

Proposal: Allow Two Families Everywhere

- **79%** of Arlington's residential land is reserved exclusively for single family homes – nothing else can be built
- We propose allowing two-families to be built by right in these areas; no other changes to lot size, frontage, height, setbacks, or open space requirements
- **Two key reasons:**
 1. Improving environmental sustainability
 2. Increasing housing choice

Advantages

Two Family Zoning is Better for the Environment

- Smaller homes in shared structures have a lower carbon footprint per person than an equivalent single-family homes. Same land area houses twice as many households.
- More housing in Arlington means living closer to employment centers, public transportation, and existing infrastructure. Less driving means lower carbon emissions and less traffic congestion in the region.

Two Family Zoning Increases Housing Choices

- Single family homes aren't suitable for everyone at all stages in their lives; some people can't afford it, while others may want to downsize but stay in Town. We need more (and more diverse) housing choices

Two Family Zoning Improves Affordability

- When a home gets torn down do we want it replaced with a big single family, or do we want the option of two smaller units?
- Replacing a single family with a two family doubles the housing stock (and increases the tax revenue); the impacts are spread out across Town.

Doesn't change the neighborhood

Not bigger than a single family

- Because the dimensional regulations don't change, the housing is similar in appearance to others in the neighborhood.
- Non-conforming lot restrictions remain the same—cannot increase the building size without ZBA review.

There are already 2 families in R0 and R1 districts

- These homes already fit in their neighborhoods.

Any Change is Going to Be Gradual

- We have had 27 teardowns a year on average over the last 10 years. Even if this regulation doubled that pace to 54 per year, that is still small relative to the 20K+ homes in Town.

In Conclusion

It's a simple change that could have a meaningful impact.

It increases housing choices, and encourages sustainable development with minimal change to the neighborhood.

Bonus: A Tour of Arlington's Illegal Neighborhoods

(Two Family Homes are Already Here)

Summer St.



163-165, 159-161 Summer St.
Two family homes



463-465, 459-461 Summer St.
Two family homes

Westminster Ave



58-58 Westminster Ave (Gray House)
Two-family tucked in between several single-family

Park Ave



172-174 Park Ave (two family)
176 Park Ave (condominums)



176 Park Ave (condominums)
Single family (conforming) house on right

Hillside Ave

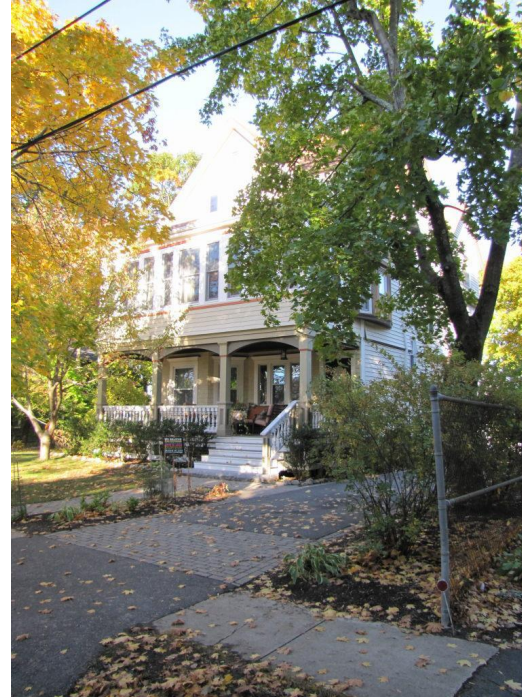


49-51, 45 Hillside Ave
Each has a pair of condominiums

Wachusett Ave



13-15 Wachusett Ave
Condominiums



12 Wachusett Ave
Two-family

Newport St.



13-15 Newport St (Condominiums)
11 Newport St. (two-family)



11, 5-7 Newport St.
Two-family, condominiums

Mt. Vernon St.



62-64 Mt. Vernon (condominums)
66-68 Mt. Vernon (two-family)



72 Mt. Vernon St.
Three condominiums

Irving St.



9 Irving St.
Two condominiums

Jason St.



37-39 Jason St.
Two-family



30-32 Jason St.
Two-family

Pleasant St



141-143, 137-139 Pleasant St.
Condominiums