



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: Kelly Lynema, AICP, Assistant Director, Planning and Community Development
Date: April 19, 2023
RE: Economic Development-Oriented Recommendations in Recent Planning Documents

At the Board's April 3, 2023 meeting, the Board discussed independently reviewing economic development-oriented zoning amendments and recommendations from recent planning documents and staff memos in preparation for a discussion on April 24, 2023. Below are links to resources as provided to the Board for consideration:

- [Arts & Culture Action Plan](#) (2017): In particular, note the matrix of recommendations and the policy recommendations starting on page 39.
- [Arlington Heights Neighborhood Action Plan](#) (2019): This plan that recommends consolidation of the B districts in Arlington Heights. Note that the dimensional requirements pre-date adoption of reduced parking requirements for apartments and increases to FAR by Town Meeting in recent years.
- Arlington Master Plan [Economic Development Chapter](#)
- [Koff Report](#) (2010): While now more than a decade old, this document supplemented the recommendations of the Master Plan. The data on leakage is helpful, but does not reflect the dramatic increase in online purchasing that has taken place in the last decade, and in particular since the pandemic.

All upcoming, current, and recent projects and plans are posted to the [DPCD webpage](#), and can be found under "Projects, Plans, & Reports" in the left hand navigation.

Additionally, the documents listed below are provided herein as attachments.

- Staff memo to the ARB from December, 2022: In this memo, staff summarized what we had heard from the Board with regard to potential zoning amendments for a future Town Meeting.
- Originally submitted Warrant Articles (before the substantive Articles were withdrawn)
- Materials from the 2018 MAPC study following the 2016 Housing Production Plan's recommendation to amend zoning for residential and mixed use development in smart growth locations.
 - Existing Conditions and Zoning Analysis – 7/10/18
 - Multifamily Parcel Analysis – Lot Size and Density Requirements – 9/20/2018
 - Arlington Multifamily Zoning Project presentation to the Arlington Redevelopment Board – 12/17/2018



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
Kelly Lynema, Assistant Director
Date: December 1, 2022
RE: Redevelopment Board 2023 Zoning Amendments

At the October 17, 2022 Redevelopment Board meeting, Board members discussed potential zoning amendments to submit on the warrant for 2023 Town Meeting. After discussion, the Board indicated a desire to put forward a series of administrative or clarifying amendments, as well as a number of more substantive amendments. Below is a preliminary staff analysis of the amendments as discussed at that meeting.

Amendments to Business District Zoning

Of Arlington's 2,558 acres of zoned parcels, only 3.7% is within the Business Districts¹. This 3.7% of land, combined with the smaller Industrial District, carries the primary burden of generating Arlington's commercial tax revenue. During the Board's fall retreat and at the October 17 meeting, the Board discussed a number of amendments to encourage commercial redevelopment and attract new commercial uses to the Business Districts (B1, B2, B2A, B3, B4, and B5), while supporting additional Town goals for sustainability, urban design, and overall site standards. In each of these recommended changes, the ARB seeks to identify the current intent or goals in each element of the zoning bylaw and craft amendments that seek to advance those goals.

1) Open Space Requirements in Business Districts

In recent meetings the Board has discussed the conflict between the Zoning Bylaw's usable open space requirements and the purpose or intent of usable open space. The Board has also noted ways in which the current usable open space requirement unduly restricts commercial and mixed-use redevelopment and limits the ability to redevelop without a net loss of commercial space.

To both encourage parcels in the Business Districts to meet Arlington's economic development and sustainability goals, two key restrictions should be evaluated:

- Usable Open Space is currently tied to residential gross floor area instead of parcel size. As such, incentives to redevelop underperforming properties are restricted, as the area

¹ Not inclusive of water bodies or roads. Only 2.69% of Arlington's total land area is zoned Business.

of each parcel that is dedicated to open space *increases* with each additional upper-story residential unit in mixed-use developments.

- The definition of usable open space limits where and how the public and private benefits of open space can be achieved. Rooftops can only count as open space if they are located not more than 10 feet above the level of the *lowest* story used for dwelling purposes, and is deemed usable only if 75% of the area has a grade of less than 8% and is at least 25 feet square. These limits effectively restrict building height beyond the limits set forth in the dimensional and density regulation tables. They also typically exceed the rear and side yard setback requirements for most uses in the Business Districts.

Beyond restricting the redevelopment potential for underutilized and vacant properties, the Board has discussed how the usable open space requirement and definition do not reflect the environmental and climate benefits that usable open space provides with regard to permeable surfaces, green roofs, locations for trees and landscape, access to the outdoors, and community gathering spaces for building social resilience.

On November 21, residents presented research from neighboring communities showing that most do not require usable open space in their business zoning districts, and of those that do, their usable open space requirement is a proportion of the parcel size, not residential gross floor area.

As less than 4% of Arlington's total zoned land is within the Business Districts, and as the Zoning Bylaw already requires landscaped open space and shade trees (Section 6.3), staff recommend the following:

- For commercial uses ("any other permitted use", as described in the zoning bylaw), eliminate the usable open space requirement. Maintain the 10% landscaped open space requirement but amend it to be based on lot area, not gross floor area.
- For mixed-use and multi-family residential, replace the current landscaped and usable open space requirements with a 15% landscaped open space requirement based on lot area, not gross floor area.
- Amend the definition of landscaped open space as follows: "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, and also including open areas accessible to and developed for the use of the occupants of the building located upon a roof or balcony ~~not more than 10 feet above the level of the lowest story used for dwelling purposes.~~"

Additionally, while under this amendment usable open space would no longer be required in the Business Districts, staff recommend that the definition of usable open space be amended as follows: "Such space may include open area accessible to and developed for the use of the occupants of the building and located upon a roof or balcony ~~not more than 10 feet above the level of the lowest story used for dwelling purposes.~~"

One alternative discussed by the Board was to maintain a usable open space requirement, but eliminate dimensional and locational requirements, and allow applicants to make payments in lieu of providing usable open space. Somerville does not require usable open space—the city has an open space requirement and does not differentiate between types of open space—but when their 15% open space requirement results in 8,000 square feet or less of open space, an in lieu payment may be made for up to 100% of the required open space in whole or in part. The payment is calculated as five times the product of the square footage of open space not provided and the average cost to acquire, design and develop land as civic space. Payments are made to the Open Space Acquisition and Improvements Stabilization Fund.

2) Rear Yard Setback Requirements in Business Districts

Presently the rear yard setback requirements in the business districts are a function of building length and/or height, depending on use. These restrictions make it challenging to understand potential build-out, overly complicate the zoning bylaw, and present challenges to commercial redevelopment. Additionally, the prescribed setbacks incentivize redevelopment as residential uses instead of commercial or mixed use.

District	# Parcels	Med. Parcel Depth	Use	Setback Requirements (ft)
B1	106	99.5'	Any	20
B2	67	75'	Single family, two-family, duplex, three-family townhouse, apartment*	20
			Mixed use or other permitted use	10 + (L/10)
B2A	21	174'	Single family, two-family, duplex, three family*	20
			Apartments w/ ROW =<50ft	10 + (L/10)
			Apartments w/ROW > 50ft	(H + L) / 6
			Mixed use	at least 30' for apartments
			Other permitted use	
B3	79	88'	Single family, two-family, duplex, three family*	20
			Townhouse, apartment building, mixed use, other permitted use	(H + L) / 6
B4	89	104'	Single family, two-family, duplex, three family*	20
			Apartments w/ ROW = > 50	30
			Apartments w/ ROW > 50 ft	(H + L) / 6 (at least 30')
			Mixed use or other use	10 + (L / 10)
B5	24	99.5'	Single family, two-family, duplex, three family*	20
			Townhouse or apartment building	(H + L) / 6 (at least 20')
			Mixed-use	10 + (L / 10)
			Any other permitted use	(H + L) / 6
H = building height; L = length of a wall parallel to lot line				
* Given that such a small proportion of land in Arlington is zoned for business/commercial uses, staff question why redevelopment as a low-density residential use is allowed in the Business Districts.				

Staff reviewed the rear yard setback requirements in adjacent communities, as well as several communities with a higher commercial tax base, to assess the setbacks typically required in business or commercial zoning districts.

- Burlington: 10 to 15 feet
- Cambridge: None if abutting a nonresidential district, 20 feet if abutting a residential district
- Lexington: 10 to 20 feet
- Medford: 15 feet
- Somerville: Variable
 - 0 feet when abutting an alley or rear right-of-way
 - 10 feet when abutting non-residential districts
 - 20 feet for first three floors abutting a residential district
 - 30 feet for fourth and higher stories abutting residential districts
- Watertown: 15 to 20 feet
- Winchester: 15 to 20 feet

Note that none of these communities use a calculation to determine setback dimensions. Given the median parcel depth in Arlington's Business District, the fact that many older buildings along Mass Ave and Broadway have rear yard setbacks of less than 10 feet, and in light of what other communities in the region require, staff recommend the Board consider:

- Eliminate the lower maximum height and maximum height in stories within the tables for B District Building Height and Floor Area Ratio Regulations, along with references to Section 5.3.19, Reduced Height Buffer Area, and instead adopt a variable rear yard setback as utilized in Somerville's zoning ordinance;
- Amend Section 5.3.19, Reduced Height Buffer Area to 25 to 50 feet and adopt a variable rear yard setback as utilized in Somerville's zoning ordinance; or
- Replace any equations determining rear yard setbacks with a standard rear yard setback of 15 feet.

3) Step-back Requirement in Business Districts

Approximately 44% of parcels in Arlington's Business Districts located on corner lots and have two or more frontages. Currently this means that redevelopment of those properties requires a step back on more than one frontage at the 4th floor. The table below provides an overview.

District	# parcels	Frontages			Med. Parcel Depth (ft)	Med. Parcel Size (sf)
		1	2	3+		
B1	106	63 (59%)	42 (40%)	0 (0%)	99.5	5,984
B2	67	31 (46%)	33 (49%)	3 (4%)	79	5,404
B2A	21	12 (57%)	7 (33%)	1 (5%)	174	24,186
B3	79	43 (54%)	28 (35%)	7 (9%)	88	5,917
B4	89	49 (55%)	35 (39%)	4 (4%)	104	7,863
B5	24	16 (67%)	7 (29%)	0 (0%)	99.5	6,529
Five parcels in the Business Districts have no frontage.						

Given the relatively small average parcel size in most Business Districts, and with additional setback, open space, and parking buffer requirements, the requirement to step back more than one frontage results in unusable or uneconomical upper story space.

A review of zoning regulations in Arlington's neighboring communities reveals that most do not have step-back requirements. Of those that do require step-backs, the step-back requirement either does not begin until a height of 65 feet or is required as part of the community's design standards to allow Planning Boards the flexibility to negotiate step-backs as part of overall design review. Some communities requiring step-backs require them only on the principal façade. In Somerville, buildings on a lot less than 65 feet deep are exempt from step-back requirements.

Staff recommend the Board consider requiring step-backs only on the principal façade of a structure (e.g., the façade facing Mass Ave or Broadway), and explore whether to waive the step-back requirement for small parcels.

4) Height Minimums in Business Districts

The Board has expressed a desire to encourage redevelopment in the Business Districts with a traditional mixed-use building type with active ground floor uses and housing or office uses above. One method for doing this is to prohibit the development of new single-story structures. Establishing a height minimum is an effective way of intensifying development opportunities, efficiently using limited land resources, and increasing the diversity of business types in Town.

Within the Business Districts, the lowest maximum height is 25 feet. This standard applies in the B2A District for apartments on streets with a right of way narrower than 50 feet if/when the residential height buffer is applied. Typical maximum heights in the Business District zoning range from 35 feet to 60 feet and 3 to 5 stories.

As the Board has experienced, however, maximum heights in the Business Districts are typically not achievable. While the amendment to FAR by 2022 Town Meeting has made redevelopment of underutilized properties more attractive, other requirements such as setbacks, step-backs, usable open space, parking buffers, and minimum lot areas and frontages frustrate the ability to reach the maximum allowable heights. Additionally, given that the majority of parcels in the Business District abut parcels in the R1, R2, or Open Space Districts, the reduced height buffer area (Section 5.3.19) applies nearly universally to the Business Districts and effectively lowers the allowable height across entire parcels.

