

Arlington Zoning Bylaw (Revised 2)  
First Reading Draft 06-15-2017

**TABLE 1: TABLE OF USES**

CLASS OF USE	R0	R1	R2	R3	R4	R5	R6	R7	B1	B2	B2A	B3	B4	B5	MU	PUD	I	T	OS
<b>A. RESIDENTIAL USE<sup>1</sup></b>																			
Single-family detached dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y			
Two-family dwelling, duplex			Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y			
Three-family dwelling				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP			
Townhouse				SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP	SP			
Apartment building						SP	SP	SP		SP	SP	SP	SP	SP	SP	SP			
Licensed lodging house				SP	SP	SP	SP	SP	SP					SP		SP			
Group home	Y	Y	Y	Y	Y	Y	Y	Y	Y						Y	Y			
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building					SP	SP			SP										
Conversion of one or two-family dwelling or structure to licensed bed and breakfast	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP					
Assisted living residence							SP					SP			SP				
<b>B. INSTITUTIONAL, EDUCATIONAL</b>																			
Community center, youth club, adult education center, or similar facility operated by an educational, religious, or non-profit institution	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP		SP	SP	SP			
Nonprofit, members-only private club or lodge				SP	SP	SP	SP	SP	SP	SP	SP	SP	Y	SP	SP	SP	SP		
Hospital																SP			
Licensed nursing home, rest home, convalescent home	SP <sup>c</sup>	SP <sup>c</sup>	SP <sup>c</sup>	SP	SP	SP	SP	SP							SP	SP			
Town or nonprofit cemetery, mausoleum or crematorium	SP	SP																	

<sup>1</sup> Notwithstanding the provisions of Table 1, any residential use except Assisted Living Residence shall comply with Section 10.1, Inclusionary Housing, when the number of units is six or more.

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Library, museum or art gallery open to the public and not conducted as a private gainful business. (Permitted if a component of a public or non-profit educational use.)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP		SP			
<b>C. AGRICULTURAL</b>																			
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted partly or wholly outdoors, commercial greenhouse or garden										Y	Y	Y	Y	Y	Y	Y			
Farm (except the raising of livestock or poultry) or market garden but in no case shall goods or produce be sold that are not the natural products of the premises in question. (Permitted, including livestock and poultry, if located on 5 or more acres.)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y
<b>D. PUBLIC RECREATIONAL, ENTERTAINMENT</b>																			
Conservation land																			Y
Municipal or non-profit park, playground, or outdoor recreation facility	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Municipal or non-profit recreation building				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Fire station				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Police station				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Town office building				Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
U.S. Post Office										SP	SP	SP	SP	SP		SP			
Municipal public works yard and associated maintenance, storage, and office facilities				SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP		
Municipal or non-profit fishing, tennis, swimming, skating, golf club or other outdoor recreation facility	SP	SP	SP	SP	SP	SP	SP	SP						SP	SP	SP			
<b>E. UTILITY, TRANSPORTATION, COMMUNICATIONS</b>																			

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Bus, rapid transit, or railroad station										SP	SP	SP	SP	SP		SP		SP	
Motor freight terminal and warehousing													SP				SP		
Essential services	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		
Radio or television studio or receiving facility without wireless transmitting facilities							Y	Y	Y	Y	SP	Y	Y	Y	SP	Y	Y		
Municipal radio or television studio or receiving facility licensed by the Town		SP																	
Municipal or other public parking area or structure	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	
Commercial off-street facility							SP	SP		SP	SP	SP	SP	SP		SP	SP		
Non-residential parking lot in a residential district serving a business use in an adjoining B3 or B5 district and entered from said B3 or B5 district, provided no business, sales, service, or loading operations are performed, and providing there is compliance with the screening provisions of Section X.xx.	SP	SP	SP	SP	SP	SP	SP	SP											
Residential surface parking serving residential uses in another zoning district provided that: the lot used for parking abuts the residential property it serves for at least 50 ft.; and both lots are under common ownership; and there is compliance with the screening provisions of Section X.xx.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	SP		
Bikeway																			Y
The extension of any use into a T District, for uses allowed by right or by special permit in an adjacent zoning district																			
Wireless Communications Facility	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
Ground-Mounted Solar Photovoltaic Installation																	Y		
<b>F. COMMERCIAL, STORAGE USES</b>																			

