

An aerial photograph of a residential neighborhood with a green overlay. The overlay contains the title and subtitle of a report. The background shows a dense residential area with many trees and houses. A baseball field is visible in the upper middle section. The green overlay is a solid color and contains white text.

Arlington Industrial Zoning District

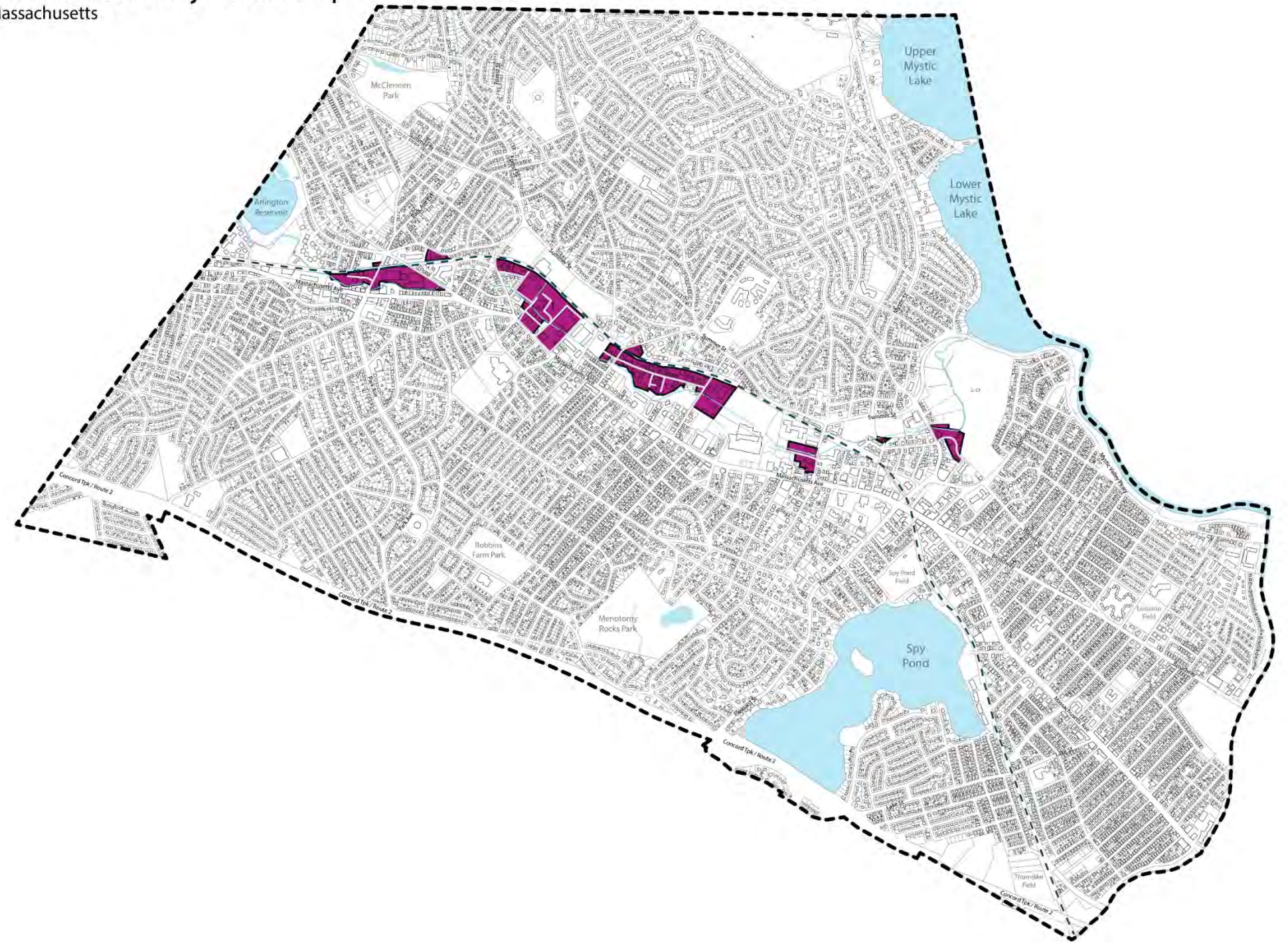
HARRIMAN
Site Analysis and Recommendations
April 2020

Goals

Goals

- Understand the current uses and real estate assets in Arlington's industrial districts
- Establish a realistic picture of Arlington's market for all types of real estate uses in order to frame choices between jobs, diverse uses, and value
- Test the capacity of current zoning to attract development
- Propose zoning changes that can better attract desired development, serve the community, create jobs, and improve Arlington's public realm

Industrial District Study - Base Map
Arlington, Massachusetts



Site Analysis and Test Fits

Zoning - Industrial

Setbacks -

- Front: 10 feet
- Side - 10 feet
- Rear - 10 feet

Height - 52 feet special permit
39 feet by-right

Reduced Height Buffer Area:
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 it is determined as a specific finding of a special permit that the properties in the adjacent R0, R1, R2, or OS district would not be adversely affected due to existing use or topographic condition.

Floor Area Ratio - 1.5

Building Coverage - N/A

Parking Requirement:

- Office: 1 per 500 s.f.
- Manufacturing: 1 per 600 s.f.

Bicycle Parking -

- Office: 0.30 spaces per 1,000 s.f.
- Manufacturing: 0.80 spaces per 1,000 s.f.

Loading -

- Office:
5,000 - 50,000 = 1
50,001 - 100,000 = 2
100,001 - 150,000 = 3

Manufacturing:

- 5,000 - 20,000 = 1
20,001 - 40,000 = 2
40,001 - 120,000 = 3
120,001 - 200,000 = 4

Community Benefits

Benefits for the community required to achieve a maximum height of 52 feet within the Reduced Height Buffer Area (Section 5.3.19).

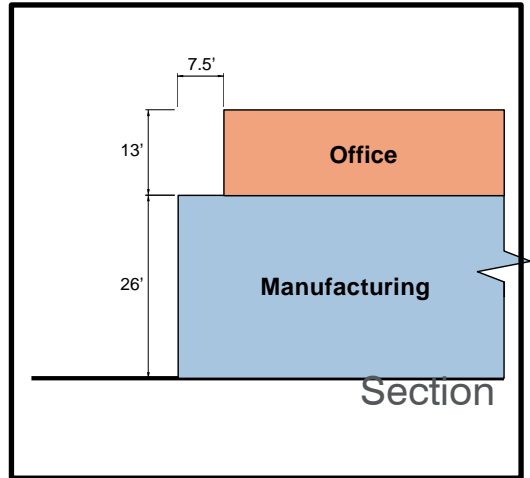
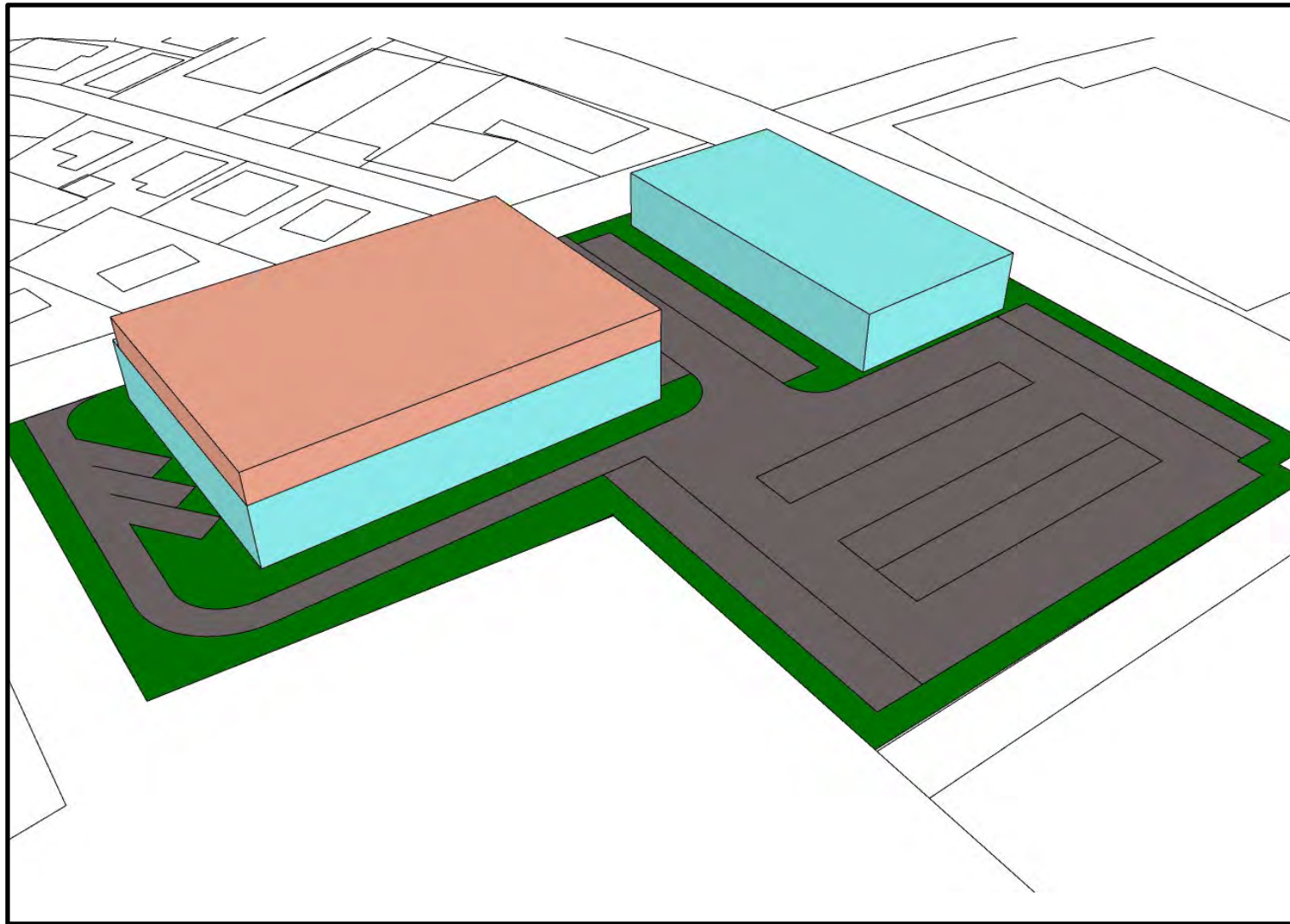
These benefits are described in the

Exceptions to Maximum Height

Regulations in the Industrial District

(Bonus Provisions) beginning on page 54.