To avoid creating a requirement that could effectively prohibit redevelopment entirely (e.g., require a height that is unachievable due to other dimensional restrictions and buffers), staff recommend establishing a minimum building height of 25 feet or two stories for primary buildings in all Business Districts, with a requirement to include a second story that is at least 30% of the first floor dimension.

If the Board wishes to include an exception process, staff recommend requiring that an applicant provide evidence that physical circumstances exist for the property which result in a lot with a size or shape that is not conducive to a multi-story structure, and it can be demonstrated that there is a direct benefit to the community to have a one-story structure at the proposed location as opposed to a multi-story structure.

5) Arlington Heights Business District Consolidation

In 2019, the Town completed the [Arlington Heights Neighborhood Action Plan](#)², which recommended a number of zoning amendments, policy changes, and activities to generate redevelopment opportunities in Arlington Heights. The plan was informed by two well-attended community forums, outreach to local businesses and property owners, and meetings with a steering committee. One key zoning recommendation of the plan was to create an entirely new business district—the AHB District—that reflects a vision for the neighborhood to replace the four separate business districts in the Heights.

The AHB District would include all land zoned in any of the existing Business Districts within a defined geographic area, as well as the MBTA lot currently zoned Transportation. Establishing this district would require a zoning amendment and map change to Business District and Transportation parcels between the Massachusetts Avenue and Forest Street intersection in the east and the Massachusetts Avenue and Drake Road intersection in the west.

The plan studied the requirements in the Business Districts within this area and provided the following generalized height and use characteristics for the study area (a complete analysis by use is attached):

District	Height limit	Uses/Comments
Neighborhood Business District (B2)	35' / 3 stories 50' / 4 stories for mixed-use	Retail and services oriented for pedestrians
Major Business District (B2A)	40' / 4 stories 60' / 5 stories for mixed-use	Retail and service establishments; medium density housing
Village Business District (B3)	60' / 5 stories	Retail, services, offices. Mixed-use with residential encouraged. Pedestrian oriented.
Vehicular Oriented Business District (B4)	40' / 4 stories 60' / 5 stories for mixed-use	Retail oriented toward automotive traffic; larger parking lots; includes auto sales, service stations. Town is encouraging shift to office, retail, services.

The plan concludes that there are more similarities among the four districts than distinctions, and that having four commercial zoning districts within this small area is confusing, unnecessary, and does not lead to the development of a cohesive business district. It additionally notes that current land uses are similar enough that four different districts are not required to differentiate either uses or scale of development.

AHB Zoning District	Plan recommendation	Staff recommendations
Minimum lot area	5,000 sf	5,000 sf
Lot area / dwelling unit	800 sf	Do not establish; this is a redundant requirement as height, setbacks, and FAR already appropriately constrain massing. In the Business Districts, lot area / dwelling unit does not apply in mixed-use development on parcels smaller than 20,000 square feet.
Lot frontage	30 ft	30 ft
Front yard	Varies, contextual with adjacent properties	0; consistent with mixed-use and other permitted use requirements in B2, B2A, B3, and B4 Districts

² Available at <https://www.arlingtonma.gov/home/showpublisheddocument/46654/636942124172100000>

AHB Zoning District	Plan recommendation	Staff recommendations
Side yard	0 ft	0 ft; consistent with mixed-use and other permitted use requirements in B2, B2A, B3, and B4 Districts
Rear yard	20 ft	15 ft; consistent with recommendation above.
FAR	2.0	3.0; note that the 2.0 recommendation pre-dates the 2022 Town Meeting amendment to allow higher FAR.
Max height	60 ft / 5 stories 50 ft / 4 stories	60 ft / 5 stories 50 ft / 4 stories
Height buffer	25-50 ft	25-50 ft
Landscaped open space	20% of gross floor area; allow up to 25% on balconies or rooftops	20% of parcel size; allow up to 25% on balconies or rooftops
Usable open space	Eliminate for multi-family and mixed-use development	Eliminate for multi-family and mixed-use development

Clarifications / Amendments

6) Industrial District Clarifications

2020 Special Town Meeting approved a suite of amendments to the Industrial zoning district. Since then, the Board has noted several clarifying amendments as outlined below.

Self-storage facilities

Self-storage facilities were originally allowed as a low intensity use with the potential for generating additional tax revenue without accompanying traffic / mobility concerns. The ARB has proposed eliminating self-storage facilities as an allowable use in the I district. As an alternative to prohibiting the use entirely, the Board may wish to consider allowing self-storage facilities only in a building with more than one (1) principal use, excluding another self-storage use.

Industrial District Uses

The Board asked staff for information on other uses that have been requested for the Industrial District but which might not currently be allowed.

- Doggie daycares:
A business owner reached out to DPCD to enquire about opening a doggie daycare as a use in an existing multi-tenant building, however animal care is not an allowed use in the Industrial District. If the Board wanted to allow this use, staff recommend the following:
 - Add a Y under the Industrial District uses for “Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building”.
 - As an alternative, and to limit redevelopment of existing industrial space as single-story animal care facilities, consider allowing this use only in a building with more than one (1) principal use, excluding another veterinary and animal care use.

- Other uses:
Fast-order food restaurants are not currently allowed in the Industrial District, however standard restaurants are permitted. Given the type of restaurant uses that typically serve as companion uses with breweries and distilleries, and given Arlington's current alcohol policies, the Board may want to consider allowing fast-order food as a Special Permit use.

Residences allowed in the Industrial District

The Board had asked whether Section 5.6.4(H) required an amendment to clarify the type of residences allowed in the I district. In the table of uses under Section 5.6.3, *Use Regulations for MU, PUD, I, T, and OS Districts*, the only residential use allowed in the I district is artists' mixed use, which is subject to a special permit. Based on this restriction, staff do not believe that Section 5.6.4.H needs to be amended.

Industrial Districts and the New Solar Bylaw

On September 15, 2022, the Attorney General's office requested an extension of their review of the Article 30, the Solar Bylaw amendment. Barring another request for an extension, the office will issue a decision on December 28, 2022.

If the Attorney General approves the amendment, the following items under Section 5.6.2(D) should be amended: will need to be amended as follows:

- The second bullet under Section 5.6.2(D)(1), Renewable Energy Installations, should state, "All new commercial and mixed-use buildings shall ~~be solar ready~~ comply with Section 6.4, Solar Energy Systems."
- The second bullet under Section 6.5.2(D)(7), Exceptions to Maximum Height Regulations in the Industrial District, should state, "Provide one (1) of the following sustainable roof infrastructure components. Projects requiring Environmental Design Review are also subject to Section 6.4 and must therefore provide one additional component."
- The third sub-bullet under Section 6.5.2(D)(7) should state "Install solar energy panels tied to the electrical system of the building under the standards set forth in Section 6.4."

Ultimately, as the Redevelopment Board is charged with review of uses and structures that have a substantial impact on the town and on property values, it may be appropriate to expand Environmental Design Review to include all properties in the Industrial District. If the Board agrees, then Section 3.4.2, Applicability, should be amended to include the following under a new subsection J:

- J. Construction, reconstruction, or change of use requiring a Special Permit on a site within the Industrial Zoning District.

Industrial Districts and Stormwater Retention

Staff are working with the Town's Environmental Planner/Conservation Agent to identify the appropriate size of storm that should be retained and treated on site and/or refer to

Conservation Commission guidelines to recommend an appropriate amendment to this section of the bylaw.”.

7) Correction to Section 3.1(B), “Building Inspector; Enforcement”

2020 Special Town Meeting approved an amendment to Section 3 of the Zoning Bylaw that the Massachusetts Attorney General’s office later stated was inconsistent with state law. The ARB had recommended a vote of no action on the amendment (Article 17), but it was brought back to Special Town Meeting through a substitute motion.

Article 17 amends the Town’s zoning by-laws, Section 3, “Administration and Enforcement,” Subsection 3.1 (B), “Building Inspector; Enforcement,” to add additional text to the end of Subsection 3.1 (B), as follows (new text in underline):

No person shall erect, construct, reconstruct, convert or alter a structure, or change the use or lot coverage, increase the intensity of use, or extend or displace the use of any structure or lot without applying for and receiving the required permit(s) from the Building Inspector. No such permit shall be issued until the Building Inspector finds that the applicant is in compliance with the applicable provisions of Title VI, Article 7 of the Town Bylaws.

The Attorney General noted that the zoning bylaw, specifically Subsection 3.1(B), cannot be applied to authorize the withholding of a building permit for failure to comply with general bylaw requirements. The State Building Code governs the issuance of a building permit, and requires the Building Inspector to issue building permits where the applicant has demonstrated compliance with the State Building Code and the town’s *zoning* bylaws. Under state law, building permits may be withheld only if an applicant’s proposed project is in violation of the Town’s zoning bylaws, not for failure to comply with the town’s general, or non-zoning, bylaw requirements. As such, the zoning bylaw must be amended to strike the sentence underlined above.

8) Administrative Corrections

Section 5.3.21(D) erroneously referenced Section 0 instead of Section 5.5.2(A). This was a scrivener’s error and has since been administratively amended.

9) Adjustments to Gross Floor Area and Floor Area Ratio Calculations

Staff are working with the Director of Inspectional Services to review the definitions in Section 2 and calculation of Gross Floor Area in Section 5.3.22, and will report back to the Board on any recommended amendments at a future meeting.



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Douglas Heim, Town Counsel
Ashley Maher, Office Manager, Select Board
From: Claire Ricker, Director of Planning and Community Development
Kelly Lynema, Assistant Director of Planning and Community Development
Date: January 27, 2023
RE: ARB Warrant Articles for 2023 Annual Town Meeting

On January 23, 2023, the Arlington Redevelopment Board voted 4-0 to submit the following zoning Warrant Articles for 2023 Annual Town Meeting:

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 modify the requirements for landscaped and 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 requirements for any 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, specify the applicable façades of a building for which the step back is required, and allow 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 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 amend 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 AND STORY 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 and number of stories in all Business Districts with exceptions; 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 or other criteria that must be met for stormwater retention and treatment to receive an exception 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

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)

ARTICLE ____ ZONING BYLAW AMENDMENT/ BUILDING INSPECTOR, ENFORCEMENT

To see if the Town will vote to amend the Zoning Bylaw to update Section 3.1(B) BUILDING INSPECTOR; ENFORCEMENT to remove a section that was deemed unenforceable by the Attorney General; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)