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Sale or rental of automobiles and other motor vehicles, or tires or other motor vehicle accessories, and accessory storage conducted entirely within an enclosed structure													SP			SP	SP		
Outdoor sales and storage of undamaged and operable automobiles													SP			SP	Y		
Automobile repair garage													SP			SP	SP		
Car wash													SP			SP	SP		
Gasoline filling station for the retail sale of gasoline, oil, and auto accessories and minor automotive repairs and servicing													SP			SP			
<b>G. PERSONAL &amp; BUSINESS SERVICES</b>																			
Copy center for personal and business use										Y	Y	Y	Y	Y		Y	Y		
Personal service establishments										Y	Y	Y	Y	Y		Y			
Hand laundry, dry cleaning and tailoring uses with more than 5 employees on the premises at any one time										SP	Y	Y	Y	Y		Y			
Consumer service establishments									SP	Y	Y	Y	Y	Y		Y	Y		
Funeral Home						SP	SP	SP	Y	Y	SP	Y		Y		Y			
Veterinary and animal care, which may include boarding of animals as an accessory use										Y	Y	Y	Y	Y		Y			
<b>H. HOSPITALITY &amp; FOOD SERVICE ESTABLISHMENTS</b>																			
Hotel, motel											SP	SP	SP	SP		SP			
Restaurant, including but not limited to lunchroom, cafeteria															SP				
Under 2,000 sq. ft. gross floor area									SP	Y	Y	Y		Y	SP	Y	Y		
More than 2,000 sq. ft. or any restaurant that is the principal use on a lot greater than 10,000 sq. ft. in area.								SP		SP	SP	SP	SP	SP	SP	SP			
Under 1,500 sq. ft. gross floor area										Y	Y	Y		Y		Y			

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More than 1,500 sq. ft. any establishment that is the principal use on a lot greater than 10,000 sq. ft. in area										SP	SP	SP		SP		SP			
Drive-in food service establishment													SP						
Catering											SP	SP	Y			SP	Y		
<b>I. RETAIL</b>																			
Retail store => 3,000 sq. ft.								SP		SP	SP	SP	SP	SP		SP			
Retail < 3,000 sq.								SP		Y	Y	Y	Y	Y		Y			
Establishments having more than 1,000 sq. ft. of gross floor area for the manufacture, assembly or packaging of goods, provided that at least 50 percent of such merchandise is sold at retail on the premises and that all display and sales are conducted within a building										SP	SP	SP	SP	SP		SP	SP		
Having less than 1,000 sq. ft. of gross floor area										Y	Y	Y	Y	Y		Y	Y		
<b>J. OFFICE USES</b>																			
Professional, business, or medical or dental offices with less than 3,000 sq. ft. of gross floor area per building					SP	SP	Y	Y	SP	Y	Y	Y	Y	Y	SP	Y	Y		
Professional, business, or medical or dental offices with 3,000 sq. ft. or more of gross floor area per building							SP	SP		SP	SP	SP	SP	SP	SP	SP	SP		
Professional, business, medical, or dental office in an existing building originally designed for single or two- family residential use, provided the building retains its characteristic design <sup>2</sup> and fronts on a street with at least a 50-foot right-of-way width					SP	SP	Y	Y	SP										
Fronts on a right-of-way width of less than 50 feet					SP	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP		

<sup>2</sup> What does this mean?

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Bank, credit union, trust company or similar financial institution*											SP	SP	SP	SP		SP			
<b>COMMERCIAL ENTERTAINMENT, AMUSEMENT, ASSEMBLY USES</b>																			
Outdoor amusement park, theater, sports facility, or recreational facility conducted for a profit											SP	SP							
Enclosed entertainment and recreation facilities including a bowling alley, health club, skating rink or other recreation activity conducted for a profit										SP	SP	SP	SP	SP	SP	SP	SP		
Indoor motion picture theater										SP	SP	SP	SP	SP		SP			
Enclosed entertainment and recreation facilities not conducted as a private gainful business	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		
<b>K. WHOLESALE TRADE, STORAGE</b>																			
Wholesale business and storage in an enclosed structure, excluding the storage of flammable liquids, gas, or explosives											SP		SP				Y		
Wholesale storage and sale of flammable liquids, which may include up to 50 percent of business done as retail trade upon the premises													SP				SP		
Open or enclosed storage of operative vehicles.													SP				SP		
Storage of fluid other than water as a principal use																	SP		
Open storage of raw materials, finished goods, or equipment																	SP		
Office, display or sales space of a wholesale, jobbing, or distributing establishment provided that no more than 25 percent of floor space is used for assembling, packaging and storing of commodities											SP	SP	Y	Y		Y	Y		