Forest Test Fit Parcels - Reduced Height Buffer Applies



— — — — —
Ryder St MWRA
Easement

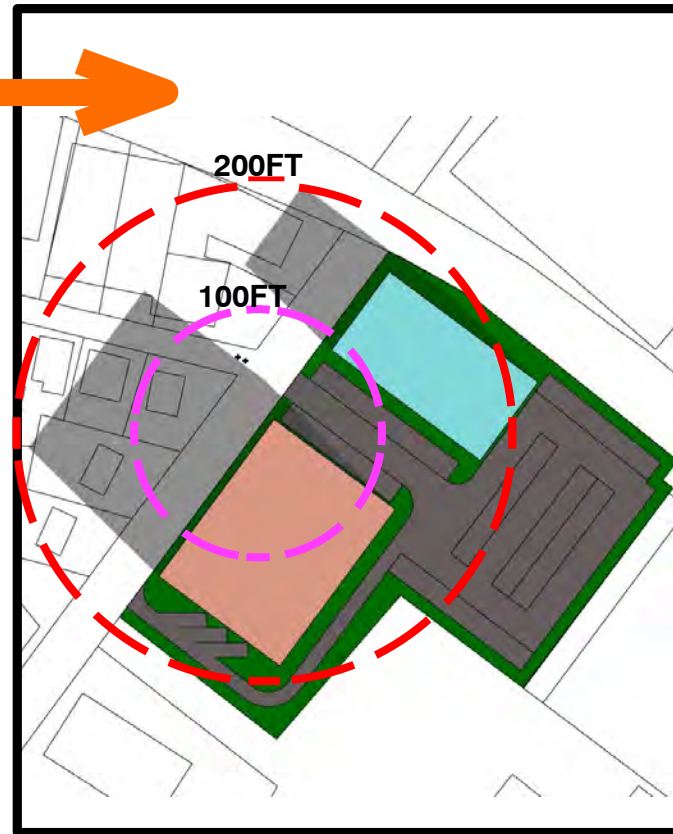
USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				31,000	1	26	26	31,000	39FT	52		2			
OFFICE				18,300	1	13	13	18,300		37		1			
TOTAL	94,878	2.18	142,317		2		39	49,300		89	101	3	35,350	31,000	28,528

Potential Annual Revenue Impact
\$99,000
+
Potential Annual Cost Impact
(\$10,000)
=
Potential Annual Fiscal Impact
\$89,000

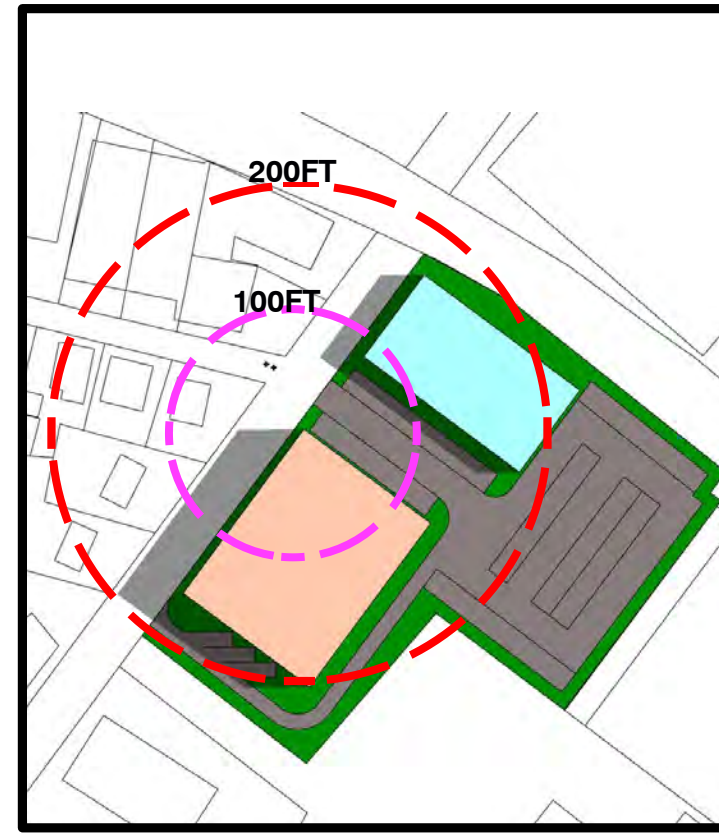
Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.



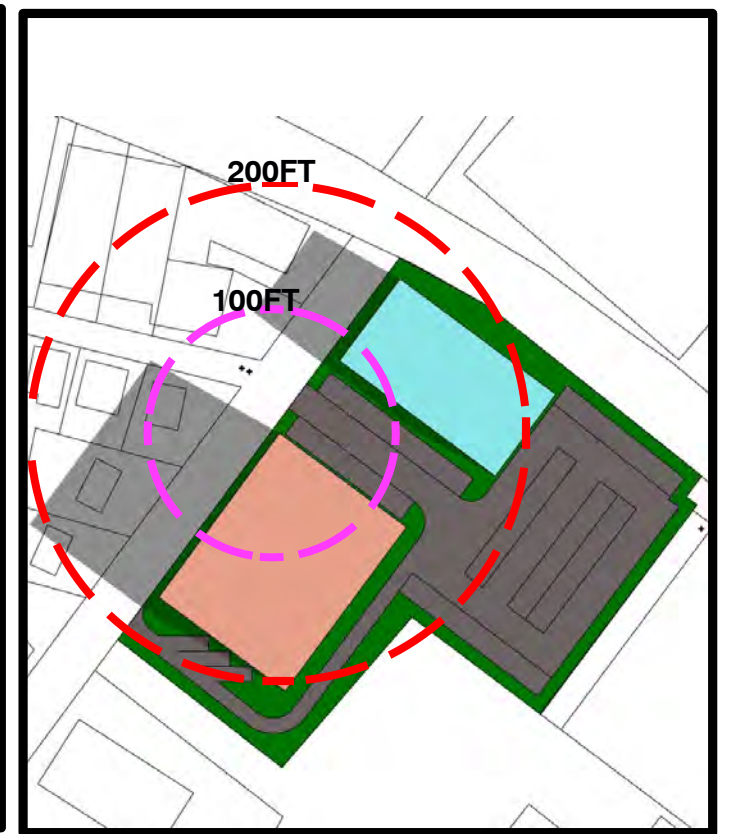
WINTER 8:00 A.M.



