



**TOWN OF ARLINGTON**  
DEPARTMENT OF PLANNING and  
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE  
ARLINGTON, MASSACHUSETTS 02476  
TELEPHONE 781-316-3090

**MEMORANDUM**

To: Arlington Redevelopment Board  
From: Claire Ricker, Director of Planning and Community Development  
Kelly Lynema, Assistant Director of Planning and Community Development  
Date: January 19, 2023, updated January 23, 2023  
RE: Draft Warrant Articles for 2023 Annual Town Meeting

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Based on the conversation at the ARB's December 5, 2022, meeting, please find the draft warrant articles for consideration:

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ OPEN SPACE IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS, Section 5.3.21 SUPPLEMENTAL REQUIREMENTS IN THE BUSINESS AND INDUSTRIAL DISTRICTS, Section 5.3.22 GROSS FLOOR AREA, and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to increase the requirements for landscaped open space and reduce the requirements for usable open space in the Business Zoning Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ REAR YARD SETBACKS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.5.2. DIMENSIONAL AND DENSITY REQUIREMENTS to reduce the rear yard setback or to allow for a variable rear yard setback and establish the criteria for such requirement requirements for mixed-use and any other permitted use in the Business Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ STEP BACK REQUIREMENTS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 2 DEFINITIONS and Section 5 DISTRICT REGULATIONS to clarify and adjust the upper-story building step back to begin at a higher story, apply only to the principal façade of a building, and provide for an exemption for smaller parcels for buildings subject to Environmental Design Review with certain exceptions; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/REDUCED HEIGHT BUFFER AREA**

To see if the Town will vote to amend Section 5.3.19 REDUCED HEIGHT BUFFER AREA and Section 5.5.2 DIMENSIONAL AND DENSITY REQUIREMENTS to eliminate or alternatively reduce the height buffer area to between 25 to 50 feet depending on orientation and to identify the specific requirements to allow application of the higher height limit; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/CORNER LOT REQUIREMENTS**

To see if the Town will vote to amend Section 5.3.8 CORNER LOTS AND THROUGH LOTS to reduce the requirement for corner lots in all Business Districts which requires the minimum street yard to be equal to the required front yard depth; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ HEIGHT MINIMUMS IN BUSINESS DISTRICTS**

To see if the Town will vote to amend Section 5.5.2 DIMENSIONAL AND DENSITY REGULATIONS to add a requirement for a minimum height in all Business Districts; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ ARLINGTON HEIGHTS BUSINESS DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to update Section 3 ADMINISTRATION AND ENFORCEMENT, Section 4 ESTABLISHMENT OF DISTRICTS, Section 5 DISTRICT REGULATIONS, and Section 6 SITE DEVELOPMENT STANDARDS to create a new Arlington Heights Business Zoning District; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING MAP AMENDMENT/ ARLINGTON HEIGHTS BUSINESS DISTRICT**

To see if the Town will vote to rezone the parcels designated B2, B2A, B3, and B4 in Arlington Heights as identified in the affixed table and represented by the proposed map affixed hereto from their current Business zoning districts to the AHB (Arlington Heights Business) district; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ INDUSTRIAL DISTRICT USES**

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.6.3 USE REGULATIONS FOR MU, PUD, I, T, and OS DISTRICTS to restrict self-storage uses and allow animal daycare and fast-order food restaurant uses; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS**

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.6.2 DEVELOPMENT STANDARDS to establish the design storm criteria that must be met to receive an exemption to maximum height regulations in the Industrial District.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ SOLAR BYLAW IN INDUSTRIAL DISTRICTS<sup>1</sup>**

To see if the Town will vote to amend the Zoning Bylaw to update Section 5.6.2 DEVELOPMENT STANDARDS to reflect the inclusion of Section 6.4 SOLAR ENERGY SYSTEMS; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

**ARTICLE \_\_\_\_ ZONING BYLAW AMENDMENT/ ARB JURISDICTION OVER INDUSTRIAL DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to update Section 3.4 ENVIRONMENTAL DESIGN REVIEW to add uses permitted by special permit in the Industrial (I) Districts to the list of uses subject to environmental design review procedures and standards; or take any action related thereto.