ARTICLE ____ ZONING BYLAW AMENDMENT/ ARLINGTON HEIGHTS BUSINESS DISTRICT

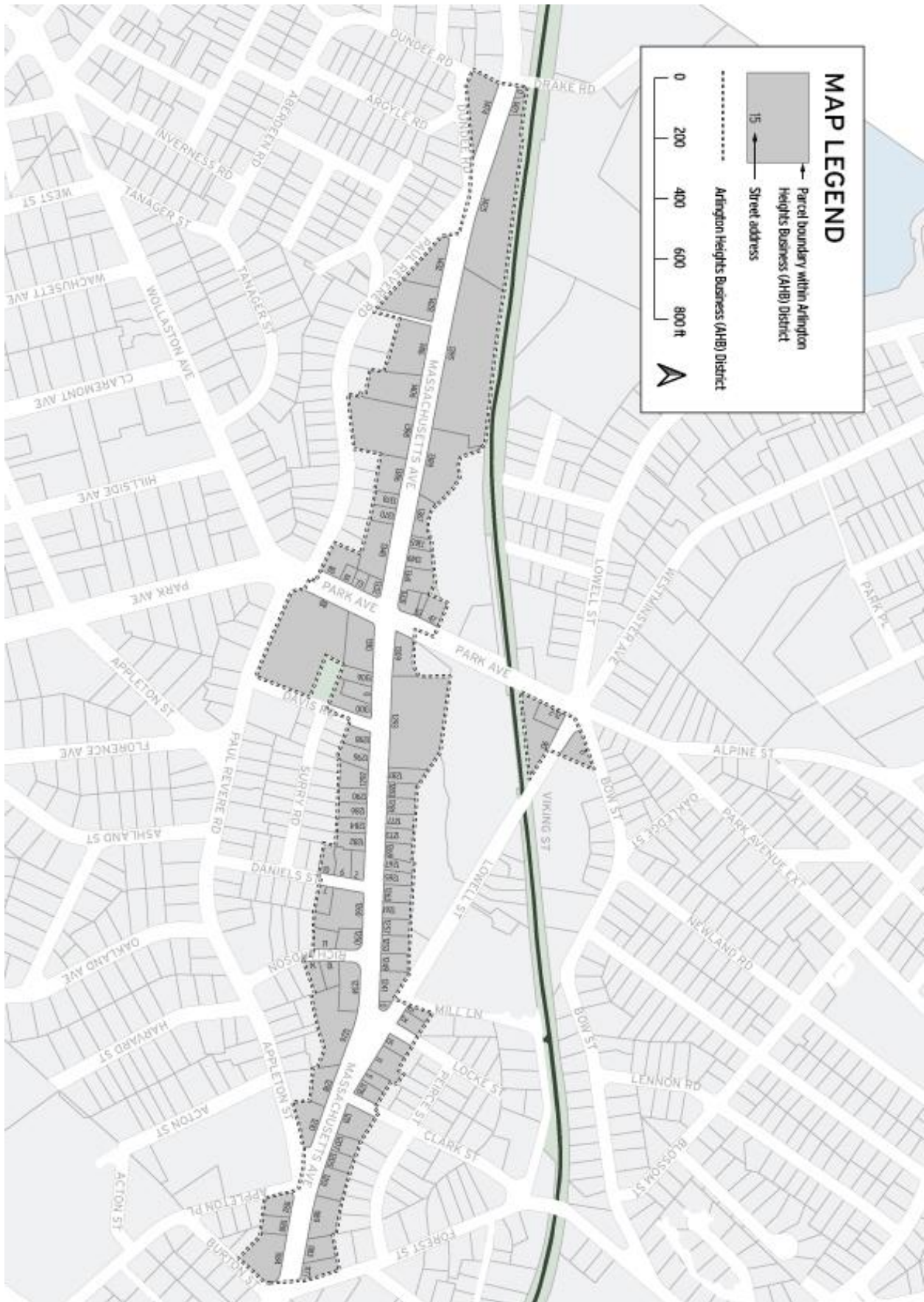
To see if the Town will vote to amend the Zoning Bylaw to update Section 4 ESTABLISHMENT OF DISTRICTS, Section 5 DISTRICT REGULATIONS, and Section 6 SITE DEVELOPMENT STANDARDS to create a new Arlington Heights Business Zoning District; or take any action related thereto.

(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 in Arlington Heights as identified in the affixed table and represented by the proposed map affixed hereto from their current zoning districts to the AHB (Arlington Heights Business) district; or take any action related thereto.

(Inserted at the request of the Redevelopment Board)



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

Parcel ID	Street Address	Current Zoning	Parcel ID	Street Address	Current Zoning
164.E-1-1.A	3 BURTON ST UNIT A	R5	170.B-1-202	88 PARK AVE UNIT 202	B3
164.E-1-1.B	1 BURTON ST UNIT B	R5	170.B-1-203	88 PARK AVE UNIT 203	B3
164.E-1-1.C	1180 MASS AVE UNIT C	R5	170.B-1-204	88 PARK AVE UNIT 204	B3
164.E-2-1.D	1182 MASS AVE UNIT D	R5	170.B-1-205	88 PARK AVE UNIT 205	B3
164.E-2-1.E	1184 MASS AVE UNIT E	R5	170.B-1-206	88 PARK AVE UNIT 206	B3
164-1-10	1218-1222 MASS AVE	R5	170.B-1-207	88 PARK AVE UNIT 207	B3
164-1-9	1210 MASS AVE	B2	170.B-1-208	88 PARK AVE UNIT 208	B3
164-5-5.A	1192 MASS AVE	R2	170.B-1-209	88 PARK AVE UNIT 209	B3
164-5-6	1188 MASS AVE	R2	170.B-1-301	88 PARK AVE UNIT 301	B3
165.A-3-1288	1288 MASS AVE UNIT 1	R2	170.B-1-302	88 PARK AVE UNIT 302	B3
165.A-3-1290	1290 MASS AVE UNIT 2	R2	170.B-1-303	88 PARK AVE UNIT 303	B3
165.A-6-1	1261 MASS AVE UNIT 1	R3	170.B-1-304	88 PARK AVE UNIT 304	B3
165.A-6-2	1261 MASS AVE UNIT 2	R3	170.B-1-305	88 PARK AVE UNIT 305	B3
165.A-6-3	1261 MASS AVE UNIT 3	R3	170.B-1-306	88 PARK AVE UNIT 306	B3
165.A-7-1	10-12 RICHARDSON	R2	170.B-1-307	88 PARK AVE UNIT 307	B3
	AVE UNIT 1		170.B-1-308	88 PARK AVE UNIT 308	B3
165.A-7-2	10-12 RICHARDSON	R2	170.B-1-309	88 PARK AVE UNIT 309	B3
	AVE UNIT 2		170.B-1-310	88 PARK AVE UNIT 310	B3
165-3-2	1286 MASS AVE	R2	170.B-1-401	88 PARK AVE UNIT 401	B3
165-3-3	1284 MASS AVE	R2	170.B-1-402	88 PARK AVE UNIT 402	B3
165-3-4	1282 MASS AVE	R2	170.B-1-403	88 PARK AVE UNIT 403	B3
165-3-5.A	2-4 DANIELS ST	R2	170.B-1-404	88 PARK AVE UNIT 404	B3
165-3-6	6-8 DANIELS ST	R2	170.B-1-405	88 PARK AVE UNIT 405	B3
165-3-7	10 DANIELS ST	R2	170.B-1-406	88 PARK AVE UNIT 406	B3
165-5-10.A	1250 MASS AVE	R5	170.B-1-407	88 PARK AVE UNIT 407	B3
165-5-11	11 RICHARDSON AVE	R2	170.B-1-408	88 PARK AVE UNIT 408	B3
165-5-6	7-9 DANIELS ST	R2	170.B-1-409	88 PARK AVE UNIT 409	B3
165-5-7	1260 MASS AVE	R5	170.B-1-410	88 PARK AVE UNIT 410	B3
165-6-3	1241-1245 MASS AVE	B2	170.B-1-411	88 PARK AVE UNIT 411	B3
165-6-4	0-LOT MASS AVE	B2	170.B-1-412	88 PARK AVE UNIT 412	B3
165-6-6	1249 MASS AVE	B2	170-1-1	1386 MASS AVE	B3
165-6-7	1253 MASS AVE	R3	170-1-3	1378 MASS AVE	B3
165-6-8	1257 MASS AVE	R3	170-1-4	1370-1372 MASS AVE	B3
165-7-3.A	14-16 RICHARDSON	R2	170-1-5	1340-1368 MASS AVE	B3
	AVE		170-1-6	1332-1338 MASS AVE	B3
165-7-5.A	1234 MASS AVE	B2	170-1-7.C	73-75 PARK AVE	B3
165-7-6	1226-1230 MASS AVE	R5	170-1-7.D	81 PARK AVE	B3
170.B-1-101	88 PARK AVE UNIT 101	B3	170-1-8	85 PARK AVE	R1
170.B-1-102	88 PARK AVE UNIT 102	B3	170-2-1	1310-1328 MASS AVE	B3
170.B-1-103	88 PARK AVE UNIT 103	B3	170-2-2	1306-1308 MASS AVE	B3
170.B-1-104	88 PARK AVE UNIT 104	B3	170-2-3	0-LOT MASS AVE	B3
170.B-1-105	88 PARK AVE UNIT 105	B3	170-2-4	1300 MASS AVE	B3
170.B-1-106	88 PARK AVE UNIT 106	B3	170-3-5	1298 MASS AVE	B3
170.B-1-107	88 PARK AVE UNIT 107	B3	170-3-6	1296-1296B MASS AVE	B3
170.B-1-108	88 PARK AVE UNIT 108	B3	170-3-7	1292-1294 MASS AVE	B3
170.B-1-201	88 PARK AVE UNIT 201	B3			

Warrant Articles for 2023 Annual Town Meeting
January 27, 2023

Parcel ID	Street Address	Current Zoning	Parcel ID	Street Address	Current Zoning
173.A-2-101	101 PAUL REVERE RD UNIT 1	B4	59.A-1-1263.1	1263 MASS AVE UNIT 1	R3
173.A-2-103	103 PAUL REVERE RD UNIT 2	B4	59.A-1-1263.2	1263 MASS AVE UNIT 2	R3
173.A-2-1422	1422 MASS AVE UNIT 3	B4	59-1-10.D	1293-1305 MASS AVE	B3
173.A-2-1424	1424 MASS AVE UNIT 4	B4	59-1-11	1309-1323 MASS AVE	B3
173.A-2-1426	1426 MASS AVE UNIT 5	B4	59-1-2	1265 MASS AVE	R3
173.A-2-1428	1428 MASS AVE UNIT 6	B4	59-1-3	1267-A MASS AVE	R3
173-2-1	1398 MASS AVE	B3	59-1-4	1269-1271 MASS AVE	R3
173-2-2	1406 MASS AVE	B3	59-1-5	1273-1275 MASS AVE	R3
173-2-4.A	1416 MASS AVE	B4	59-1-6	1277-1279 MASS AVE	R3
173-2-6.B	1432 MASS AVE	B4	59-1-7	1281 MASS AVE	R3
174-2-3	1474 MASS AVE	B2	59-1-9	1287-1289 MASS AVE	B3
57-4-10	1183-1187 MASS AVE	B2	59-2-2	2-12 PARK AVE	B2
57-4-11	1189-1195 MASS AVE	B2	59-2-4	90 LOWELL ST	B2
57-4-12	1201-1203 MASS AVE	B2	59-3-1	0-LOT BOW ST	R2
57-4-13	1205 MASS AVE	B2	60-1-10	1367-1381 MASS AVE	B3
57-4-14	1207 MASS AVE	B2	60-1-11	1389 MASS AVE	T
57-4-9	1177-1181 MASS AVE	B2	60-1-11.A	1395 MASS AVE	B3
58-7-6	21-23 LOWELL ST	R2	60-1-4	47-53 PARK AVE	B3
58-7-7	0-LOT LOWELL ST	R2	60-1-5.A	53-A PARK AVE	B3
58-10-7	1215 MASS AVE	B4	60-1-6.A	1331-1337 MASS AVE	B3
58-10-8	5-7 LOWELL ST	R2	60-1-8	1341-1347 MASS AVE	B3
58-10-9	11-13 LOWELL ST	R2	60-1-8.B	1349-1357 MASS AVE	B3
58-10-10	15-17 LOWELL ST	R2	60-1-9.A	1365 MASS AVE	B3
58-11-1	1211 MASS AVE	B4	61-1-1	1425 MASS AVE	B2A
59.A-1-1.1	1283 MASS AVE UNIT 1	R3	62-1-2	1471 MASS AVE	B1
59.A-1-1.2	1283 MASS AVE UNIT 2	R3	62-1-3	0-LOT MASS AVE	B1
59.A-1-1.3	1283 MASS AVE UNIT 3	R3			



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

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,¹ 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

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.

¹ 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 structures² 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.³ 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.

² 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.

³ 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.⁴ 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.⁵ (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.⁶ 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

⁴ 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.

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

⁶ 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.¹ It

¹ 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.