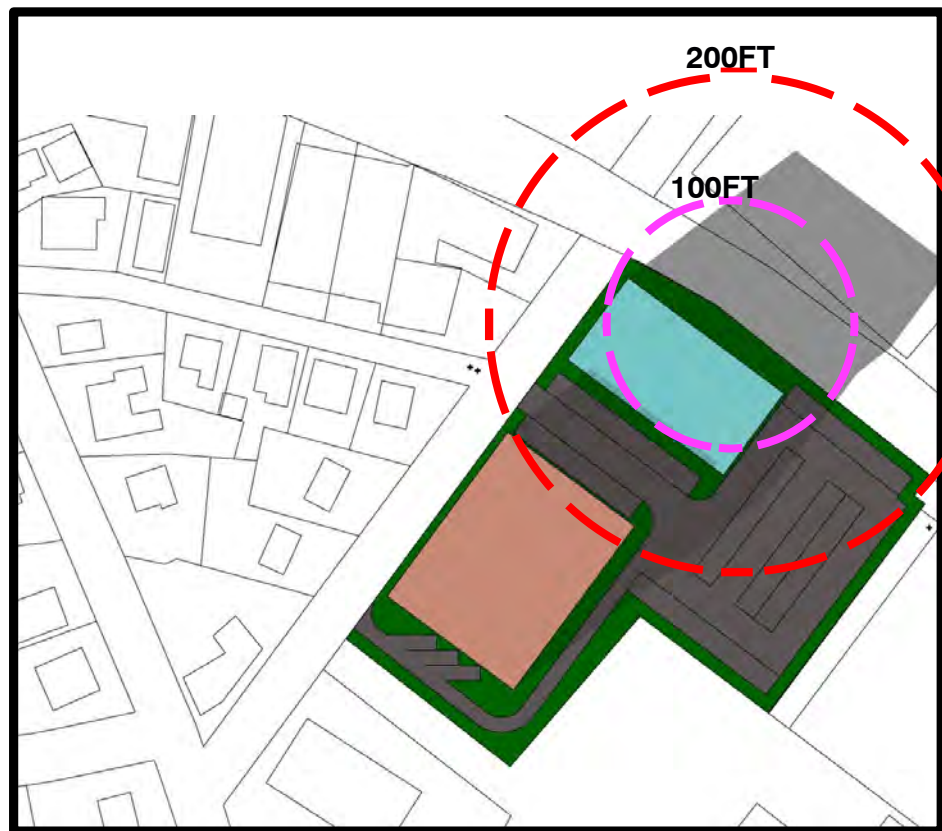
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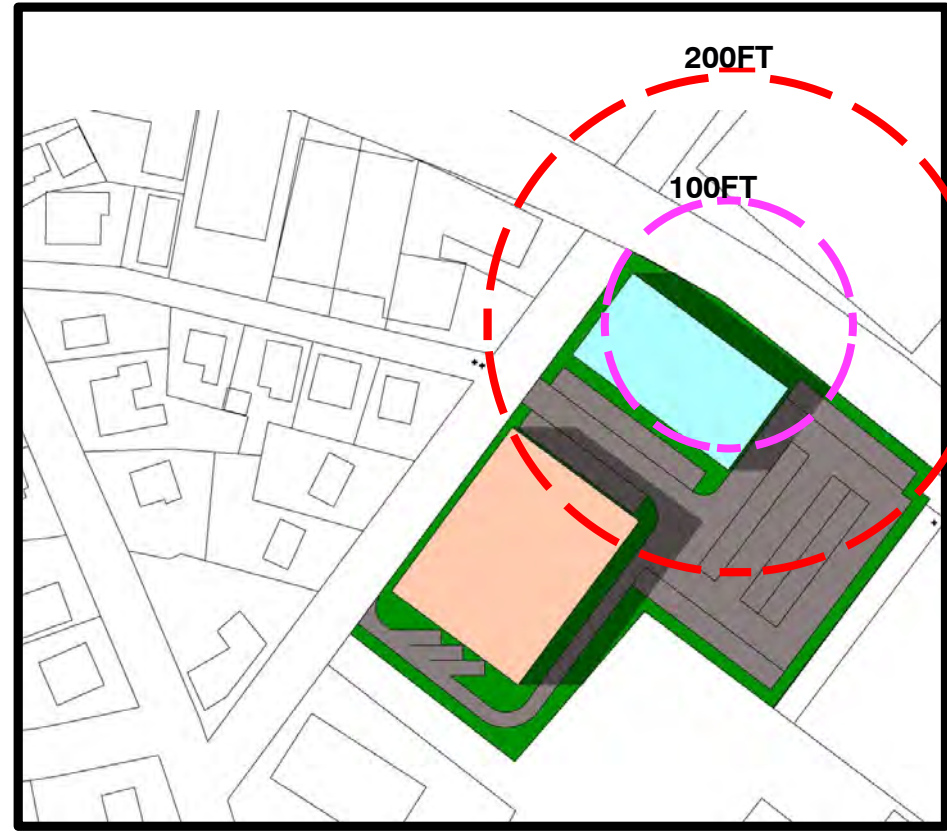
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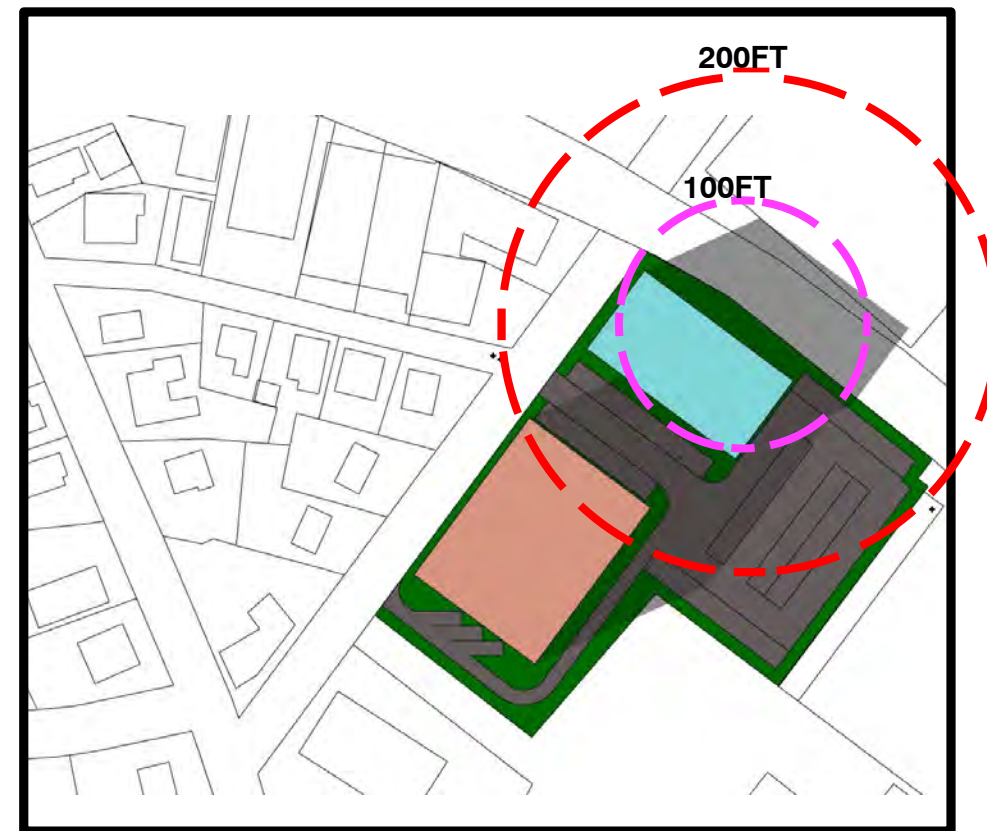
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WINTER 4:00 P.M.

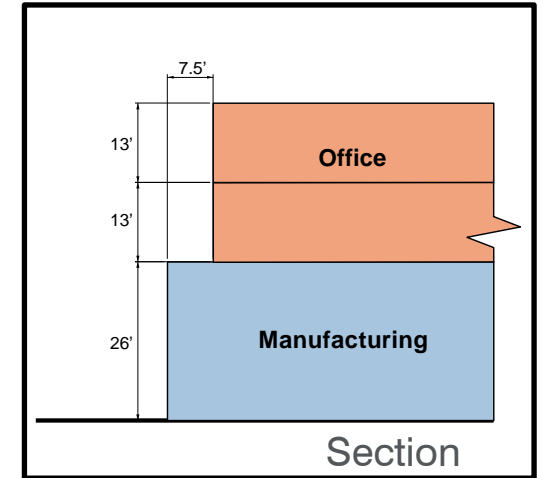
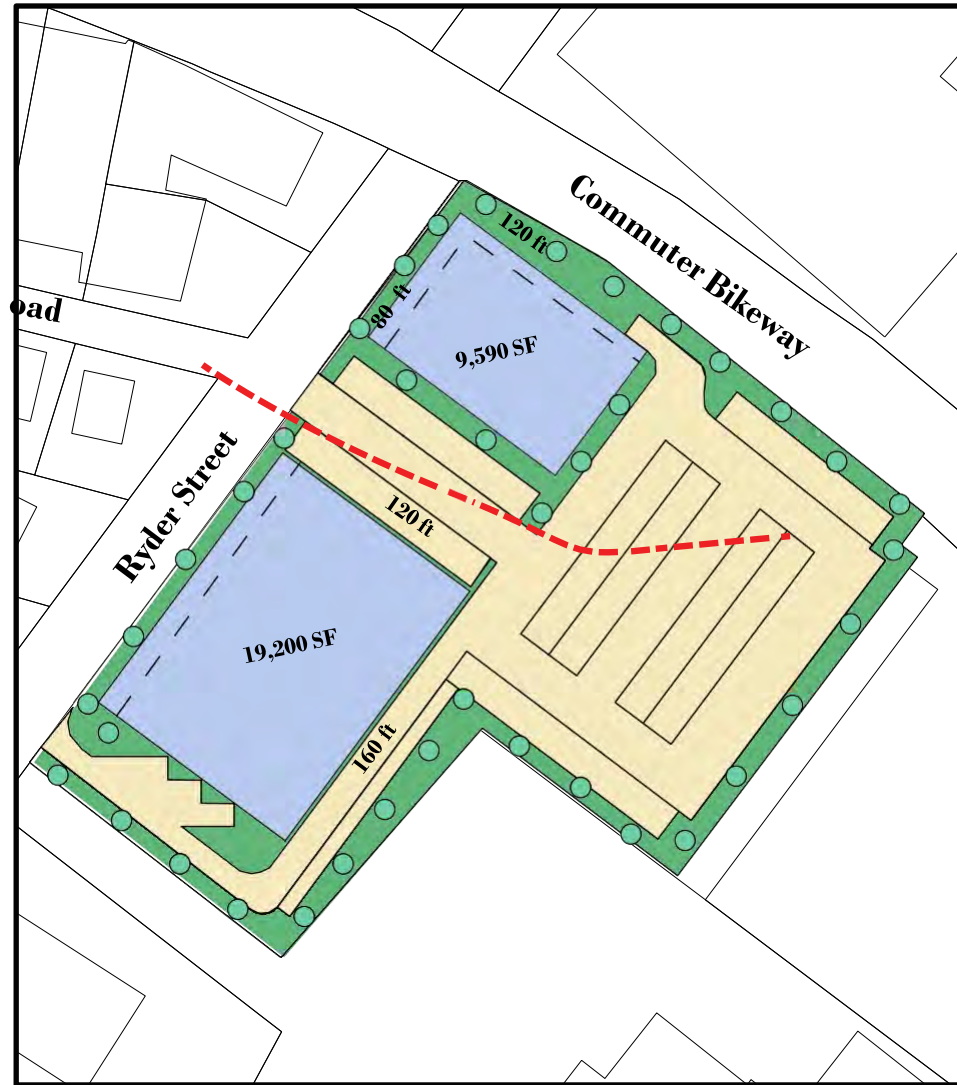
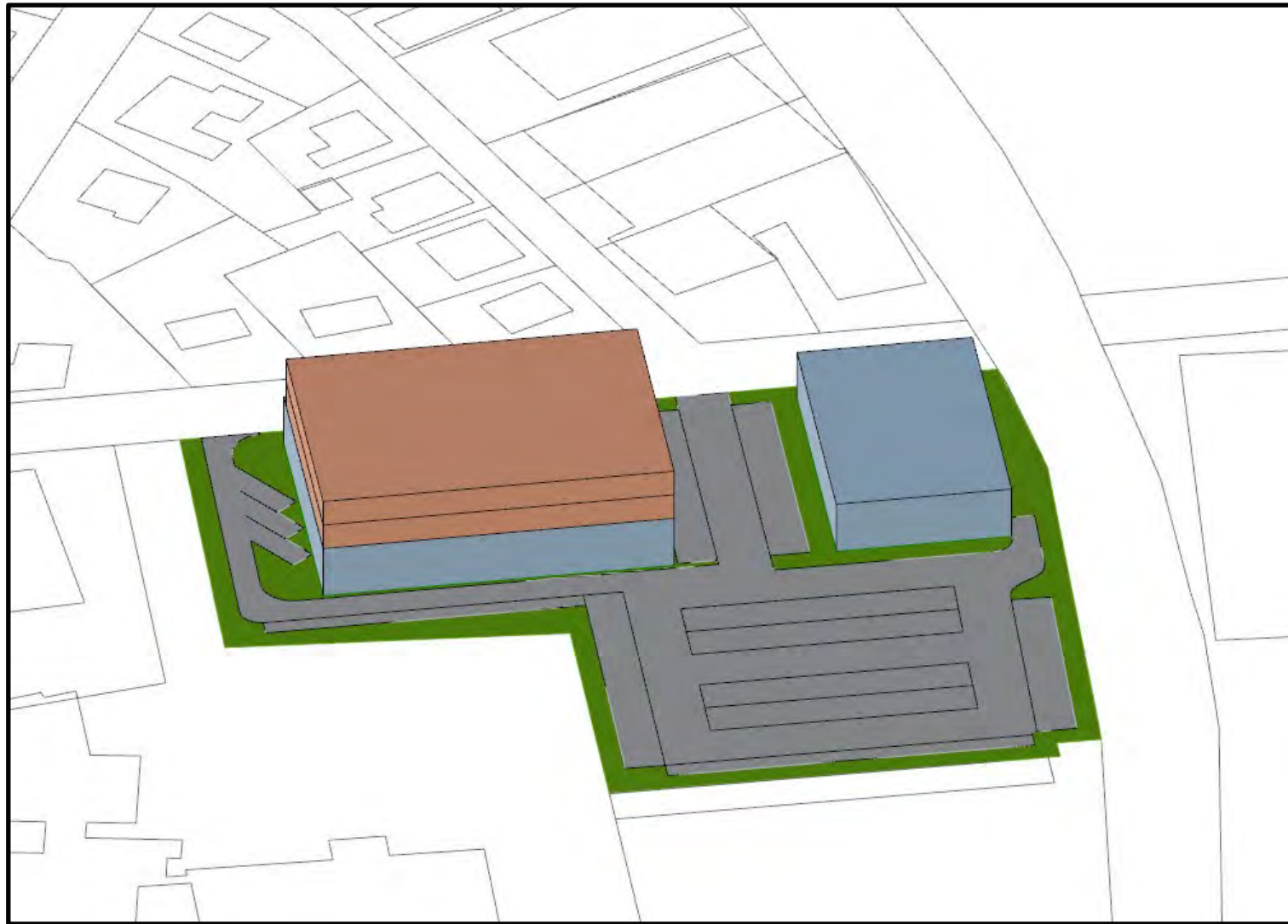


