

Arlington Zoning Bylaw (Revised 2)
First Reading Draft 06-19-2017

Table 2. Table of Dimensional and Density Regulations (Referenced in Section 8.1)

District	Use	Lot Requirements Minimum		Intensity of Development			Minimum Yard, Ft. (p)			Height Maximum		Open Space Minimum	
		Size Sq. Ft.	Frontage, FT	Max. FAR	Max. % Lot Coverage	Min. Lot Area Per DU, Sq. Ft.	Front ^E	Side ^E	Rear ^E	Stories	Feet ^G	% Gross Floor Area Landscaped	Usable
R0	Single-family detached dwelling	9,000 ^O	75 ^O	NA	35%	NA	25	10 ^A	20 ^B	2-1/2	35	10% ^A	30% ^A
R0	Any other permitted principal structure	9,000	75	0.35	NA	NA	25	10 ^A	20 ^B	2-1/2	35	10% ^A	-
R1	Single-family detached dwelling	6,000 ^A	60 ^A	NA	35%	NA	25	10 ^A	20 ^B	2-1/2	35	10% ^A	30% ^A
R1	Any other permitted principal structure	6,000	60	0.35	NA	NA	25	10	20	2-1/2	35	30%	-
R2	Single-family detached dwelling, two-family dwelling, duplex house	6,000 ^A	60 ^A	NA	35%	NA	20	10 ^A	20 ^B	2-1/2	35	10% ^A	30% ^A
R2	Any other permitted principal structure	6,000	60	0.35	NA	NA	20	10	20	2-1/2	35	30%	-
R3	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	5,000	45	0.75	NA	NA	10	^C	20	3	35	10%	30%
R3	Town House Structure		45	0.75	NA	2,500	10 ^D	10 ^D	20 ^D	3	35	10%	30%
R3	Any other permitted principal structure	5,000	45	0.75	NA	NA	10	^C	20	3	35	30%	-
R4	Single-family detached dwelling, two-family dwelling, duplex house	6,000	60	NA	35%	NA	25	10	20	2-1/2	35	10%	30%
R4	Three-family dwelling	7,500	70	NA	35%	NA	25	10	20	3	35	10%	30%
R4	Town house structure	30,000	100	0.70	NA	2,500	25 ^D	15 ^D	25 ^D	3	35	10%	30%
R4	Conversion to apartments	12,500	80	NA	35%	2,500	25	10	20	3	40	10%	30%
R4	Conversions to dormitory, nursing home, lodging house	20,000	100	0.70	NA	NA	25	25	25	3	35	30%	-
R4	Any other permitted principal structure	6,000	60	0.35	NA	NA	25	15	20	2-1/2	35	30%	-

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R5	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling	6,000	60	0.80	NA	NA	20	10	20	3	35	10%	30%
R5	Town House Structure, apartment house	20,000	100	0.80	NA	1,450	15 ^D	10+(L/10) ^D	25 ^D	3	35	10%	30%
R5	Any other permitted principal structure	6,000	60	0.80	NA	NA	20	20	20	3	35	30%	-
R6	Single or two-family dwelling, duplex house, three-family dwelling	5,000	45	0.80	NA	NA	10	^C	20	3	35	10%	30%
R6	Town House Structure, apartment house, or office structure on a lot greater than 20,000 sq. ft. in area	20,000	100	1.20 ^F	NA	700	15+(H/10) ^D	(H+L)/6 ^D	(H+L)/6 ^D	4 3	40 35	10%	25%
R6	Any other permitted principal structure	6,000	60	0.80	NA	NA	20	10	20	3	35	10%	-
R7	Any permitted principal structure	20,000	100	1.50 ^F	NA	550	15+(H/10)	(H+L)/6 at least 20 ft.	(H+L)/6 at least 20 ft.	5	40	10%	15%
B1	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR}	6,000	60	0.75	NA	2,500	20	10	20	2-1/2	35	10%	30%
B1	Mixed Use	-	50	0.75	NA	2,500	20	10	20	3	35	10%	-
B1	Any other permitted uses	5,000	50	0.75	NA	2,500	20	10	20	3	35	20%	^H
B2	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR}	6,000	60	0.75	NA	2,500	20	10	20	2-1/2	35	10%	30%
B2	Building with a principal use of a town house structure, or apartment house	5,000	50	1.00	NA	1,450	20	10	20	3	35	10%	20%
B2	Mixed Use	-	50	1.50	NA	1,450	-	-	10+(L/10)	4 ^T 3	50 40	10%	^H