Arlington Parcel Zoning Analysis

Minimum Lot Size Existing Zoning

Meets Minimum Lot Size

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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

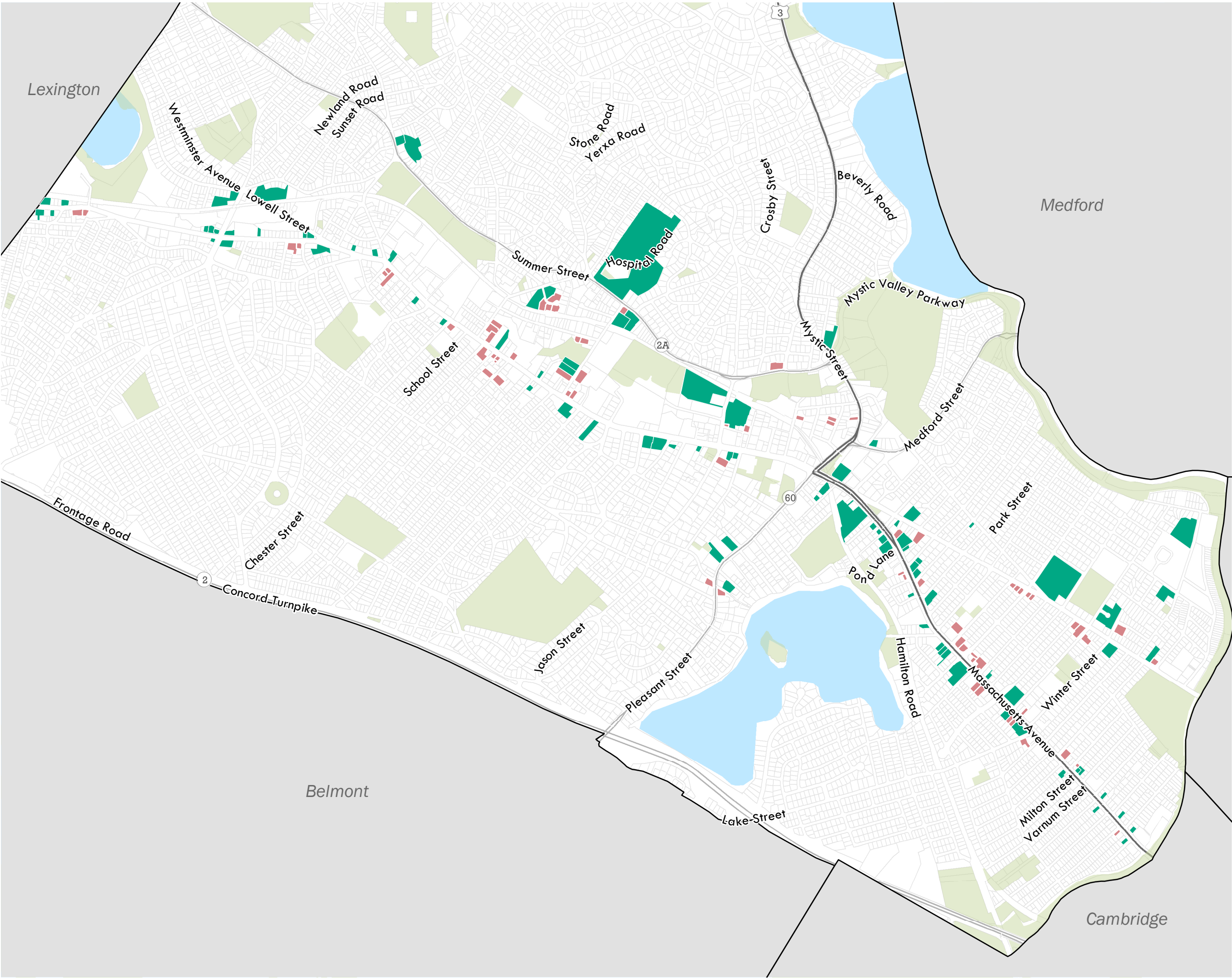
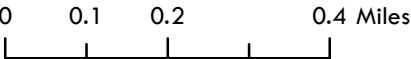
	Parcels	Percent
Total parcels	95	100%
Compliant parcels	31	33%
Nonconforming parcels	64	67%

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018



Arlington Parcel Zoning Analysis

Minimum Lot Size Zoning Changes - Example 1

Meets Minimum Lot Size

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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

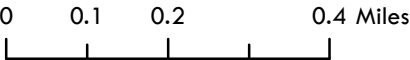
	Parcels	Percent
Total parcels	95	100%
Compliant parcels	31	33%
Nonconforming parcels	64	67%

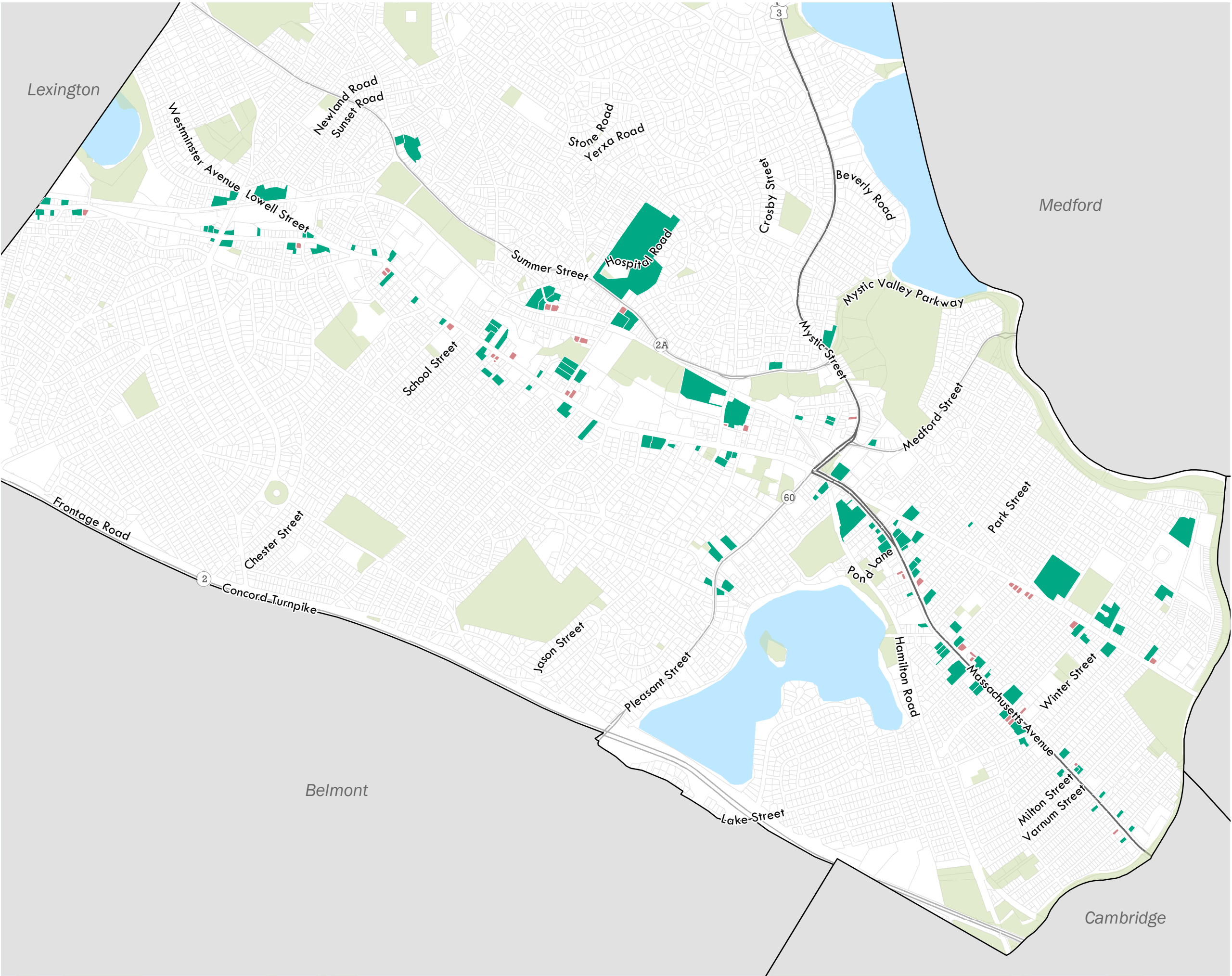
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018





Arlington Parcel Zoning Analysis

Minimum Lot Size Zoning Changes - Example 2

Meets Minimum Lot Size

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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

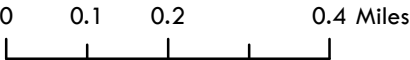
	Parcels	Percent
Total parcels	95	100%
Compliant parcels	63	66%
Nonconforming parcels	32	34%

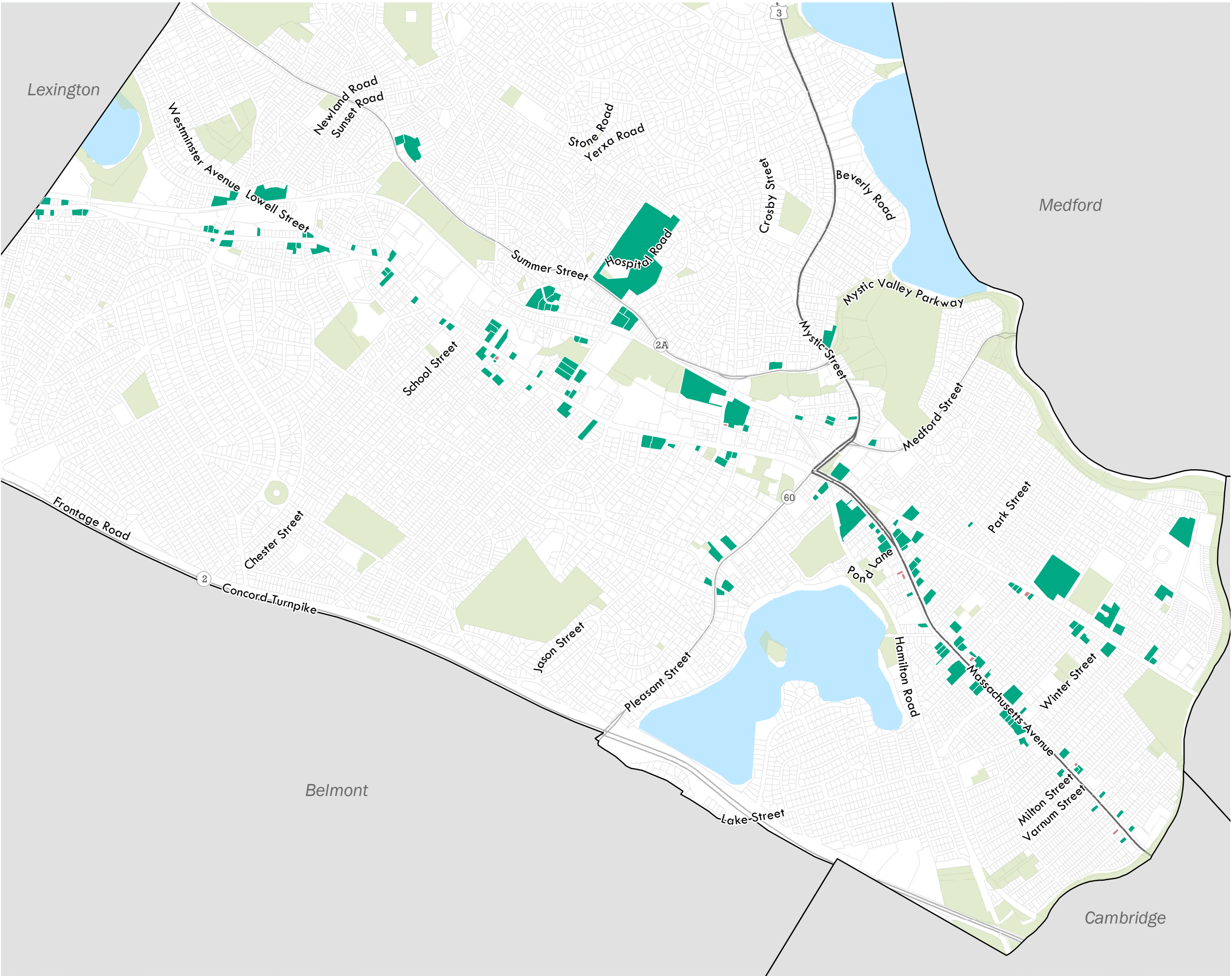
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018





Arlington Parcel Zoning Analysis

Minimum Lot Size Zoning Changes - Example 3

Meets Minimum Lot Size

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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

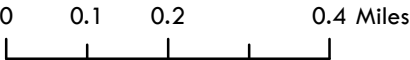
	Parcels	Percent
Total parcels	95	100%
Compliant parcels	91	96%
Nonconforming parcels	4	4%