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<b>L. INDUSTRIAL USES</b>																			
Laundry or dry cleaning plant														SP				Y	
Printing, binding, or engraving plant											SP		SP				Y		
Industrial services, such as machine shop, welding shop, plumbing, electrical or carpentry shop or similar service																	Y		
Yards and buildings of general contractor, subcontractor or other building tradesman.													SP				Y		
Stone cutting, shaping and finishing in enclosed buildings													SP				Y		
Autobody or paint shop, provided that all work is carried out inside the building																	SP		
Truck service and repair, exclusive of bodywork and painting													SP				SP		
Light manufacturing													SP				SP		
Artisanal Fabrication									SP	SP	SP	SP	SP	SP	SP	SP	Y		
Artistic/Creative Production									SP	Y	Y	Y	Y	Y	SP	SP	Y		
<b>M. RESEARCH, LABORATORY, RELATED USES</b>																			
Research & development								SP		SP	SP	SP	SP	SP		SP	Y		
Technical offices including offices with data processing facilities; laboratories and testing facilities; or offices with minor assembly or fabrication activities provided that the activities occupy no more than 25 percent of the floor area.						SP	SP	SP	SP	SP	SP	SP	SP			SP	SP		
<b>N. OTHER NONRESIDENTIAL USES</b>																			
School, college or other institution, such as a trade, driving, music, dancing, martial arts or professional school conducted as a private gainful business										Y	Y	Y	Y	Y		Y			

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Medical Marijuana Treatment Center, Permitted as such by the Arlington Board of Health												SP		SP					
Mixed Use									SP	SP	SP	SP	SP	SP	SP	SP	SP <sup>d</sup>		
Adult Uses														SP					
<b>M. ACCESSORY USES</b>																			
Renting of rooms, up to a maximum of three	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y			Y		
Accessory private garage for noncommercial motor vehicles	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard	Y	Y	Y	Y	Y	Y							Y			Y	Y		
Accessory structure, such as a private garage, playhouse, greenhouse, tool shed, private swimming pool, carport, or similar accessory structures not used as part of business	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Accessory structure such as a sign kiosk, open shelter, convenience facility or similar accessory structure, not used as part of for profit business																			SP
Home occupation	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Famiy day care home for no more than six children at one time	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	SP	Y			
Accessory retail, office, or consumer service use in an apartment dwelling over 20,000 sq. ft. in gross floor area, provided: all activities are located on the first floor or basement floor levels, such uses shall not occupy more than 2,000 sq. ft.; all materials, goods, and activities in connection with said uses shall be confined completely within the building							SP	Y		Y	Y	Y	Y	Y	Y	Y	SP		



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Newsstand, barber shop, dining room or cafeteria, and similar accessory services primarily for occupants or users thereof within a hotel, office or industrial uses provided such use is conducted within and entered only from within the principal building							SP	SP			Y		Y	Y	Y	Y	Y		
Accessory off-street parking and loading spaces conforming to the provisions of Article 8	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		SP
The storage or keeping of not more than one commercial vehicle:																			
In a private garage accessory to a dwelling if owned or used by a person residing in such dwelling	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		
Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling	SP	SP	SP	SP	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y		Y	Y		
Parking of not more than 4 commercially-owned shared vehicles					SP	SP	Y	Y	SP	Y	Y	Y	Y	Y	Y	Y	Y		
Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town	SP	SP	SP	SP	SP	SP	Y	Y	SP	Y	Y	Y	Y	Y		Y	Y		
Outdoor storage essential for the operation and conduct of a use in a business district, not to exceed 25 percent of the lot coverage of the principal building									SP	SP	SP	SP	SP	SP					
Outdoor storage of not more than 3 vehicles damaged or inoperative as a result of a collision																	SP		
Temporary food or beverage concession for profit at an event	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y		Y	Y		SP
Other accessory use customarily incidental to a permitted principal use	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP
Activities, accessory to a principal use permitted as a right, that are necessary in connection with scientific research or scientific development or related production									SP	SP	SP	SP	SP	SP		SP	SP		

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Up to three dwelling units in a building containing a business or service use in accordance with the residential standards for that district					SP	SP	Y	Y	SP	SP	SP	SP	SP	SP		SP			
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use	SP	SP	SP	SP	SP	Y	Y	Y	SP	Y	Y	Y	Y	Y	SP	Y			
Cable television studio and/or head end site including antenna and satellite reception facility	SP	SP	SP	SP	SP	SP					SP								
Catering service								Y	Y	Y	Y	Y	Y	Y		Y	Y		
Keeping of up to six hen chickens permitted by the Arlington Board of Health for egg-laying, pet, or other non-commercial purposes in an enclosure in the rear yard of a property at least six feet from all property lines and at least 25 feet from residences on adjacent lots	Y	Y	Y																
Temporary, seasonal signage in accordance with an overall signage plan at a fenced athletic field with one or more permanent structures to seat more than 300 persons		SP																	