SUMMER 4:00 P.M.



FALL 4:00 P.M.

Forest Test Fit Parcels - Special Permit



Ryder St MWRA Easement

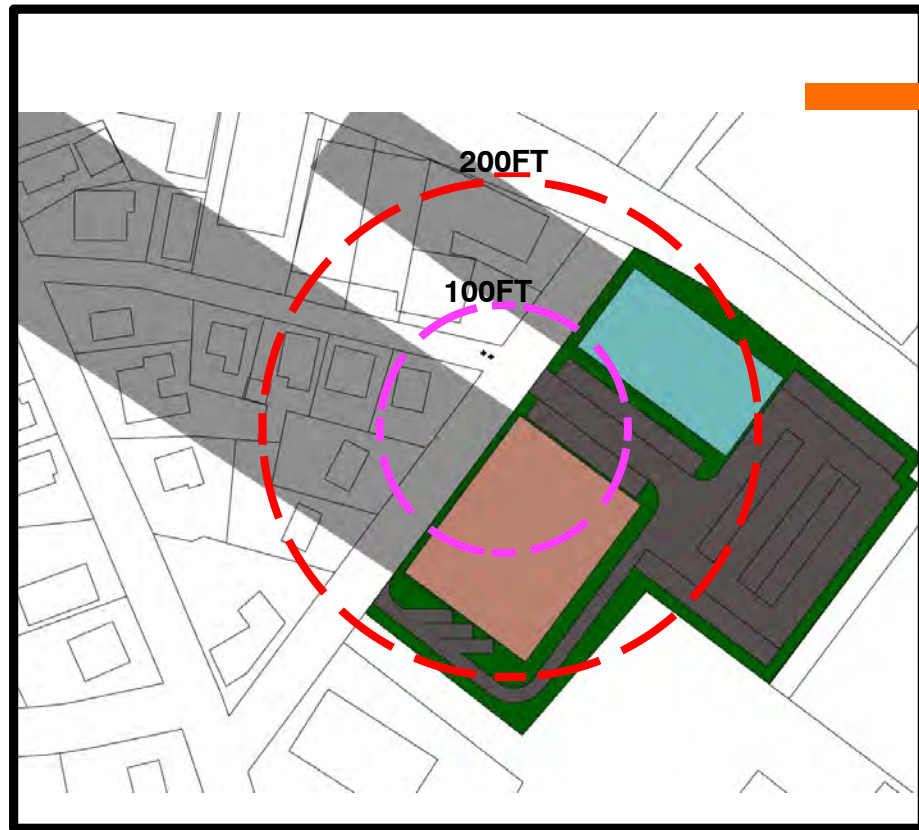
USE	LOT SIZE (SF)	LOT SIZE	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				28,790	1	26	26	28,790		48		2			
OFFICE				18,000	2	13	26	36,000		72		1			
TOTAL	94,878	2.18	142,317		3		52	64,790		120	128	3	41,994	28,790	24,094

Potential Annual Revenue Impact
\$136,000

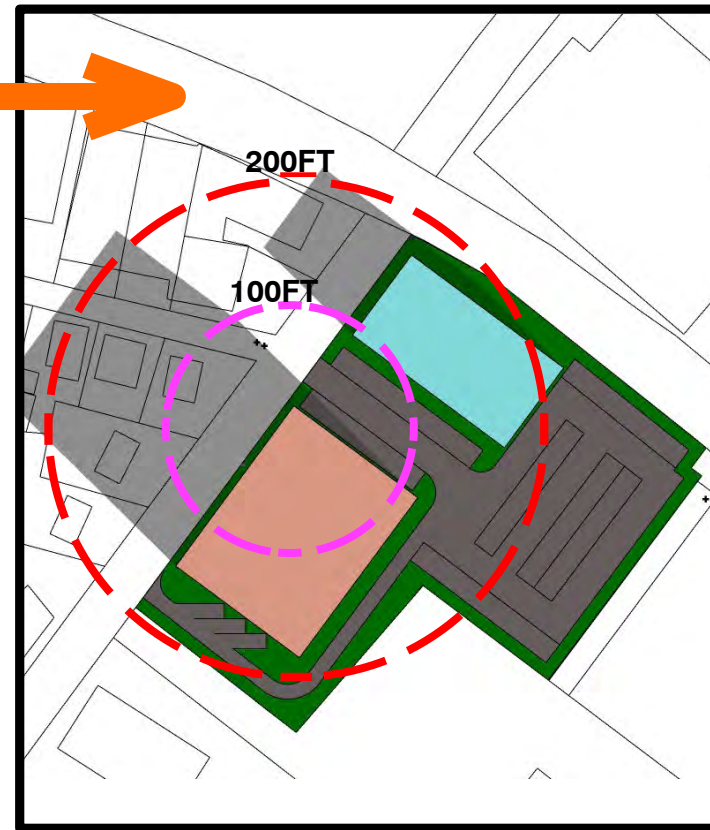
Potential Annual Cost Impact
(\$14,000)