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B2		>20,000	50	1.00	NA	1,450	0	0	10+(L/10)	4 ^T	50	10%	H
B2	Any other permitted use	-	50	1.00	NA	1,450	0	0	10+(L/10)	3	40	10%	H
B2A	B2A Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR}	6,000	60	0.75	NA	2,500	20	10	20	2-1/2	35	10%	30%
B2A	Apartment house fronting on a street with a right-of-way width of 50 feet or less	20,000	100	0.80	NA	1,450	15	10+(L/10)	30	3	35	10%	25%
B2A	Apartment house fronting on a street wider than 50 feet	20,000	100	1.20 ^F	NA	700	15+(H/10)	(H+L)/6	(H+L)/6	4	40	10%	20%
B2A	Mixed Use		50	1.50	NA	700	0	0	10+(L/10)	5 ^T	60		
B2A	Mixed Use	>20,000	50	1.00	NA	700	0	0	10+(L/10)	4 ^T	50	10%	H
B2A	Any other permitted use		50	1.00	NA	NA	-	-	10+(L/10)	3	35	10%	H
B3	B3 Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR}	6,000	60	0.75	NA	2,500	20	10	20	2-1/2	35	10%	30%
B3	Building with a principal use of a town house structure or apartment house	20,000	100	1.40	NA	600	15+(H/10)	(H+L)/6	(H+L)/6	5	60	10%	20%
B3	Mixed Use	-	50	1.50	NA	600	0	0	(H+L)/6	5 ^T	60		
B3	Mixed Use	>20,000	50	1.40	NA	600	0	0	(H+L)/6	5	60	10%	H
B3	Any other permitted use	-	50	1.00	NA	600	-	-	(H+L)/6	5	60	20%	-
B3	Any other permitted use	20,000	100	1.40	NA	600	-	-	(H+L)/6	3	40	10%	H
B3	Any other permitted use									3	40		

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B4	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR}	6,000	60	0.75	NA	2,500	20	10	20	2-1/2	35	10%	30%
B4	Apartment house fronting on street with a right-of-way width of 50 ft	20,000	100	0.80	NA	1,450	15	10+(L/10)	30	3	35	10%	25%
B4	Apartment house fronting on street wider than 50 ft.	20,000	100	1.20 ^F	NA	700	15+(H/10)	(H+L)/6	(H+L)/6 At least 30 ft.	4	40	10%	20%
B4	Mixed Use	-	50	1.50	NA	700	0	0	10+(L/10)	5 ^T	60		
	Mixed Use	>20,000	50	1.00	NA	700	0	0	10+(L/10)	4 ^T	50	10%	H
										3	40		
B4	Any other permitted Use	-	50	1.00	NA	NA	-	-	10+(L/10)	3	35	10%	H
B5	Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR}	6,000	60	0.75	NA	2,500	20	10	20	2-1/2	35	10%	30%
B5	Building with a principal use of a town house structure or apartment house	20,000	100	1.50	NA	550	15+(H/10) At least 20 ft.	(H+L)/6 At least 20 ft.	(H+L)/6	NA	75 ^N	10%	15%
B5	Mixed Use	-	50	1.80	NA	700	0	0	10+(L/10)	5 ^T	60		
		>20,000	50	1.40	NA	700	0	0	10+(L/10)	5 ^T	60	10%	-
										3	40		
B5	Any other permitted use	-	50	1.40 ^I	NA	600	-	-	(H+L)/6	5 3	60 40	10%	(20% for residential use) H
B5		>40,000	100	1.50 ^I	NA	550	-	-	(H+L)/6	NA	75 ^N	10%	H
B5		>80,000	150	1.80 ^I	NA	550	-	-	(H+L)/6	NA	75 ^N 40	10%	H
MU	All permitted Uses	40,000	-	1.00	40%	NA	(H+L)/6 Not less than 30 ft.	(H+L)/6 Not less than 30 ft.	(H+L)/6 Not less than 30 ft.	NA	70 ^{N, S}	50%	15%