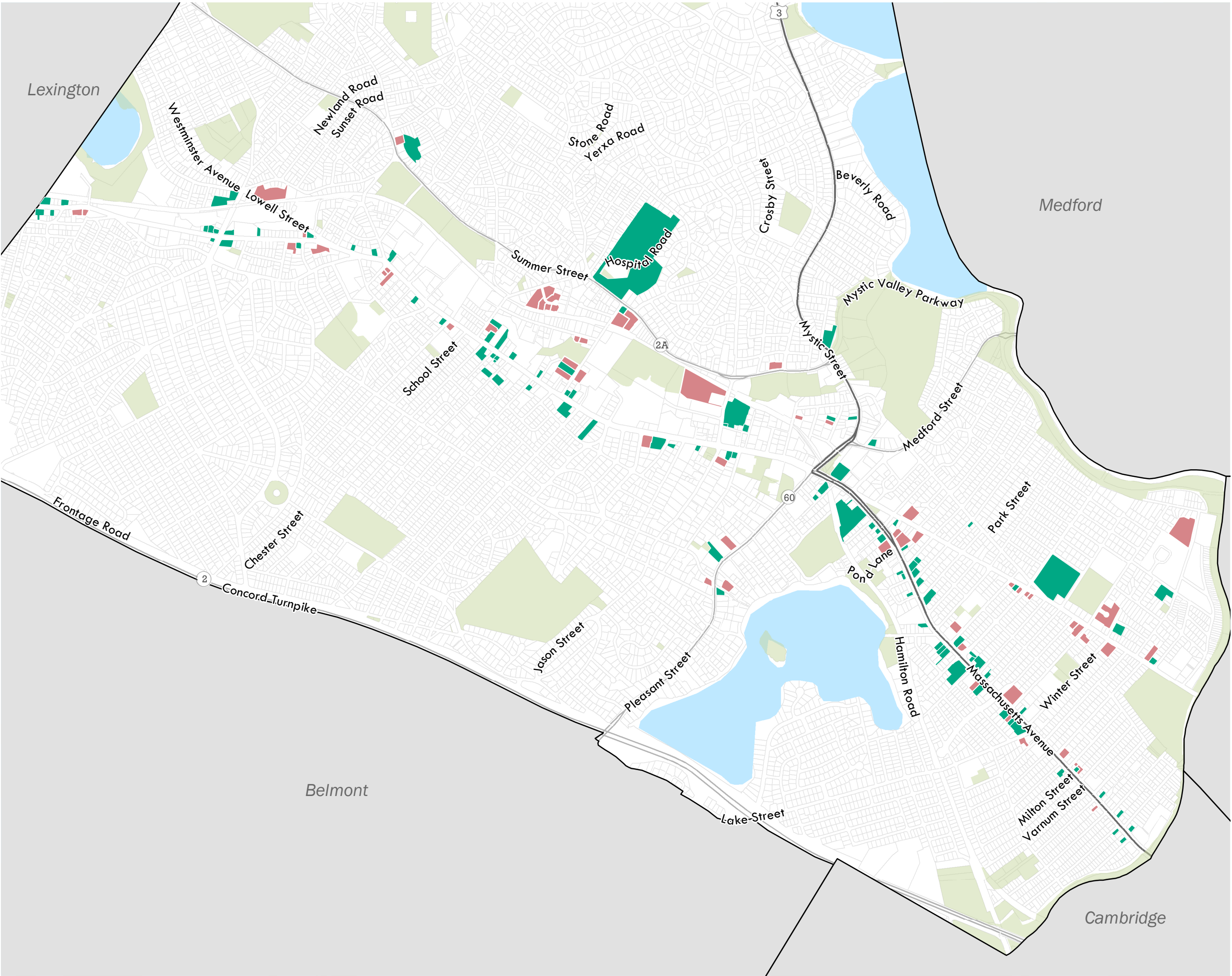
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018





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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

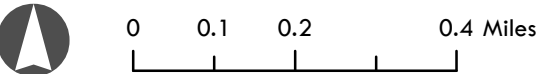
	Parcels	Percent
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018



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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

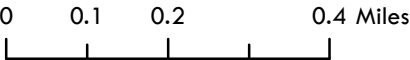
	Parcels	Percent
Total parcels	95	100%
Compliant parcels	40	42%
Nonconforming parcels	55	58%

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018



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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

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

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018



0 0.1 0.2 0.4 Miles



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

B Districts – Parcels with Existing Mixed Use or Residential Use

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

R Districts – Parcels with Existing Mixed Use or Residential Use

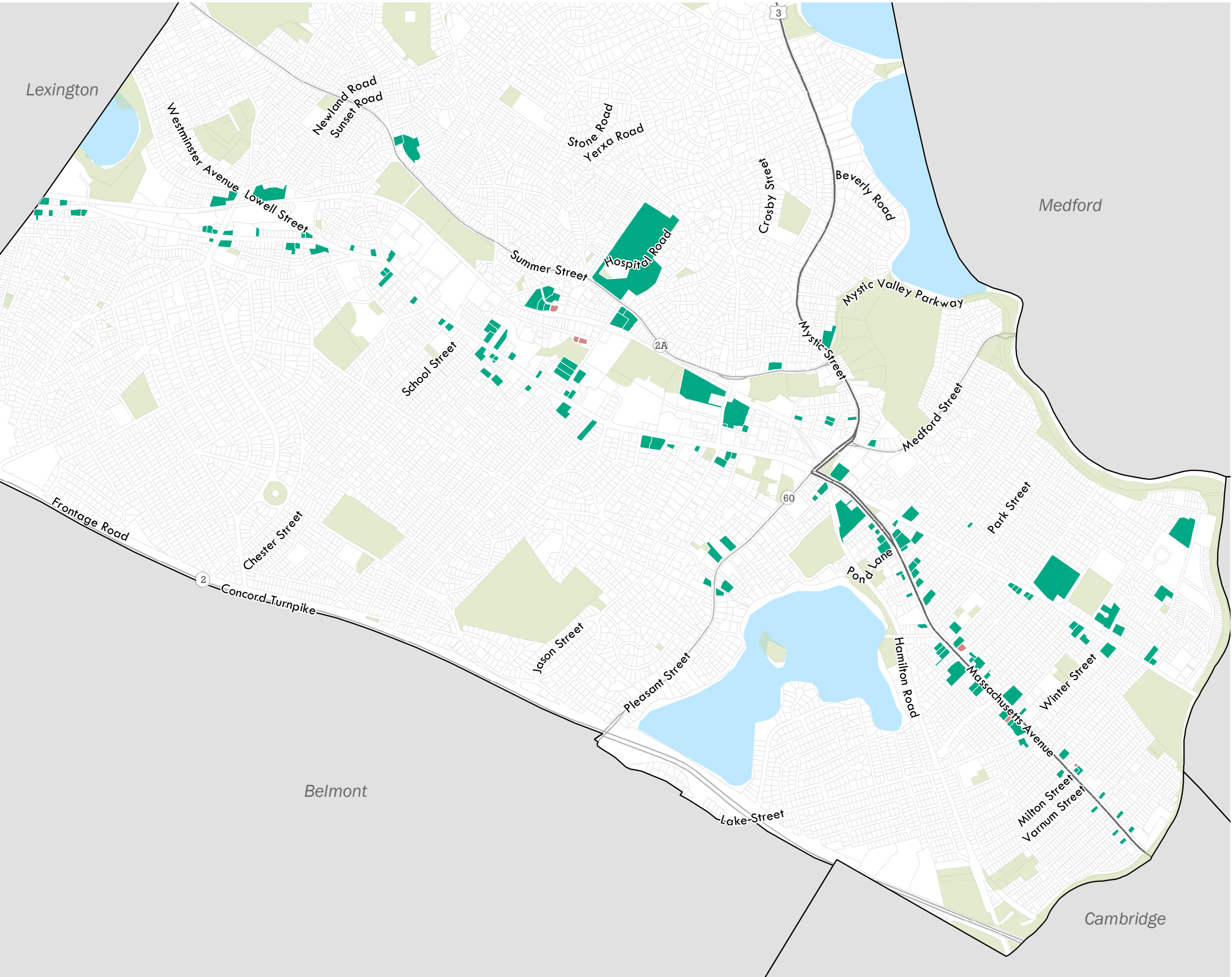
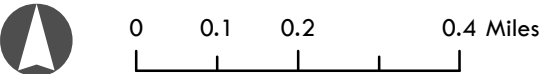
	Parcels	Percent
Total parcels	95	100%
Compliant parcels	90	95%
Nonconforming parcels	5	5%