Potential Annual Fiscal Impact
\$122,000

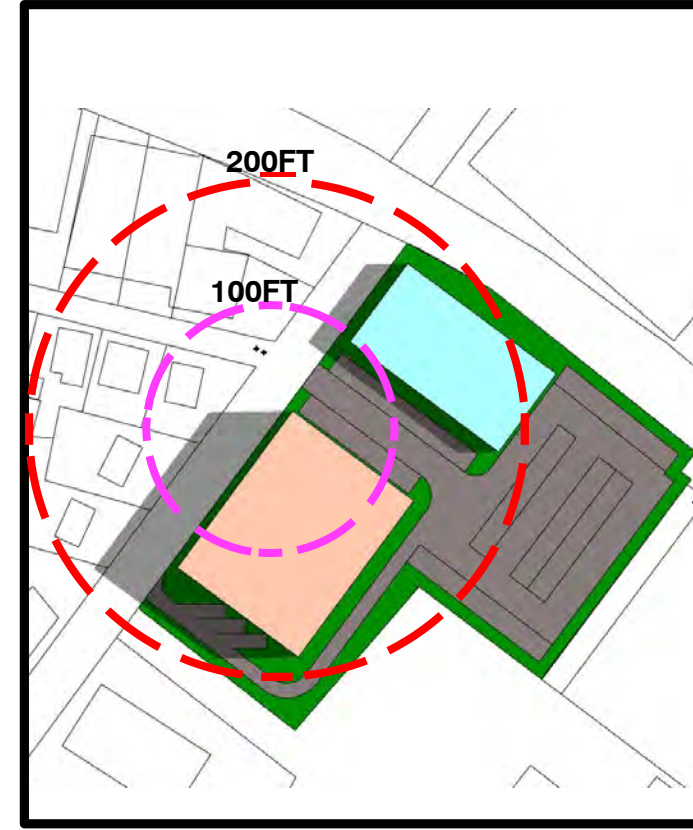
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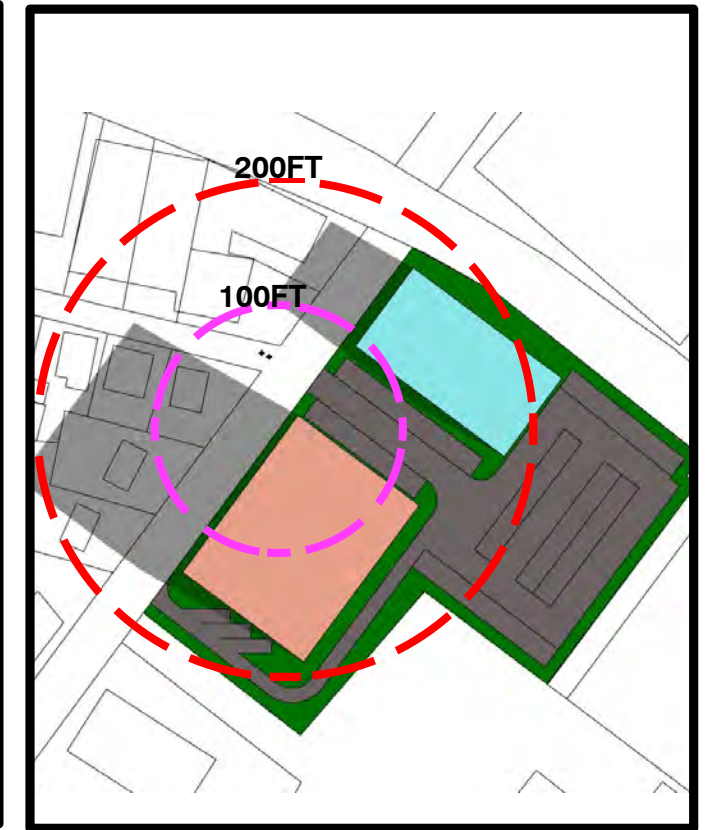
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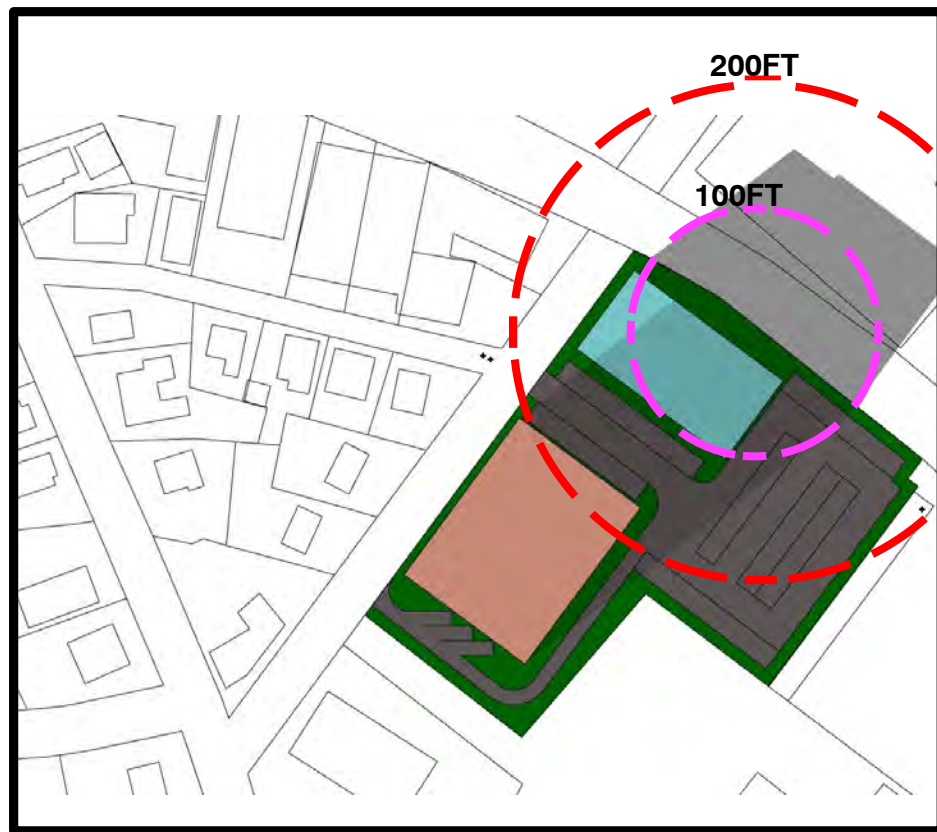
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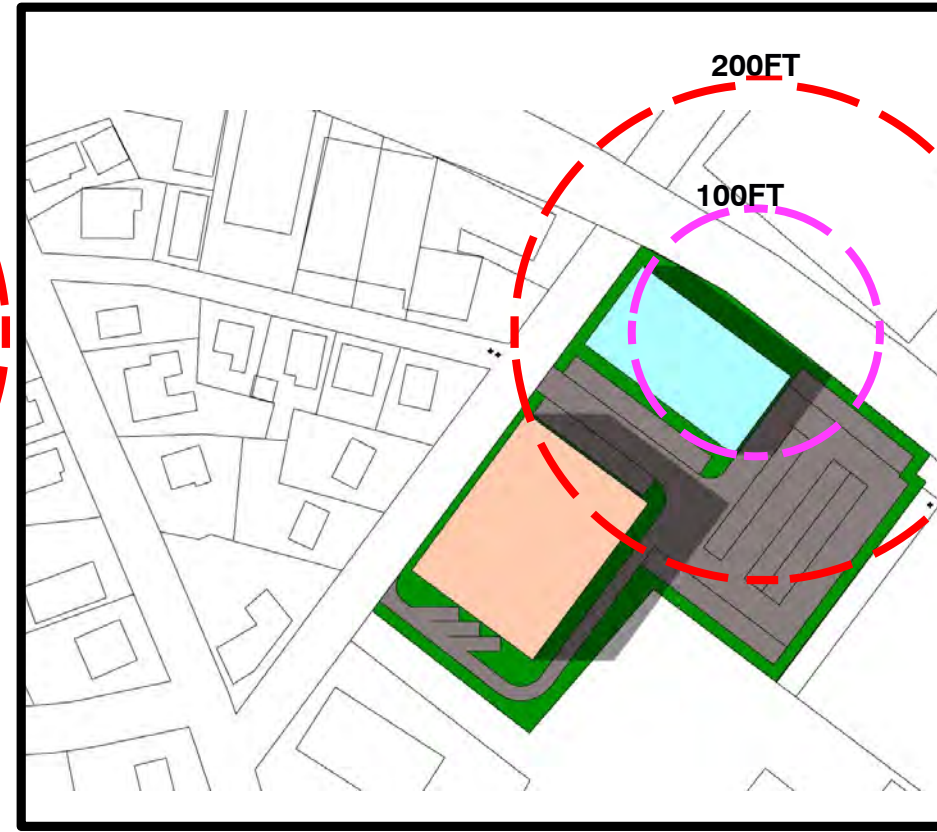
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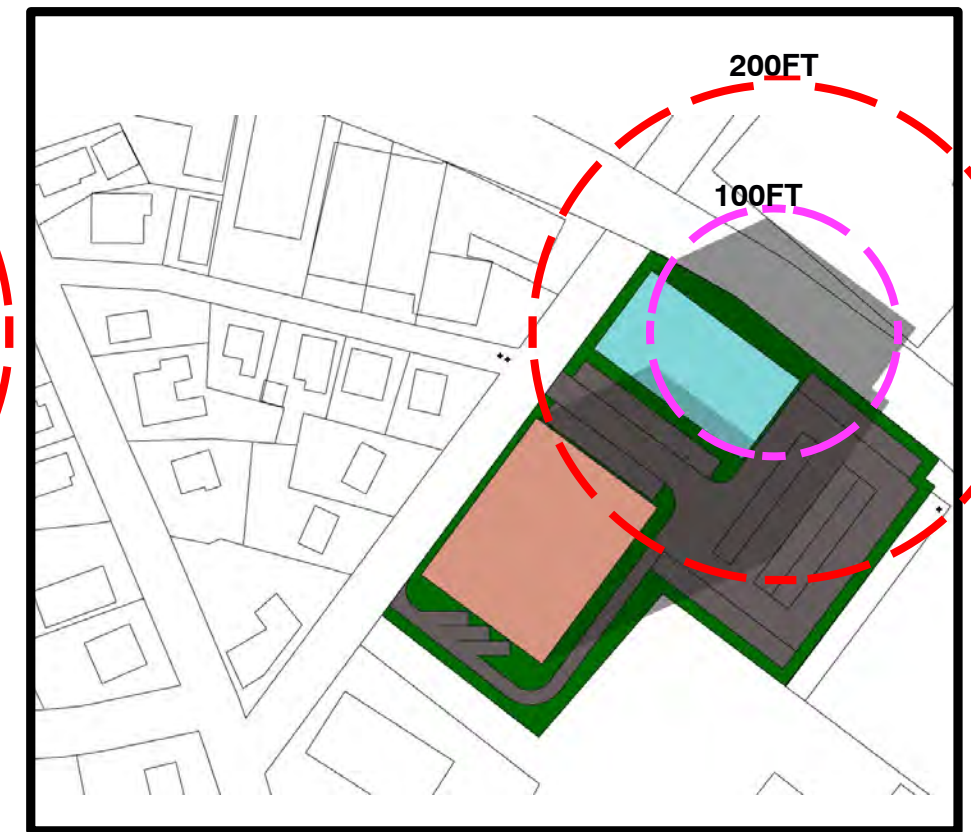
FALL 8:00 A.M.



