u>	-----
R7			
Any permitted principal structure	10% <u>20%</u>	15% <u>-----</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:

Section 5.5.2 Dimensional and Density Requirements

A. Tables of Dimensional and Density Regulations

B District Open Space and Lot Coverage

Use District	Minimum/Maximum Requirement		
	Landscaped Open Space	Usable Open Space	Maximum Lot Coverage
B1			
Mixed-use	20%	Sec. 5.3.21	-----
B2			
Mixed-use	10% 20%	Sec. 5.3.21	-----
B2A			
Mixed-use <=20,000 sq. ft.	----- 20%	Sec. 5.3.21	-----
Mixed-use >20,000 sq. ft.	10% 20%		-----
B3			
Mixed-use <=20,000 sq. ft.	----- 20%	Sec. 5.3.21	-----
<u>Mixed-use >20,000 sq. ft.</u>	10% 20%		
B4			
Mixed-use <=20,000 sq. ft.	----- 20%	Sec. 5.3.21	-----
Mixed-use >20,000 sq. ft.	10% 20%		
B5			
Mixed-use <= 20,000 sq. ft.	----- 20%	Sec. 5.3.21	
Mixed-use > 20,000 sq. ft.	10% 20%		-----

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.)
R3			
Single-family detached dwelling, two-family dwelling, duplex dwelling, three-family dwelling; or other permitted structure except townhouse <u>structure</u>	5,000	-----	45
R5			
Townhouse <u>structure</u> , apartment building	<u>20,000</u> 5,000	<u>1,450</u> 1,000	<u>100</u> 50

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).

		Minimum Requirement		
District	Use	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 10	10+(L/10) 15	25 20

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

		Minimum / Maximum Requirements		
District	Use	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% 20%	30% -----	-----

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)
R6	Townhouse <u>structure</u> , apartment building, or office on more than 20,000 sq. ft.	40 55 35 45	4 5 3 4	1.2 1.80

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

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.)
B2			
Townhouse <u>structure</u> or apartment building	5,000	1,450	50
B3			
Townhouse <u>structure</u> or apartment building	20,000	600	100
B5^A			
Townhouse <u>structure</u> or apartment building	20,000	550	100

^A 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.)
B2			
Townhouse <u>structure</u> or apartment building	20	10	20
B3			
Townhouse <u>structure</u> or apartment building	15+(H/10)	(H+L)/6	(H+L)/6
B5			
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
B2			
Townhouse <u>structure</u> or apartment building	10%	20%	-----
B3			
Townhouse <u>structure</u> or apartment building	10%	20%	-----
B5			
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)
B2			
Townhouse <u>structure</u> or apartment building	35	3	1.00
B3			
Townhouse <u>structure</u> or apartment building	60	5	1.40
20,000 sq. ft.	40	3	
B5			
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
Residential						
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
Residential					
Townhouse <u>structure</u>	SP	SP			



Town of Arlington, Massachusetts

Correspondence received:

Summary:

Formal Comments on Proposed Zoning Bylaw Amendments via email from Tom Perkins 03-07-19

Comments for March 11th Meeting via email from John Lewicke 03-11-19

ATTACHMENTS:

Type	File Name	Description
Reference Material	Correspondence_-_Formal_Comments_on_proposed_Zoning_Bylaw_Amendments_from_Tom_Perkins_via_email_03-07-19.pdf	Correspondence - Formal Comments on Proposed Zoning Bylaw Amendments via email from Tom Perkins 03-07-19
Reference Material	Correspondence_-_Comments_for_March_11th_Meeting_via_email_from_John_Lewicke.pdf	Comments for March 11th Meeting via email from John Lewicke 03-11-19

From: Tom Perkins <zlefin@yahoo.com>
Date: March 7, 2019 at 7:49:25 PM EST
To: "ebenson@town.arlington.ma.us"
<ebenson@town.arlington.ma.us>, "abunnell@town.arlington.ma.us"
<abunnell@town.arlington.ma.us>, "klau@town.arlington.ma.us"
<klau@town.arlington.ma.us>, "dwatson@town.arlington.ma.us"
<dwatson@town.arlington.ma.us>, "awest@town.arlington.ma.us"
<awest@town.arlington.ma.us>, "jraitt@town.arlington.ma.us"
<jraitt@town.arlington.ma.us>
Subject: Formal Comments on proposed Zoning Bylaw Amendments
Reply-To: Tom Perkins <zlefin@yahoo.com>

I was told one of the proper ways to make formal comments is to send this email to the members of the board.

Comment 1: I believe article 16 is flawed. It exacerbates the quantization effects already found in the zoning code; by making certain specific numbers of units in a development more profitable than other specific numbers. It also has a strong bias toward smaller developments which serves no apparent purpose.

I believe it would be better to try to remove the quantization effects entirely from this section of the zoning code, by changing it so that any fractional affordability unit would require an equivalent payment based on the size of the fraction; with the option to the developer of rounding up and receiving an equivalent subsidy for doing so.

Comment 2: I applaud the changes that will help to increase the towns' housing stock and affordability. It is unfortunate that local politics and voters will not allow the creation of actually affordable housing; but since that is the situation we have, taking the best substitute steps available is what we have to do.

From: John Paul Lewicke <jplewicke@gmail.com>
To: ebenson@town.arlington.ma.us, abunnell@town.arlington.ma.us, klau@town.arlington.ma.us, dwatson@town.arlington.ma.us, awest@town.arlington.ma.us, jraitt@town.arlington.ma.us
Cc: Erin Zwirko <EZwirko@town.arlington.ma.us>
Date: Mon, 11 Mar 2019 08:22:16 -0400
Subject: Re: Comments for March 11th meeting

Hi,

I am an East Arlington resident who will not be able to attend the March 11th meeting. I wanted to voice my support for all of the proposed zoning bylaw amendments in Articles 6, 7, 8, and 9. They would help create a more vibrant and walkable Arlington and help reduce housing costs. I'd like to thank the Arlington Redevelopment Board for helping change Arlington's built environment in a way that will be more environmentally responsible, fight climate change, reduce inequality, and increase diversity. Best,

John Paul Lewicke
68 Thorndike Street
Arlington MA

On Fri, Mar 8, 2019 at 12:16 PM Erin Zwirko <EZwirko@town.arlington.ma.us> wrote:
Hi John,

Thank you for your comments. If you would like to submit your comments to the record, please send the comments to the ARB members:

ebenson@town.arlington.ma.us
abunnell@town.arlington.ma.us
klau@town.arlington.ma.us
dwatson@town.arlington.ma.us
awest@town.arlington.ma.us
jraitt@town.arlington.ma.us

Have a nice weekend,
Erin

Erin Zwirko, AICP, LEED AP
Assistant Director
Department of Planning and Community Development
Town of Arlington
direct: 781-316-3091
ezwirko@town.arlington.ma.us

From: John Paul Lewicke <jplewicke@gmail.com>
To: ezwirko@town.arlington.ma.us
Date: Fri, 8 Mar 2019 09:58:35 -0500
Subject: Comments for March 11th meeting

Hi Erin,

I am an East Arlington resident who will not be able to attend the March 11th meeting. I wanted to voice my support for all of the proposed zoning bylaw amendments in Articles 6, 7, 8, and 9. They would help create a more vibrant and walkable Arlington and help reduce housing costs. I'd like to thank the

Arlington Redevelopment Board for helping change Arlington's built environment in a way that will be more environmentally responsible, fight climate change, reduce inequality, and increase diversity. Best,

John Paul Lewicke
68 Thorndike Street
Arlington MA