



ARTICLE 29

Reduced Height Buffer

Annual Town Meeting || April 24, 2024

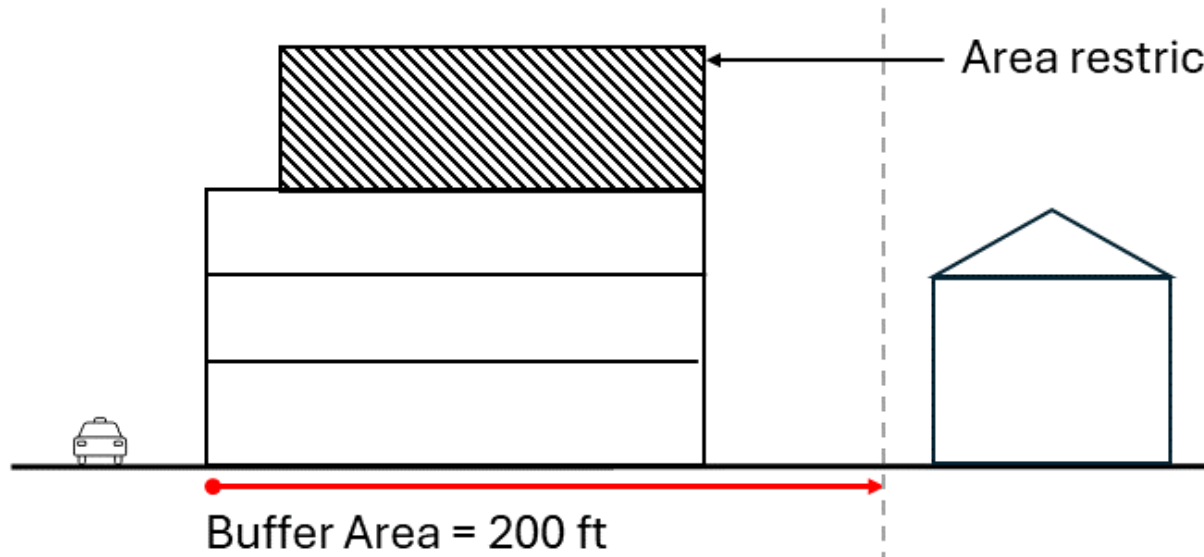
Rachel Zsembery, Chair
Arlington Redevelopment Board



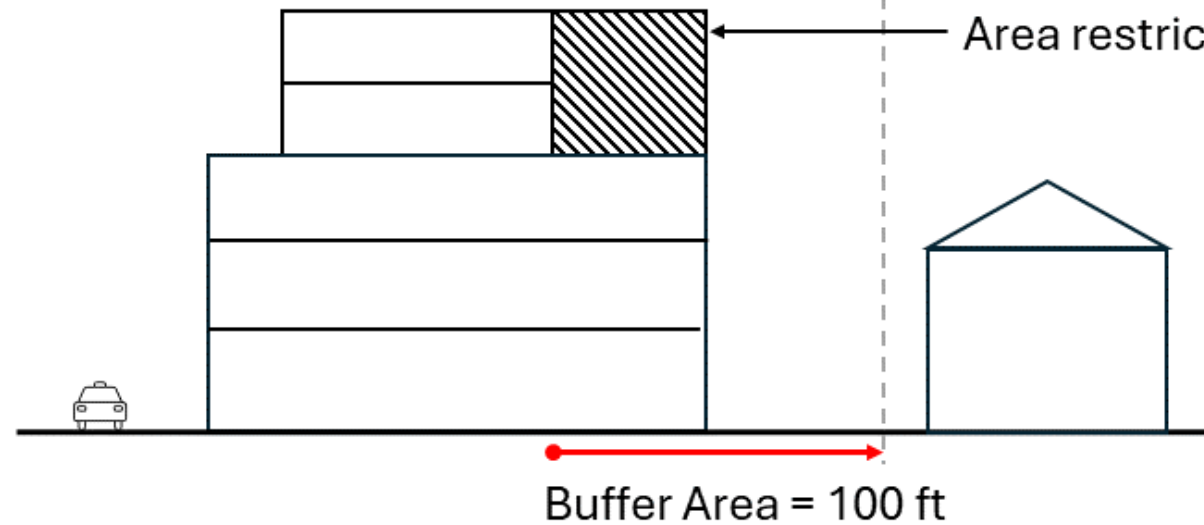
PURPOSE OF THE AMENDMENT.

The current height buffer distances were set in 1975, when taller buildings were allowed by the Zoning Bylaw. Since that time, the maximum heights in the R7, PUD, and B5 districts have been reduced by 45%, 60%, and 32%, respectively, but the corresponding buffer distances have not been similarly reduced. Given that the overall height maximums have been reduced, the required height buffer distances should likewise be reduced, and this article would reduce the applicable buffer distances by 50%.





Current Zoning
Buffer Area in current zoning
can be greater than the size of
the building in the B district.



Proposed Zoning





AMENDMENT TEXT

AMENDMENT TEXT.

Amend Section 5.3.19, Reduced Height Buffer Area, Subsection A as follows:

A. When two different maximum height limits are specified for the same zoning district in any Table of Dimensional and Density Regulations in this Section 5, the lower limit shall apply to

any lot or part of a lot located in a height buffer area unless the Board of Appeals, or Arlington Redevelopment Board, as applicable, finds that the height given as the upper limit would not be detrimental to it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS districts, would not be adversely affected due to existing use or topographic condition due to site-specific factors and criteria established in Section 3.3.3 and Section 3.3.4.



AMENDMENT TEXT continued...

Amend Section 5.3.19, Reduced Height Buffer Area, Subsection A as follows:

A height buffer area is defined as a lot or part of a lot which is located at a lesser distance from any land, not within a public way, in an R0, R1, R2 or OS district than the following:

Land in R0, R1, R2, OS is located	Lower height shall apply
Between northwest and northeast	Within 200 100 feet
Easterly, between northeast and southeast, or westerly between northwest and southwest	Within 150 75 feet
Southerly, between southeast and southwest	Within 100 50 feet

