

Arlington Town Meeting — Motion to Amend

ARTICLE NO. [40]

Dated: [5/12/25]

I, **BethAnn Friedman**, do hereby submit the following Motion to Amend Article 40.

Amend SECTION 5.4.1.A, 2 as follow to omit reference to **two-family and duplex dwellings** as the predominant uses in R1 so that it now reads

A.

(2) R1: ~~Single-Family Residential~~ District. The predominant uses in R1 are single-family-and public land and buildings. The Town discourages intensive land uses, uses that would detract from the ~~single-family~~ residential character of these neighborhoods, and uses that would otherwise interfere with the intent of this Bylaw.

Amend section 5.4.3 to indicate that two family dwellings in R0 and R1 would now be permitted by special permit (SP) only and not by right.

Class of Use	R0	R1	R2	R3	R4	R5	R6	R7
Residential								
Two-family dwelling,	<u>SP</u>	<u>SP</u>	Y	Y	Y	Y	Y	Y

Comment:

The effect of this amendment is two fold.

First, it corrects the statement that the **predominant** uses in R1 are single family, two-family, and duplex dwellings. The predominant use in R1 is single family and is likely to remain single family for years to come, even if all new construction involved two family and duplex dwellings

Second, and most importantly, the effect of this amendment is that two family dwellings would now be permitted in R0 and R1 by special permit only and not by right. This addresses the concern that there has not be adequate community outreach to alert residents in R0 and R1 of this impending zoning change. By requiring special permits, neighbors have now have an opportunity to comment on new construction for a two-family or duplex dwelling next door to their property.

Respectfully submitted,

“/s/BethAnn Friedman”, Pct 15

Date Voted: _____

Action Taken: _____