

ARTICLE 6

**ZONING BYLAW AMENDMENT/ MIXED USE IN
BUSINESS AND INDUSTRIAL ZONES**

To see if the Town will vote to amend the Zoning Bylaw ARTICLE 6 SECTION 6 TABLE OF DIMENSIONAL AND DENSITY REGULATIONS for Mixed-Use development by reducing or removing the Minimum Lot area per Dwelling Unit Sq. Ft. requirement; or take any action related thereto.
(Inserted at the request of the Redevelopment Board)

Discussion: The Department of Planning and Community Development (DPCD) has reviewed several mixed-use development proposals (one has been approved) and received feedback that the requirements make it difficult to achieve the density in commercial corridors recommended in the Master Plan. The relatively high requirement for Minimum Lot Area per Dwelling Unit results in fewer, larger units, rather than a variety of unit sizes, as recommended in the Master Plan and the Housing Production Plan adopted by the Board of Selectmen, the Redevelopment Board and approved by the State Department of Housing and Community Development in 2016. Removing this requirement allows more units of varying sizes, without increasing the building size, height, or floor area. Comparable municipalities including Watertown, Somerville, Brookline and Lexington, allow mixed-use in their commercial areas with no lot area per dwelling unit requirement.

ARB vote: The Redevelopment Board voted unanimously (5-0) to recommend the following Article, to encourage development and growth along commercial corridors, encourage a diversity of unit sizes, and increase the customer base in commercial centers. The Board noted that the special permit requirement for all mixed-use development will allow the ARB to ensure development is in keeping with the intent of the zoning. They further noted that removing the present requirement may result in more moderately priced housing and offer a greater diversity of housing options, as recommended by the Arlington Master Plan.

VOTED: That the Zoning Bylaw be and hereby is amended by:

Amending Article 6 Section 6, Table of Dimensional and Density Regulations, as follows:

Town of Arlington, MA - Town Meeting 2017 – Warrant Article Discussion and Vote Summary

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

		Intensity of Development										Open Space	
ART. 8, STM 3/85; ART. 11,ATM 4/98		Lot Requirements, Minimum ^M		Fl. Area	Lot	Area per	Minimum Yard, Ft. ^P				Height	Percent of Gross	
Dis-	Use	Size,	Frontage,	Ratio	Coverage	Dwelling					Maximum	Floor Area	
trict		Sq. Ft.	Ft.	Maximum	Maximum	Unit,	Front ^E	Side ^E	Rear ^E	Stories	Feet ^G	Landscaped	Usable
						Sq. Ft.							
B1 Mixed Use		5000	50	0.75	NA	~~2500~~ NA	20	10	20	3	35	20%	- ^H
B2 Mixed Use		-	50	1.50	NA	~~1,450~~ NA	-	-	10+(L/10)	4 ^I	50	10%	- ^H
B2A Mixed Use		-	50	1.50	NA	~~700~~ NA	0	0	10+(L/10)	5 ^I	60		
B3 Mixed Use		-	50	1.50	NA	~~600~~ NA	0	0	(H+L)/6	5 ^I	60		
B4 Mixed Use		-	50	1.50	NA	~~700~~ NA	0	0	10+(L/10)	5 ^I	60		
B5 Mixed Use		-	50	1.80	NA	~~700~~ NA	0	0	10+(L/10)	5 ^I	60	-	-
I Mixed Use		-	-	1.50	NA	NA	10 ^J	10 ^J	10 ^J	4 ^I	52	-	-

^T Upper Story Building Step Backs are required for structural floors over three stories, as required in Section 6.28

Arlington Redevelopment Board Report to 2017 Town Meeting and Special Town Meeting