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

August 2018

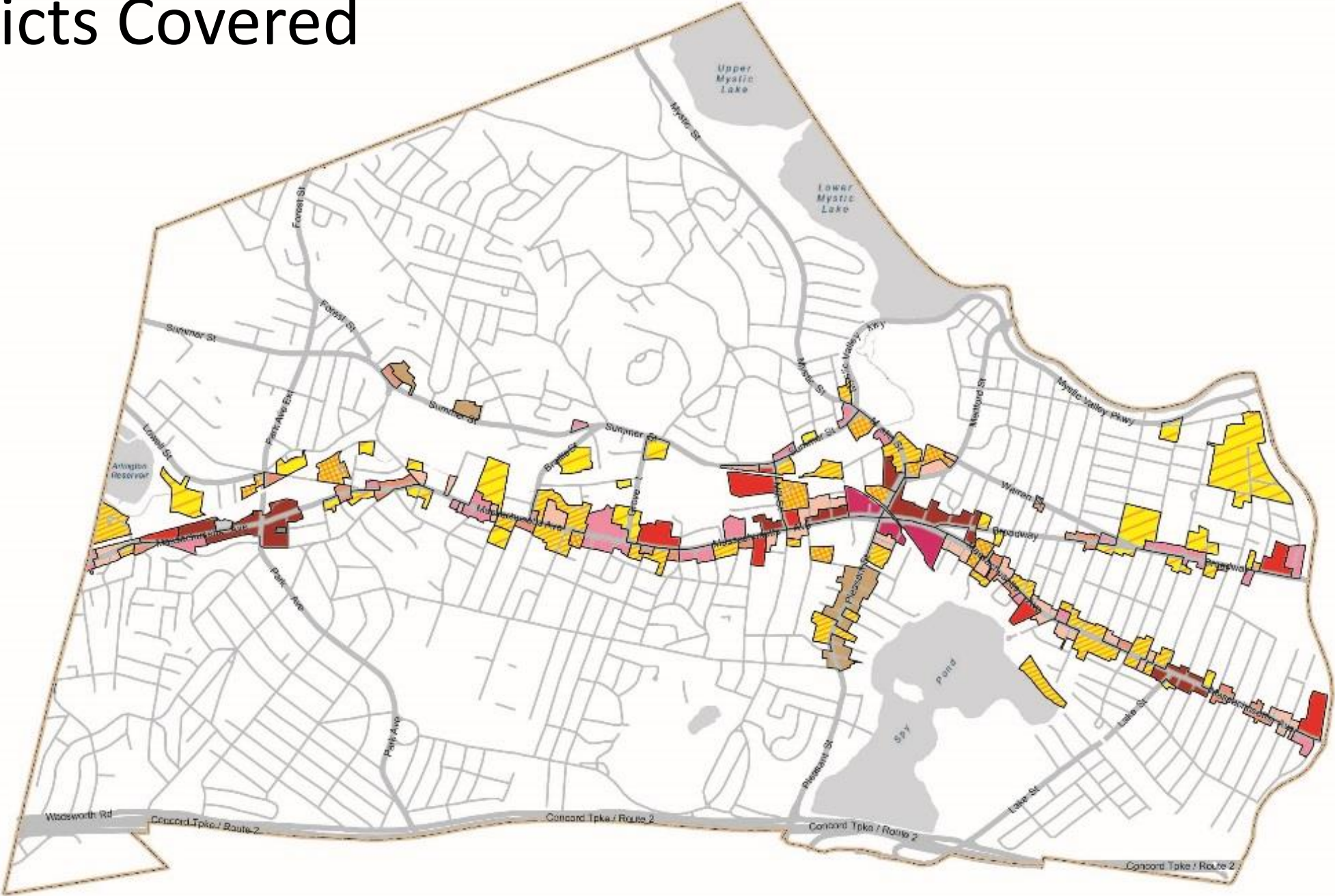


Arlington Multifamily Zoning Project

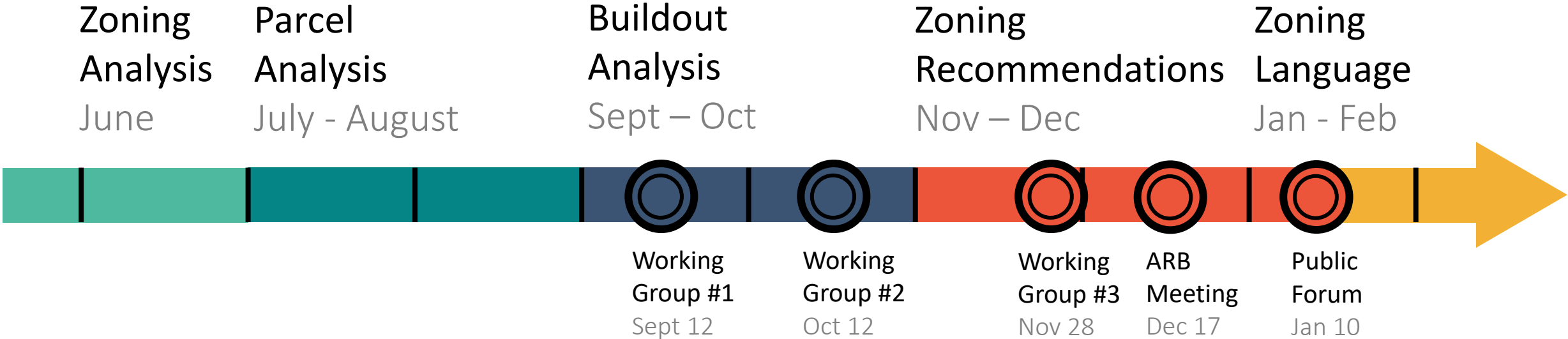
Arlington Redevelopment Board

December 17, 2018

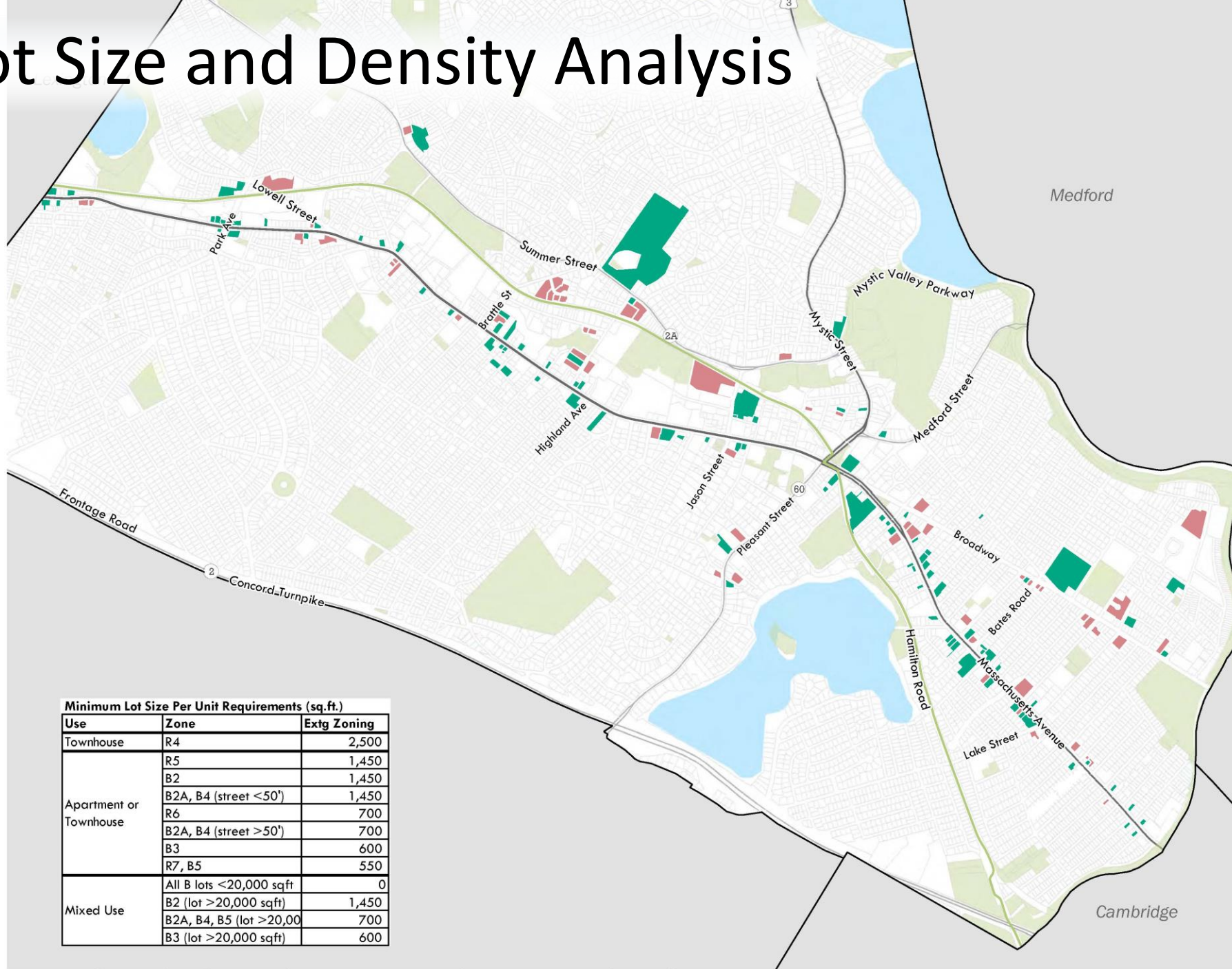
Districts Covered



Project Timeline



Lot Size and Density Analysis



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.

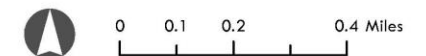
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

September 2018

DRAFT



Lot Size and Density Analysis

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.

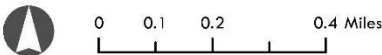
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.

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

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

September 2018

DRAFT



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
	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
Apartment or Townhouse	R7, B5	550	550
	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
Mixed Use	B3 (lot >20,000 sqft)	600	600

Lot Size and Density Analysis

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

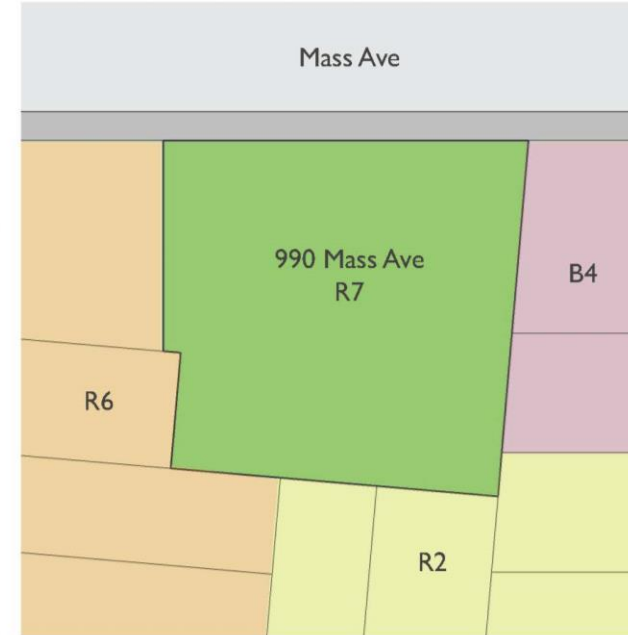
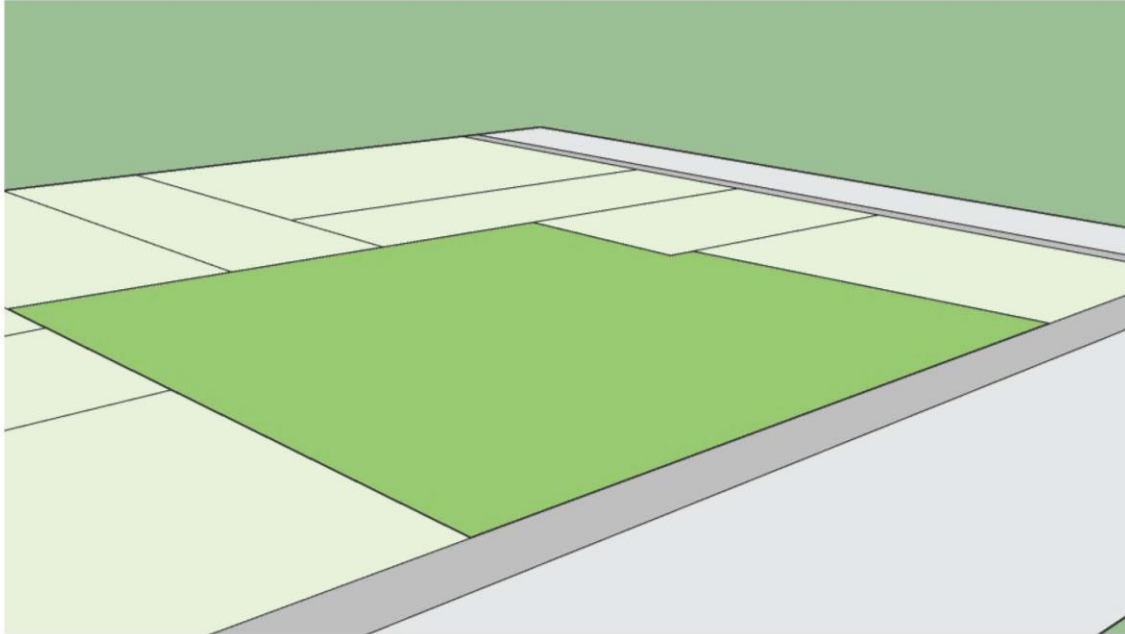


Main Street Stoneham, Stoneham
1,013 sq.ft. per unit
Total units: 50



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

Buildout Analysis



990 MASS AVE

Zoned R7 - Apartments High Density

Existing use: 64 apartment units

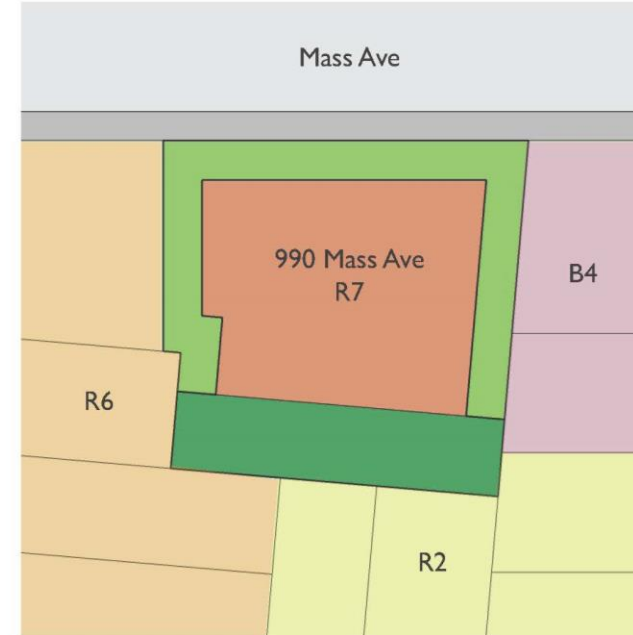
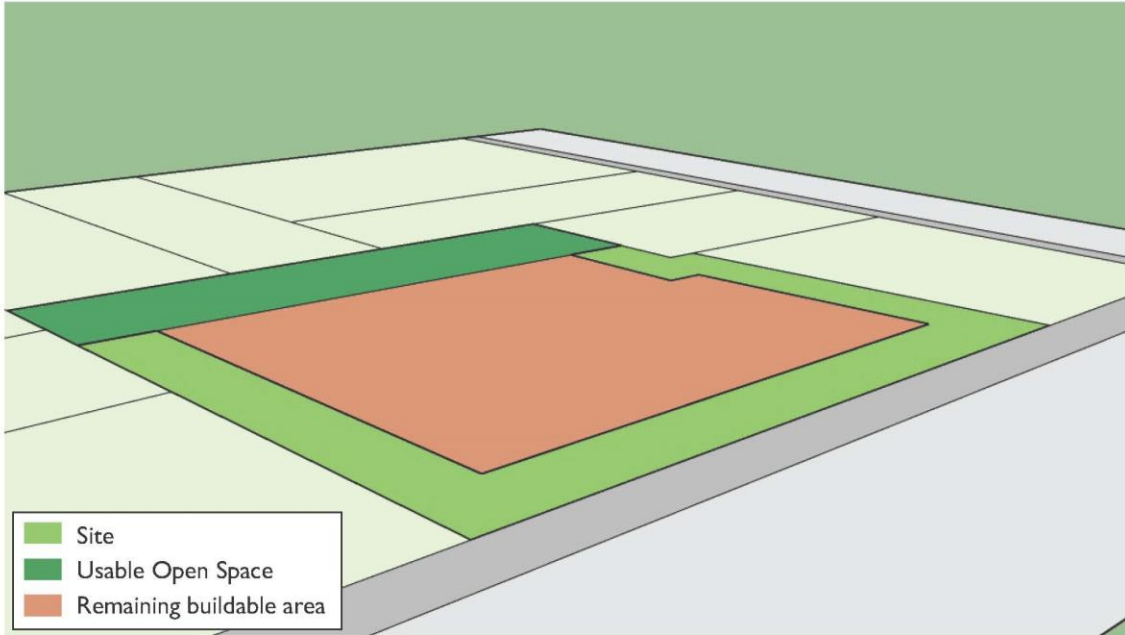
.73 acres - meets 20,000 sq.ft. minimum lot area