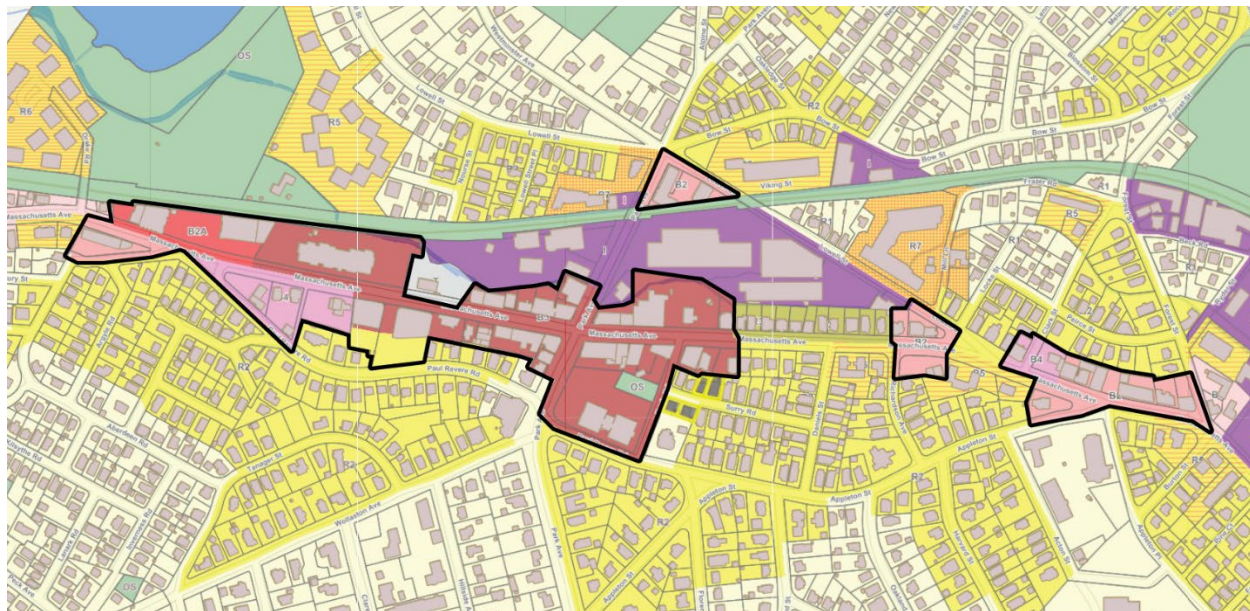
(Inserted at the request of the Redevelopment Board)

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<sup>1</sup> Inserted on January 23, 2023



## AHB District



Properties to be rezoned from their current zoning district to Arlington Heights Business District (AHB):

Identifiers				Current Zoning	Street Address
Parcel ID	Map	Block	Lot		
174-2-3	174	2	3	B2	1474 Mass Ave
59-2-2	59	2	2	B2	2-12 Park Ave
59-2-4	59	2	4	B2	90 Lowell St
165-6-6	165	6	6	B2	1249 Mass Ave
165-6-3	165	6	3	B2	1241-1245 Mass Av
165-6-4	165	6	4	B2	0-Lot Mass Ave
165-7-5.A	165	7	5.A	B2	1234 Mass Ave
164-1-9	164	1	9	B2	1210 Mass Ave
57-4-14	57	4	14	B2	1207 Mass Ave
57-4-13	57	4	13	B2	1205 Mass Ave
57-4-12	57	4	12	B2	1201-1203 Mass Ave
57-4-11	57	4	11	B2	1189-1195 Mass Ave
57-4-10	57	4	10	B2	1183-1187 Mass Ave
57-4-9	57	4	9	B2	1177-1181 Mass Ave
61-1-1	61	1	1	B2A	1425 Mass Ave
60-1-11.A	60	1	11.A	B3	1395 Mass Ave
173-2-2	173	2	2	B3 / R2	1406 Mass Ave
173-2-1	173	2	1	B3 / R2	1398 Mass Ave
170-1-1	170	1	1	B3	1386 Mass Ave
170-1-3	170	1	3	B3	1378 Mass Ave
60-1-10	60	1	1	B3	1367-1381 Mass Ave
170-1-4	170	1	4	B3	1370-1372 Mass Ave
60-1-9.A	60	1	9.A	B3	1365 Mass Ave
170-1-5	170	1	5	B3	1340-1368 Mass Ave
60-1-8.B	60	1	8.B	B3	1349-1357 Mass Ave
60-1-8	60	1	8	B3	1341-1347 Mass Ave

DRAFT Warrant Articles for 2021 Annual Town Meeting  
January 20, 2021

170-1-7.D	170	1	7.D	B3	81 Park Ave
170-1-7.C	170	1	7.C	B3	73-75 Park Ave
170-1-6	170	1	6	B3	1332-1338 Mass Ave
60-1-6.A	60	1	6.A	B3	1331-1337 Mass Ave
60-1-5.A	60	1	5.A	B3	53-A Park Ave
60-1-4	60	1	4	B3	47-53 Park Ave
170.B-1-101 through 170.B- 1-412				B3	88 Park Ave
170-2-1	170	2	1	B3	1310-1328 Mass Ave
59-1-11	59	1	11	B3	1309-1323 Mass Ave
170-2-2	170	2	2	B3	1306-1308 Mass Ave
170-2-3	170	2	3	B3	0-Lot Mass Ave
170-2-4	170	2	4	B3	1300 Mass Ave
59-1-10.D	59	1	10.D	B3	1293-1305 Mass Ave
170-3-5	170	3	5	B3	1298 Mass Ave
170-3-6	170	3	6	B3	1296-1296B Mass Ave
59-1-9	59	1	9	B3	1287-1289 Mass Ave
170-3-7	170	3	7	B3	1292-1294 Mass Ave
173-2-6.B	173	2	6.B	B4	1431 Mass Ave
173.A-2-101	173.A	2	101	B4	101 Paul Revere Rd
173.A-2-103	173.A	2	103	B4	103 Paul Revere Rd
173.A-2-1422	173.A	2	1422	B4	1422 Mass Ave Unit 3
173.A-2-1424	173.A	2	1424	B4	1424 Mass Ave Unit 4
173.A-2-1426	173.A	2	1426	B4	1426 Mass Ave Unit 5
173.A-2-1428	173.A	2	1428	B4	1428 Mass Ave Unit 6
58-10-7	58	10	7	B4	1215 Mass Ave
58-11-1	58	11	1	B4	1211 Mass Ave