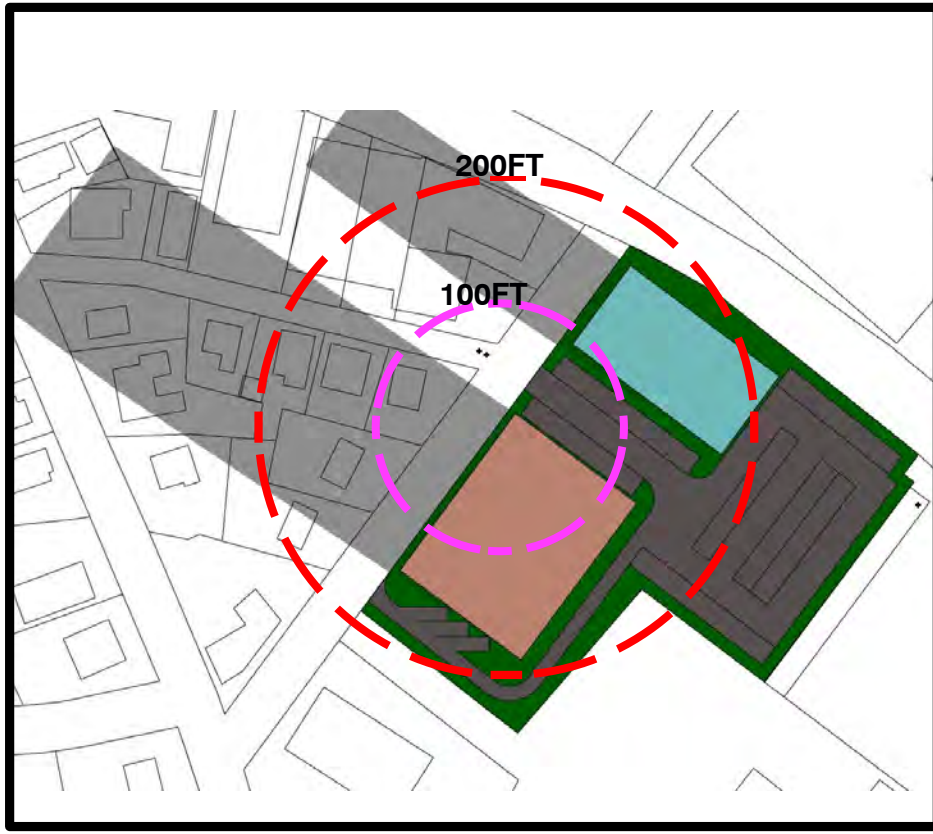
WINTER 4:00 P.M.



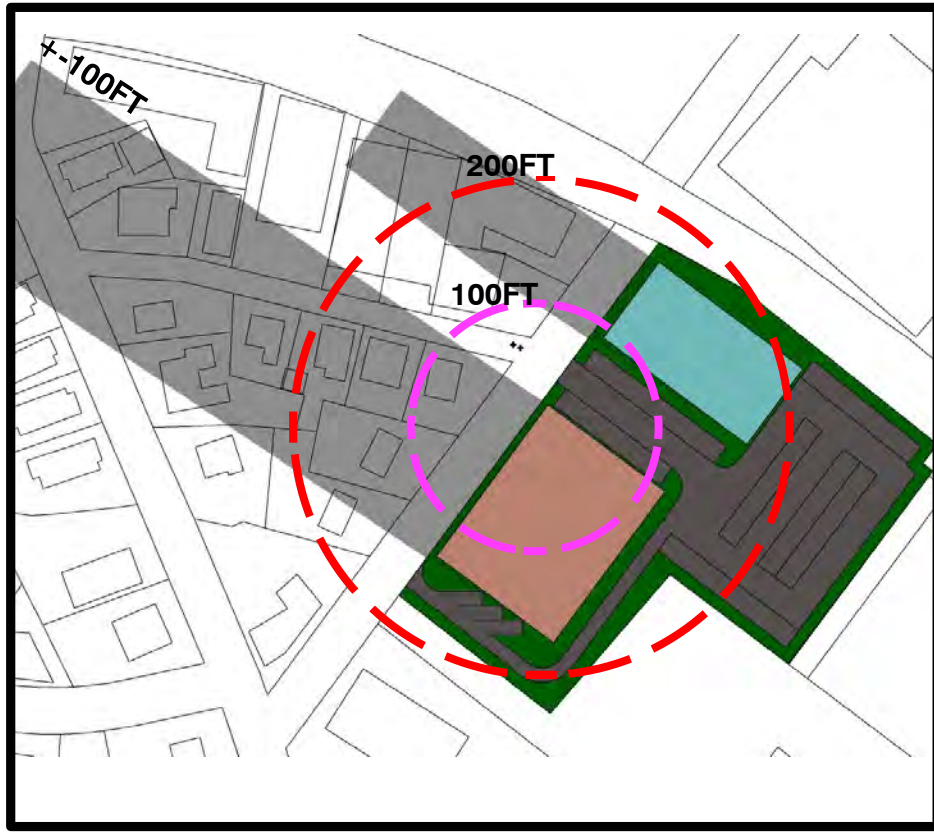
SUMMER 4:00 P.M.



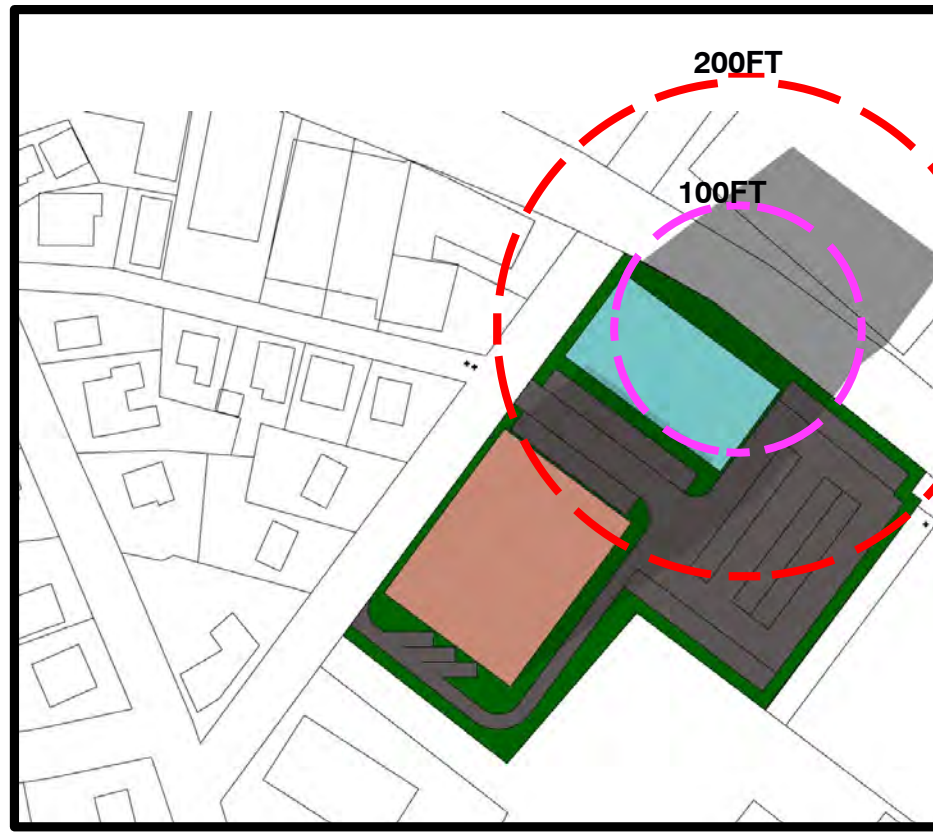
FALL 4:00 P.M.