185' lot frontage - meets 100' minimum

Allowable density - 550 sq.ft. lot area per unit - max. 58 units



Buildout Analysis



REQUIRED YARDS AND OPEN SPACE

Front yard - 20'-6"

Side yard - 20'

Rear yard - 29'

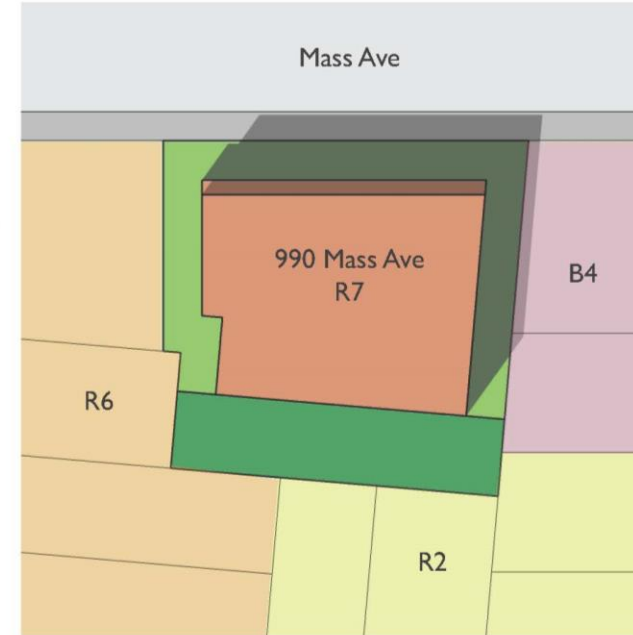
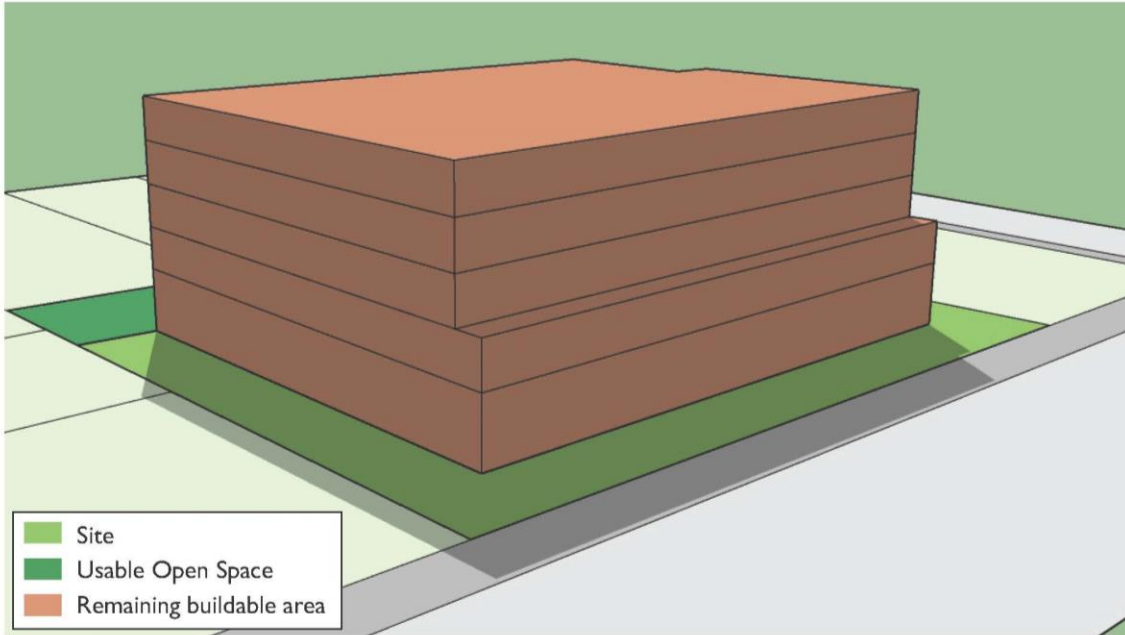
Usable Open Space - 6,600 sq.ft (15% gross floor area based on estimated FAR)

Minimum dimensions 25'x25'

Landscaped Open Space (not shown) - 4,400 sq.ft. (10% gross floor area)

Front, side, and rear yard requirements vary depending on building height, length, and width.

Buildout Analysis



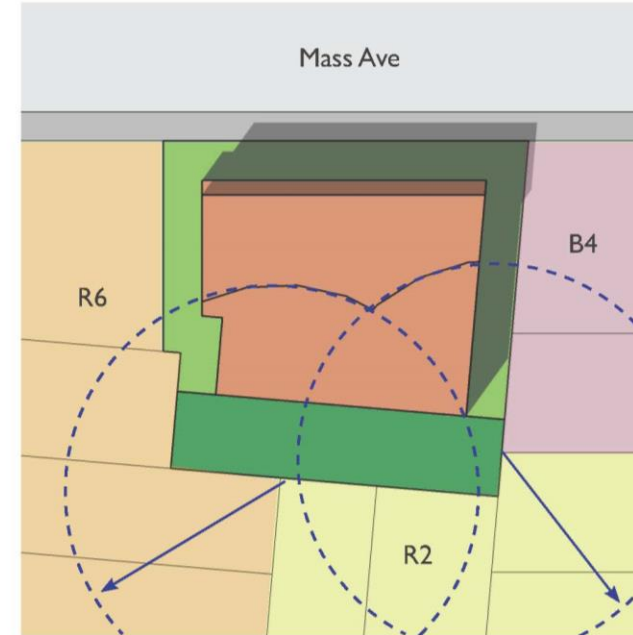
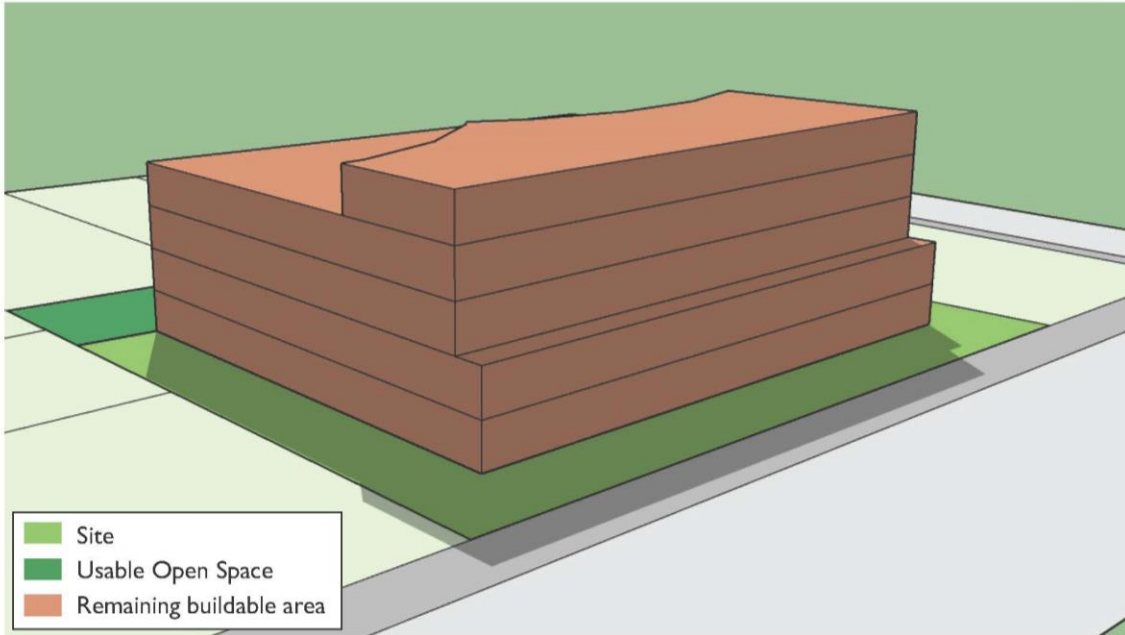
MAXIMUM HEIGHT

Maximum height 60' / 5 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

Buildout Analysis

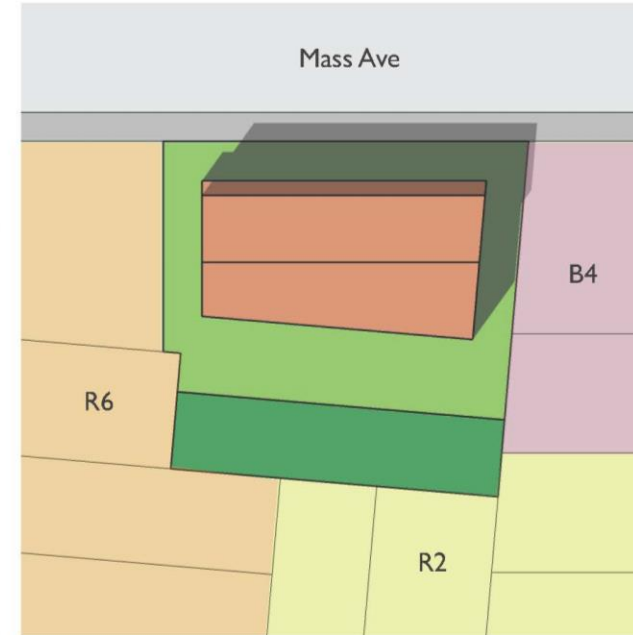
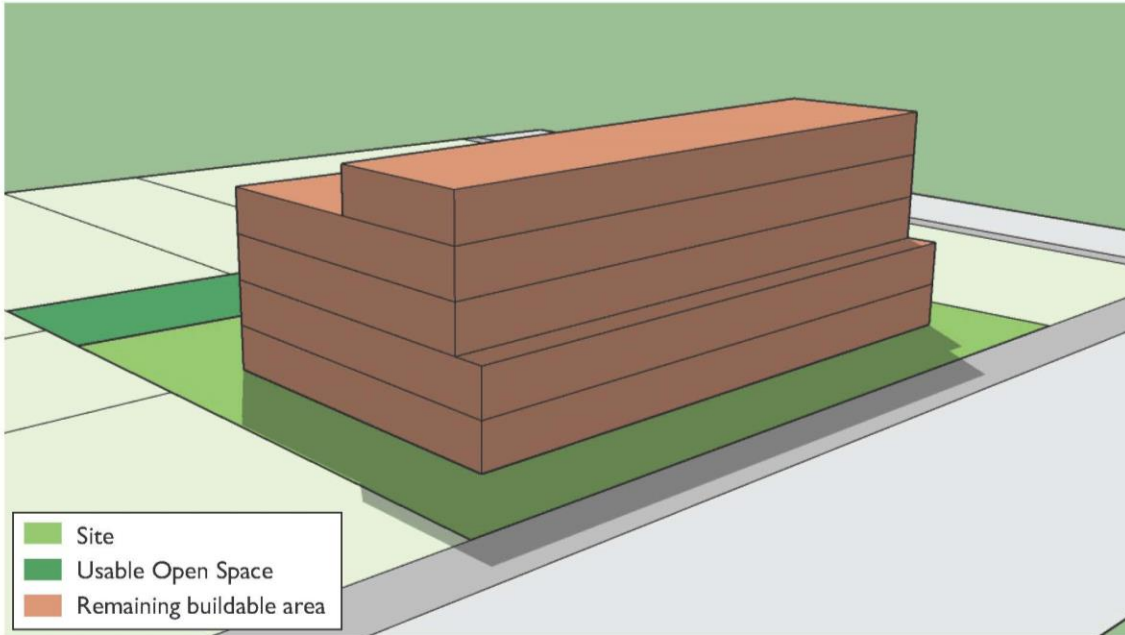


