

Arlington Zoning Recodification * Overview of Draft Zoning Bylaw

July 13, 2017

summary of proposed changes

■ Reorganization & Document

Design

- Renumbering
- Rearrangement and placement of district regulations
- Existing text/outline regulations moved to tabular format where possible (see example below)
- Use of color to group major parts of the Zoning Bylaw
- Color guide in margin of each right-hand (front-side) page

| | |
|-----------------------------|---|
| BASIC REQUIREMENTS | Section 1. Purposes and Authority Section 2. Definitions |
| ADMINISTRATIVE | Section 3. Administration & Enforcement |
| DISTRICTS & USES | Section 4. Establishment of Districts Section 5. District Regulations |
| STANDARDS | Section 6. Site Development Standards Section 7. Special Permits Section 8. Special Regulations |

R7 District Example

| | Requirement | | |
|---|--|-------------------------------------|--------------------------------|
| | Minimum Lot Area (sq. ft.) | Minimum Lot Area per Unit (sq. ft.) | Minimum Lot Frontage (ft) |
| Any permitted structure | 20,000 | 550 | 100 |
| | Minimum Yard (ft) | | |
| Principal Buildings & Structures | Front | Side | Rear |
| Accessory Buildings & Structures Detached Garages | 15+(H/10) | (H+L)/6 Min. 20 ft. | (H+L)/6 Min. 20 ft. |
| | Minimum Open Space Pct. Gross Floor Area (%) | | Maximum Lot Coverage (%) |
| | Landscaped | Usable | |
| Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling | 10 | 30 | 35% |
| Townhouse structure | 10 | 30 | N/A |
| Apartment conversion | 10 | 30 | 35% |
| Nursing home conversion | 30 | N/A | N/A |
| Any other permitted use | 30 | N/A | N/A |
| | Maximum Height (stories) | Maximum height (ft) | Maximum Floor Area Ratio (FAR) |
| Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling | 2 ½ | 35 | N/A |
| Apartment conversion | 3 | 40 | N/A |
| Other permitted residential uses | 3 | 35 | 0.70 |
| Nursing home conversion | 3 | 35 | N/A |
| All other permitted uses | 2 ½ | 35 | 70 |
| Detached accessory structure (>80 sq. ft) | 2 | 20 | N/A |
| Detached accessory structure (<= 80 sq. ft.) | 1 | 7 | N/A |



■ Text

- “Cleanup” where possible, e.g., to simplify Jamesian sentences, reduce legalese, replace old/archaic or imprecise words with familiar words
- Commas!
- Minimize text revisions that would effectively change established land use policies.
- Administrative regulations removed from ZBL wherever possible; should be handled administratively by ARB, ZBA
- Note: “minimize” is the key word. Sometimes wording changes to eliminate inconsistencies, conflicts, or obsolete provisions *do* require policy choices by the Town. Where these kinds of text changes occur, they are footnoted in the draft.
- Effort made to transfer existing table footnotes to text or tables where possible.

■ Definitions

- Many definitions updated
- Many new definitions (for terms currently undefined)
- Definition for related terms grouped and placed in color boxes, e.g., all terms associated with “dwelling” or “building”

■ User Guides (in addition to the colors!)

- Index (but partial in draft Bylaw)
- Detailed table of contents
- Introduction (to be included in the final Hearing Draft) – separate from the actual Zoning Bylaw – explaining zoning, differences between zoning and other kinds of development regulations, differences between jurisdiction of ARB, ZBA, other town boards with regulatory authority.

■ Examples of Content Changes

- 11.05 - Inland Wetlands and 11.07 - Filling of Water/Wetland Area eliminated: old/archaic, duplication of effort, potential inconsistency. Arlington Conservation Commission has a better local wetlands bylaw and more authority to protect wetland resources.
- Sign Bylaw to be transferred to General Bylaws.
- Reworking of detached garage requirements in R districts to make them consistent with other detached residential accessory structures.
- Front yard parking regulation changed from no parking in front setback to no parking between front building line and street (except in side driveways, of course).
- Average front setback provision changed from undefined “block” to distance from vacant lot or lot with proposed reconstruction of a teardown.

