

Motions to be submitted to Town Meeting
by members of the citizens zoning reform group

ARLINGTON TOWN MEETING
Article 8 – Amendment

VOTED: to amend the recommended vote of the Arlington Redevelopment Board under Article 8 in the following respects:

1. by adding to the second sentence of the definition of *Basement* the following words:

(provided that for a building constructed before March 3, 2016 the limit shall be four (4) feet six (6) inches)

so that said sentence shall read as follows: “A basement is not considered a story unless its ceiling is three (3) feet six (6) inches above the average finished grade (provided that for a building constructed before March 3, 2016 the limit shall be four (4) feet six (6) inches).”

2. by adding to the second sentence of the definition of *Cellar* the following words:

(provided that for a building constructed before March 3, 2016 the limit shall be four (4) feet six (6) inches)

so that said sentence shall read as follows: “A cellar is not deemed a story unless its ceiling is at least three (3) feet six (6) inches above the average finished grade (provided that for a building constructed before March 3, 2016 the limit shall be four (4) feet six (6) inches)

3. by adding to the second sentence of the definition of *Story* the following words:

(provided that for a building constructed before March 3, 2016 the limit shall be four (4) feet six (6) inches)

so that said sentence shall read as follows: “A basement shall be deemed to be a story when its ceiling is three (3) feet six (6) inches above the finished grade (provided that for a building constructed before March 3, 2016 the limit shall be four (4) feet six (6) inches).”

Submitted by
Patricia B. Worden
Town Meeting Member
Precinct 8 Date _____, 2016

ARLINGTON TOWN MEETING
Article 8 - Amendment

VOTED: to amend the recommended vote of the Arlington Redevelopment Board under Article 8, by changing the definitions of *Gross Floor Area* and *Story* as follows:

Gross Floor Area, by striking out the comma after the word “more” and the words “except as excluded in (4), below” in line “b.” so that said line shall read as follows:

b. that part of the attic space with headroom, measured from the subfloor to the bottom of the roof joists, of seven feet or more;

and by striking out the words:

4. attic space and other areas for elevator machinery or mechanical equipment accessory to the operation of the building; and

and by changing the number “5” in the last line of the definition of *Gross Floor Area* to the number “4” so that said the final two lines of said definition will now read as follows:

3. open or lattice enclosed exterior fire escapes;
4. porches and balconies.

Story, by striking out the words “unfinished and not used for human occupancy and” in the last sentence so that the sentence will now read as follows:

Story: ...An attic shall not be deemed to be a story if its height is less than seven (7) feet as measured from subfloor to the bottom of the roof joists.

Submitted by
John L. Worden III
Town Meeting Member
Precinct 8 Date _____, 2016

ARLINGTON TOWN MEETING
Article 14 – Substitute Motion

VOTED: to amend the Zoning Bylaw, in Section 6.00, by adding in the heading entitled *Minimum Yard, Ft.*, in the column *Side*, in lines R0, R1, and R2, and the figure 10^A a lettered reference to another sequentially lettered footnote, which footnote is to read as follows: *with the sum of the side yards not less than 25 feet.*

Submitted by
John Belskis
Town Meeting Member

ARLINGTON TOWN MEETING

Article 15 – Substitute Motion

VOTED: to amend the Zoning Bylaw, Section 6.08, by adding in the first sentence after the first occurrence of the word “addition” the words:

to, or reconstruction or replacement (hereinafter and for the purposes of this section collectively referred to as “alteration”) of an existing house,

and by striking out the words “such addition is constructed within the existing foundation or” and by inserting the words “and scale” after “setbacks” and by changing the word “abutting” to “nearby” and by inserting after the word “uses” the words: “and the potential effects of shadows and on sunlight upon the same” and by changing the word “two” to “five”

so that said section will read as follows:

Section 6.08 – Large Additions in Residential Districts

No alteration or addition to, or reconstruction or replacement (hereinafter and for the purposes of this section collectively referred to as “alteration”) *of an existing house*, permitted as a right or by special permit in an R0, R1 or R2 District which increases the size of a building by 750 square feet or more of the gross floor area, or by 50% or more of the original building's gross floor area shall be allowed unless there is a finding by the Special Permit Granting Authority, acting pursuant to Section 10.11, that the alteration or addition is in harmony with other structures and uses in the vicinity. In making its determination, the Special Permit Granting Authority shall assess, among other relevant facts, the dimensions and setbacks and scale of the proposed alteration or addition in relation to nearby structures and uses and the potential effects of shadows and on sunlight upon the same and determine its conformity to the purposes set forth in Article 1, Section 1.03, of the Zoning Bylaw. Requests for building permits for additions or alterations which when combined with an alteration or addition constructed within the previous five years would require a special permit finding shall be deemed to require such a finding.

Submitted by
John L. Worden III
Town Meeting Member
Precinct 8 Date _____, 2016

ARLINGTON TOWN MEETING

Article 16 – Substitute Motion

VOTED: to amend the Zoning Bylaw, in Article 2, definition of *Height of Building*, by striking out the words:

average grade of the curb line abutting the property. In the R0, R1, and R2 zoning districts where the lot has a slope in excess of five (5) percent, the height is the vertical distance of the highest point of the roof above the average

and inserting in place thereof the word “mean” and by changing the word “before” to the word “after” and by deleting the sentence:

This definition excludes penthouses, bulkheads, and other allowable superstructures above the roof line.

and inserting in place thereof the sentence:

In computing the highest point of the roof, elevator shafts, bulkheads for access to the roof, chimneys, antennae, ventilators, and the like shall not be included.

so that said definition, as amended will read as follows:

Height of Building: The vertical distance of the highest point of the roof above the mean finished grade of the ground adjoining the building, as computed after the building is actually erected. In computing the highest point of the roof, elevator shafts, bulkheads for access to the roof, chimneys, antennae, ventilators, and the like shall not be included.

Submitted by
Elizabeth Pyle
Town Meeting Member,
Precinct 10 Date _____, 2016