HEIGHT BUFFER

Maximum height 40' within height buffer

Height buffer applies within 100' of R2 zone to the south

Buildout Analysis

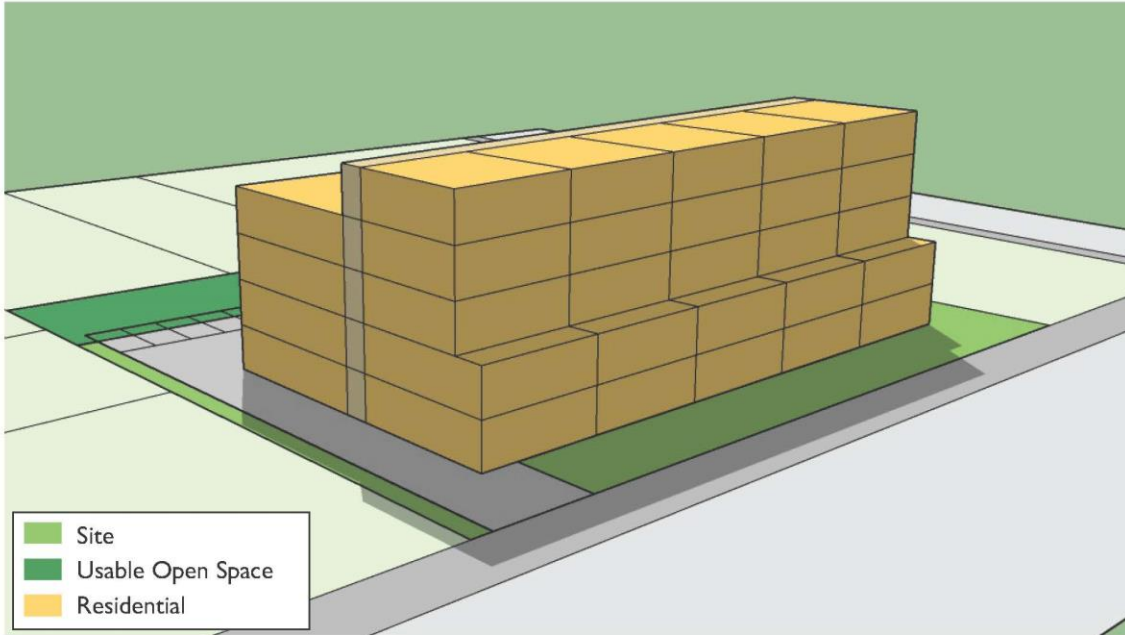


FLOOR AREA RATIO

Floor Area Ratio = Total building floor area / total lot area

Maximum FAR 1.5

Buildout Analysis



PARKING

Parking required for 42 apartments: 58 spaces

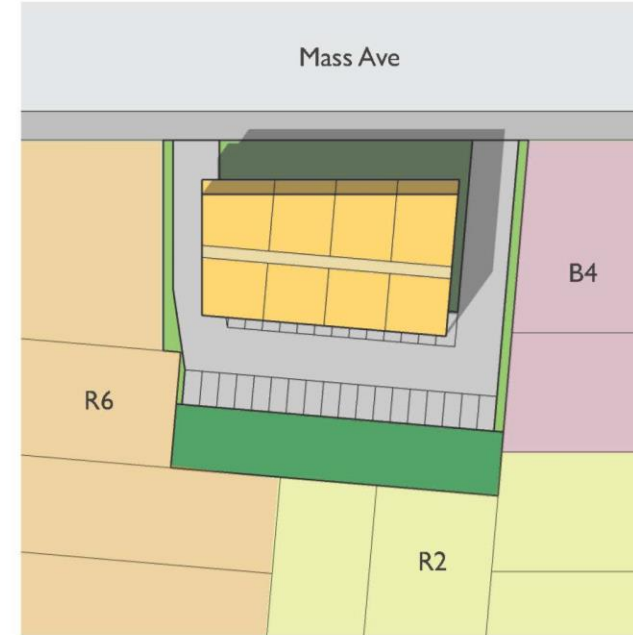
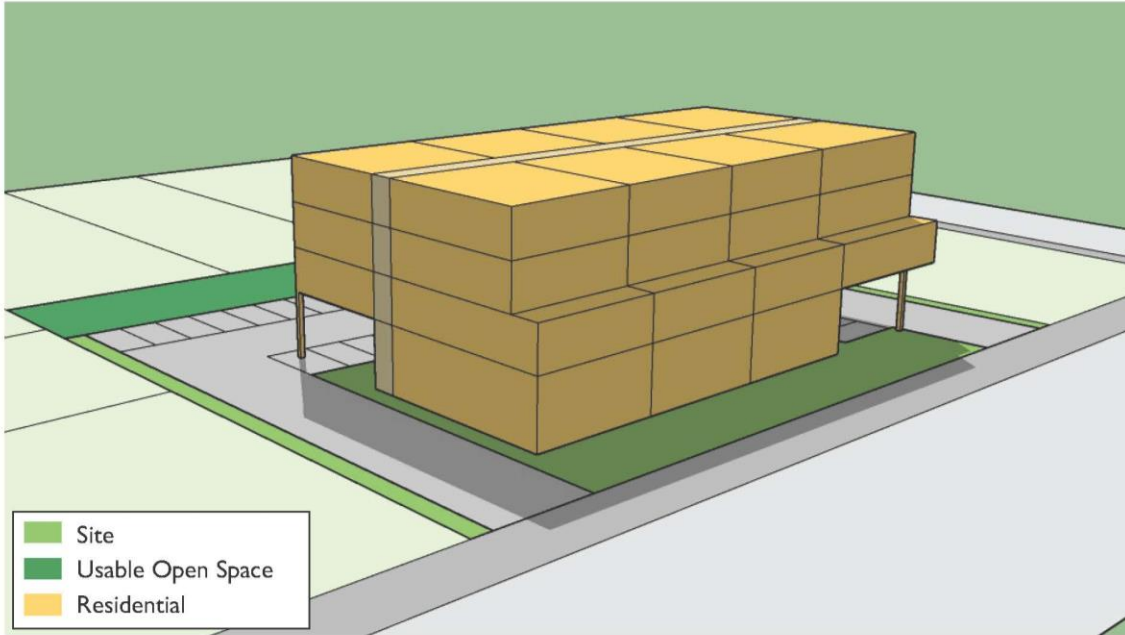
Total with affordable housing reduction: 52 spaces

(Transportation Demand Management reduction not permitted in R7)

But only room for ~18 spaces on site with this building footprint

Assumes 50% one-bedroom units (req. 1.15 parking spaces/unit), 40% two-bedroom units (req. 1.5 spaces/unit), and 10% three-bedroom units (req. 2 spaces/unit).

Buildout Analysis



FINAL BUILDOUT

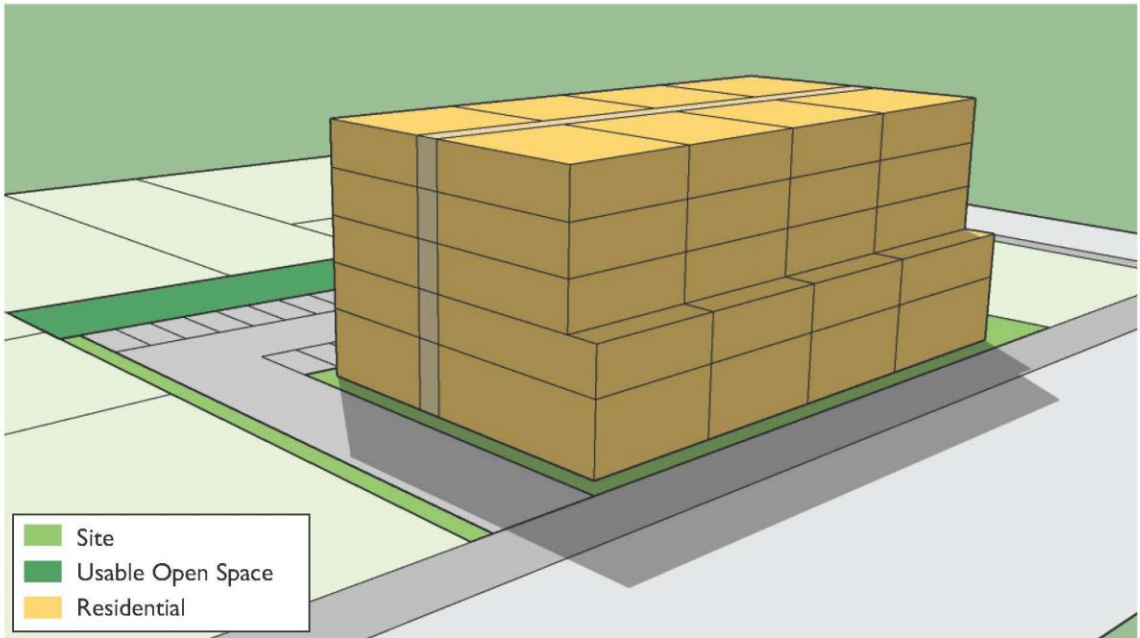
28 apartments

35 parking spaces

MOST CONSTRAINING FACTOR: Parking

OTHER MAJOR CONSTRAINTS: Yards, height buffer

Buildout Analysis



	EXTG R7 ZONING	POTENTIAL CHANGES
BUILDOUT	.73 acre site 28 units 35 parking spaces	.73 acre site 42 units 27 parking spaces
USABLE OPEN SPACE	15% gross residential area (5,000 sq.ft.)	100 sq.ft per unit (4,200 sq.ft.)
FRONTYARD	20' (varies based on height)	5'
HEIGHT BUFFER	4 stories w/in 100-200' of R2 district	Applies w/in 50' of R2 district
FAR	1.5	1.5
PARKING	Varies; 1.0-2.0 per unit	1.0 per unit
	w/ possible transportation and affordable housing reductions in both cases	

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include:

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include:

Eliminate the usable **open space**, and instead increase the landscaped open space requirement

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include:

Eliminate the usable **open space**, and instead increase the landscaped open space requirement

Reduce **front and side yards** in R4-R7 districts

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include:

Eliminate the usable **open space**, and instead increase the landscaped open space requirement

Reduce **front and side yards** in R4-R7 districts

Decrease the **minimum lot area** and **minimum lot area per unit** (density) in R4-R7 districts

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include (continued):

Reduce the distance within which the **height buffer** applies

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include (continued):

Reduce the distance within which the **height buffer** applies

Increase **floor area ratio** in higher-intensity districts

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include (continued):

Reduce the distance within which the **height buffer** applies

Increase **floor area ratio** in higher-intensity districts

Decrease the **parking ratio** for multifamily housing to be consistent with the requirements for single family and duplex housing

Multifamily Recommendations

Based on the analyses and discussions with the working group, recommendations include (continued):

Reduce the distance within which the **height buffer** applies

Increase **floor area ratio** in higher-intensity districts

Decrease the **parking ratio** for multifamily housing to be consistent with the requirements for single family and duplex housing

Allow up to six units **by right** in higher-intensity zoning districts

Next Steps

Public Forum January 10

Finalize recommendations based on input and
prepare zoning amendments

Adoption at Spring 2019 Town Meeting

Questions?