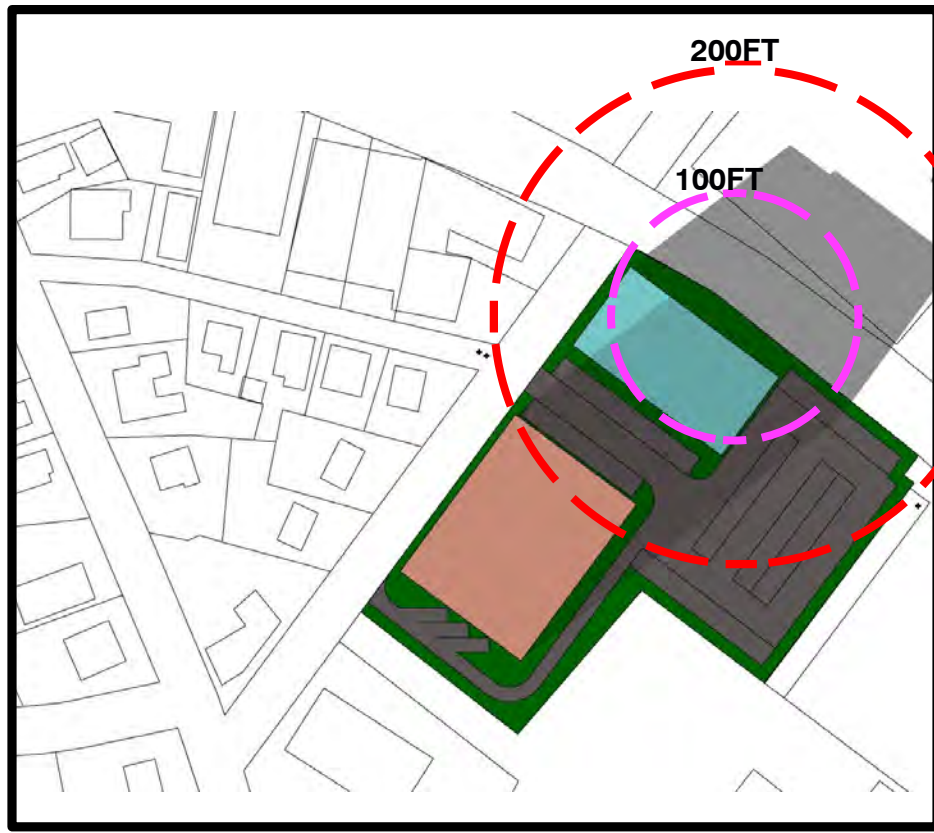
WINTER SUNRISE 39 FT HEIGHT



WINTER SUNRISE 52 FT HEIGHT

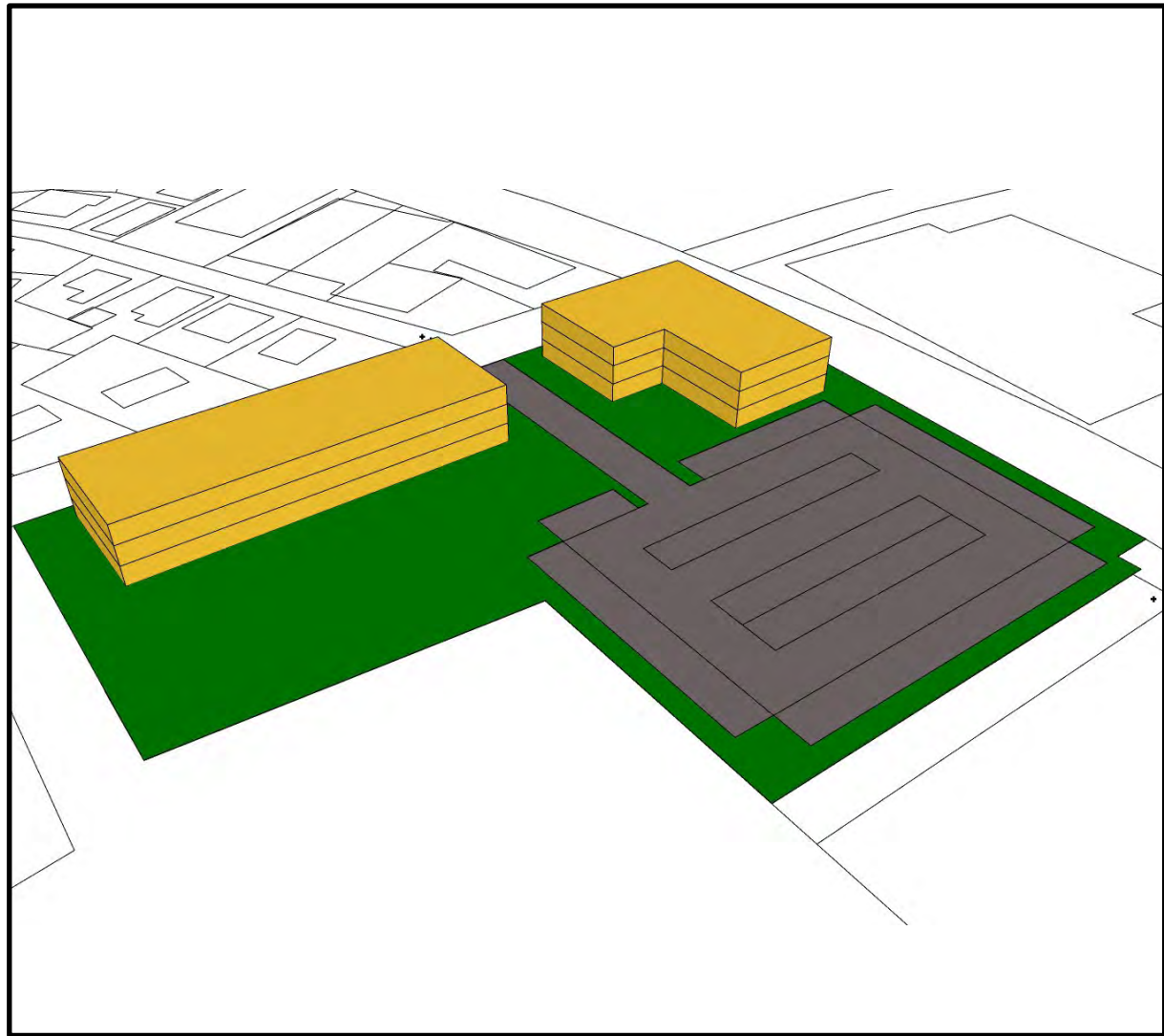


WINTER 4:00 P.M. 39 FT HEIGHT



WINTER 4:00 P.M. 52 FT HEIGHT

Forest Test Fit Parcels - Residential Option



Setbacks :
 Front: 10 feet
 Side - 10 feet
 Rear - 10 feet

Height :
 35 feet

Floor Area Ratio :
 1.2

Max. Lot Coverage:
 N/A

Min. Usable Open Space:
 25%

Parking Requirement:
 1 sp. per efficiency dwelling unit;

1.15 space per 1-bedroom dwelling unit,
 1.5 spaces per 2-bedroom dwelling unit,
 2 spaces per 3 or more bedroom dwelling unit,
 1 space per 5 units of public housing for the elderly.

Bicycle Parking:
 1.5 per dwelling unit (long term)
 0.10 per dwelling unit (short term)

Ryder St MWRA Easement

USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.2	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	TOTAL UNITS	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA (SF)
RESIDENTIAL	94,878	2.18	113,853	19,700	3	10	30	60	35	90	90	N/A	40,000	19,700	35,178

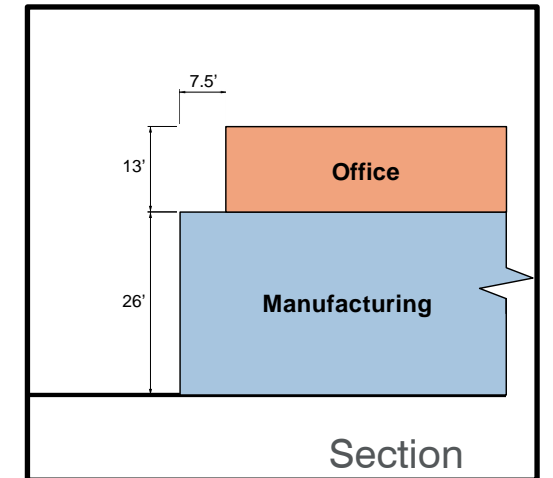
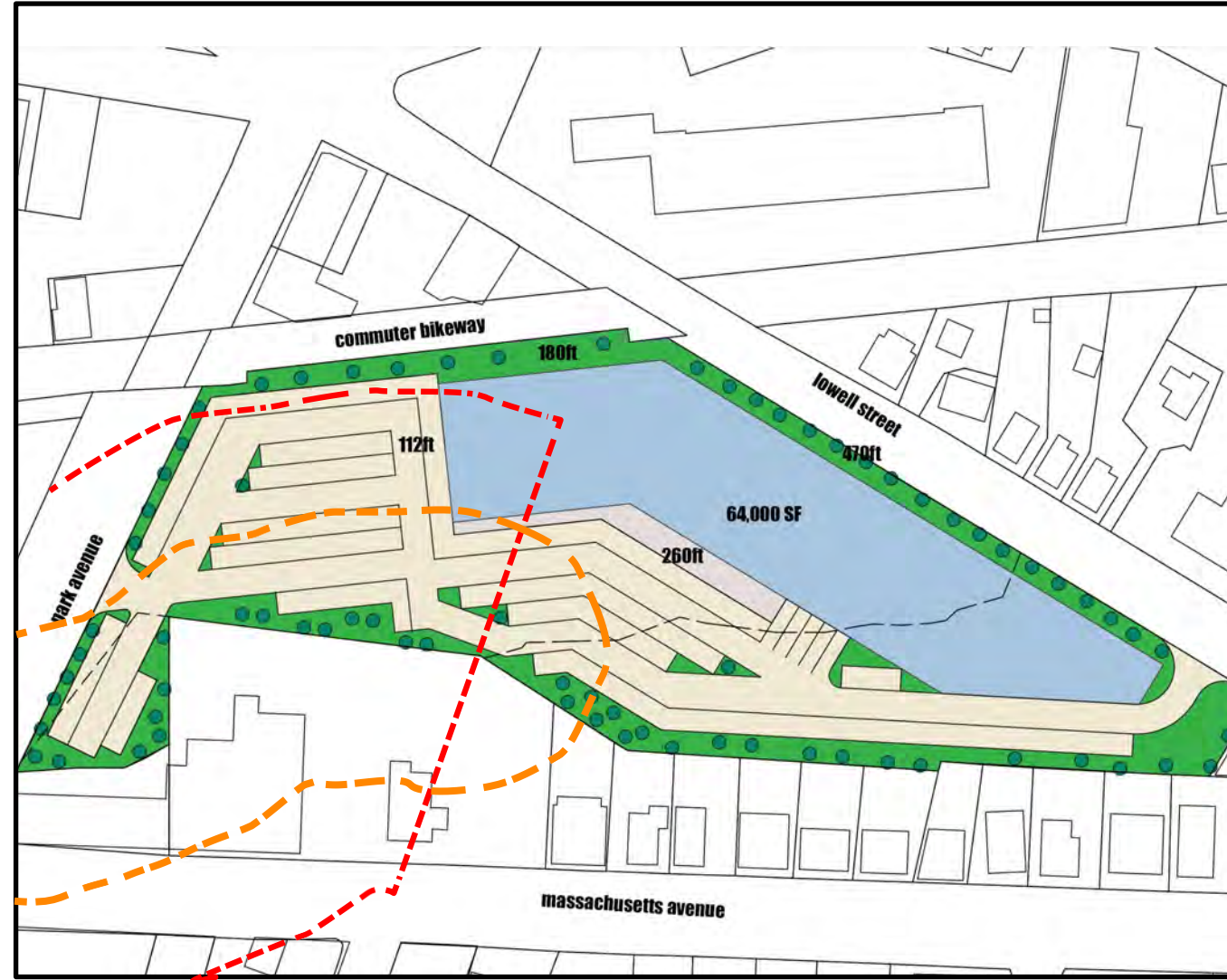
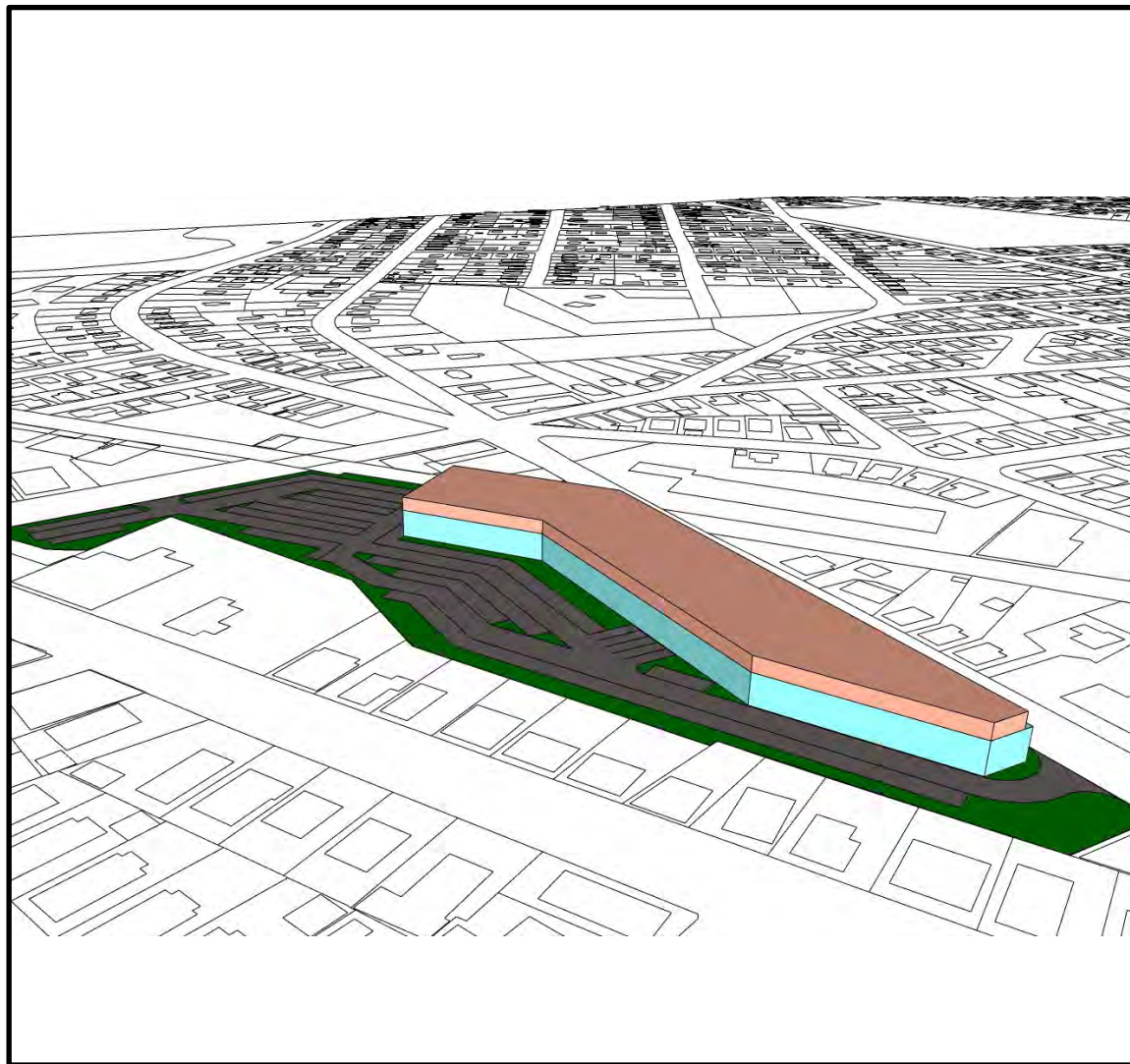
Potential Annual Revenue Impact
\$594,000