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I	All permitted uses	-	-	1.50	NA	NA	10	10 ^J	10 ^J	4	52	-	-
	Mixed Use	-	-	1.50	NA	NA	10 ^J	10 ^J	10 ^J	3 4 ^T 3	39 52 39	-	-
T	Uses 4.01, 5.01, 5.05,	6,000	60	0.35	NA	NA	25	10	20	2-1/2	35	30%	-
PUD	All permitted uses	200,000 ^K	-	0.80	NA	NA				NA ^L	85		(See Sect. 6.30)
	Mixed Use	200,000 ^K	-	0.80	NA	NA			(See Section 6.28) (See Section 6.28)	NA ^{L,T}	85 40 40	-	-
OS	All permitted uses	-	-	-	-	-	-	-	-	-	-	-	-

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Notes to Table 2

(Note: bold cross-references are the numbers in the first reading draft)

- A See Section **8.26** for exceptions.
- B In R0, R1 and R2 districts, the rear yard need not be more than 20 percent of the full lot depth.
- C One side yard shall not be less than 10 feet, and the total of both side yards shall not be less than 16 feet.
- D A town house structure shall not exceed 150 feet or 6 town houses in length for a single-story structure nor 120 feet for that part of the structure more than one story in height. See also Section **8.6.11** for end yards for town house structures and Section **8.6.7** for minimum court dimensions.
- E L is the length of a wall parallel (or within 45 degrees of parallel) to the lot line, measured parallel to lot line, subject to the provisions of Section **8.6.12** for buildings of uneven alignment or height. H is height of that part of the building for which the setback or yard is to be calculated.
- F See the bonus provisions of Section **8.4.2**.
- G When two numbers are listed, see Section **8.5.1** for the applicable height regulation.
- H Open space requirements for residential uses (computed from their floor area only) shall be 10 percent landscaped and 20 percent usable in the B1, B2, B2A, B3, and B4 districts, and 15 percent usable in the B5 district.
- I May increase with bonus provisions of Section **8.4.2**; however, in no event shall the residential uses exceed a floor area ratio of 1.50.
- J Not required where abutting railroad track or railroad right-of-way if the railroad is to be used for loading or unloading.
- K Lots in separate ownership of less than 200,000 square feet in area shall be developed according to the dimensional, density, and use regulations of the B3 district.
- L Residential uses shall not be more than 5 floors of such building.
- M For each structure consisting of a single family dwelling, two family dwelling, duplex family house, or three family dwelling, each such structure shall meet both the minimum lot requirements and frontage requirements imposed hereby.
- N The maximum heights in feet of any building or buildings may be modified by Special Permit of the Arlington Redevelopment Board in any case under the provisions of **Section 3.4** of this bylaw provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than twelve feet.
- O Any lots shown on the zoning map as proposed by the zoning bylaw change first advertised on February 21, 1991, as being in the R0 district, and which were duly recorded with the Registry of Deeds on or before February 21, 1991, and which did not contain a principal building, or for which a building permit was not issued, may be built upon with a single family residential use provided that the lot contains not less than 6,000 square feet of area and 60 feet of frontage.
- P See **Table 1**.
- Q In cases subject to Section **3.4** Environmental Design Review, the Redevelopment Board in evaluating the proposal may by Special Permit adjust the required setbacks set forth elsewhere in this Bylaw to account for specific conditions unique to the proposal.

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R These dimensional requirements shall not apply to any special permit issued before the first advertisement of this bylaw change in February, 2004.

S Where a lot has slope in excess of 5 percent, and the development is subject to Environmental Design Review, the height of a building shall be measured from the ground immediately adjacent to a portion of the building with the same height throughout its length. The ARB may adjust the height provided there is a positive finding by the ARB that the building meets the standard of **Section 3.4**, except that in no case may the height exceed the height limitation in the district by more than 20 feet.

T Upper Story Building Step Backs are required for structural floors over three stories, as required in **Section 8.6.14**.