Potential Annual Cost Impact
(\$144,000)

Potential Annual Fiscal Impact
\$450,000

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Park Test Fit Parcels - Reduced Height Buffer Applies



100 ft wetland buffer

200 ft wetland buffer

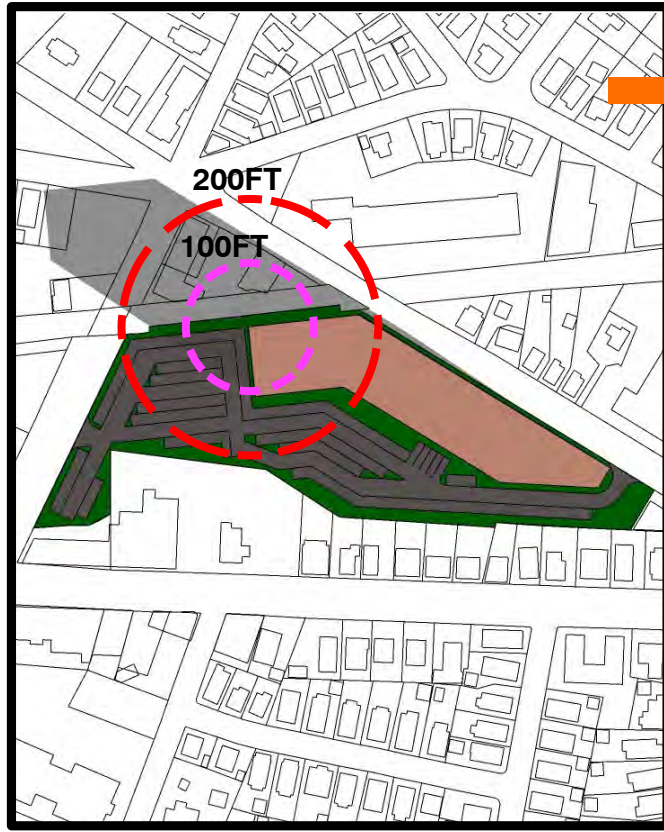
USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				64,000	1	26	26	64,000	39FT	107		3			
OFFICE				60,000	1	13	13	60,000		120		2			
TOTAL	209,071	4.80	313,606		2	39	39	135,000		227	230	5	79,450	64,000	65,621

Potential Annual Revenue Impact
\$265,000

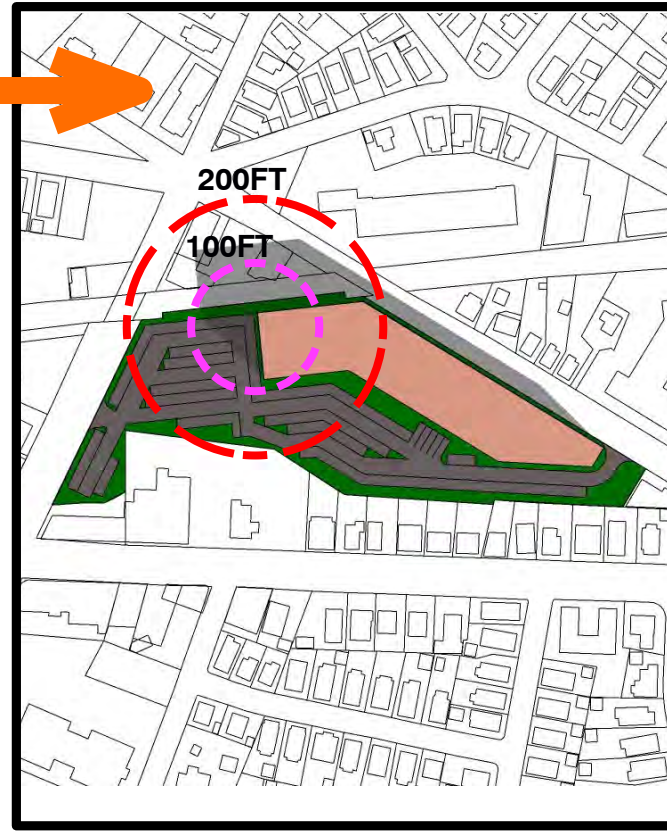
Potential Annual Cost Impact
(\$28,000)

Potential Annual Fiscal Impact
\$237,000

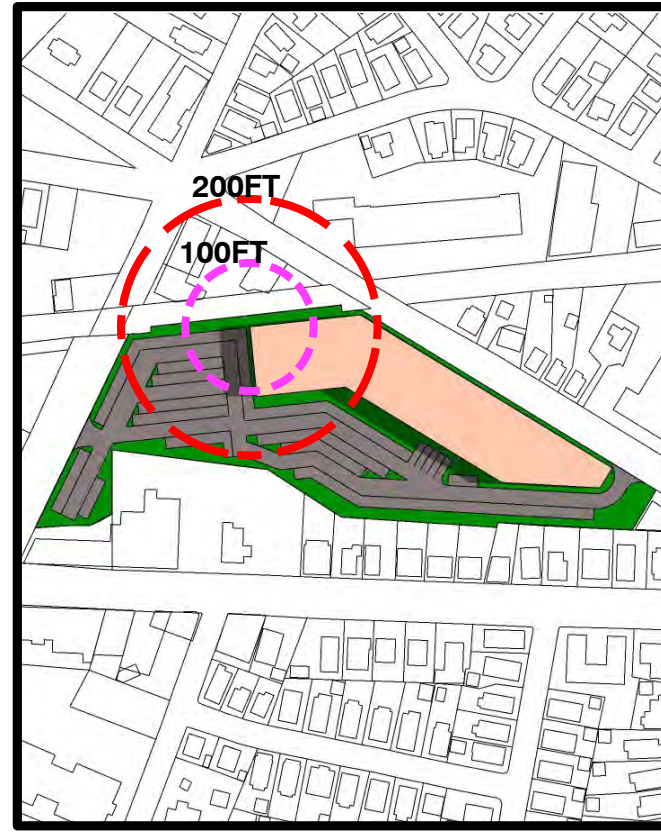
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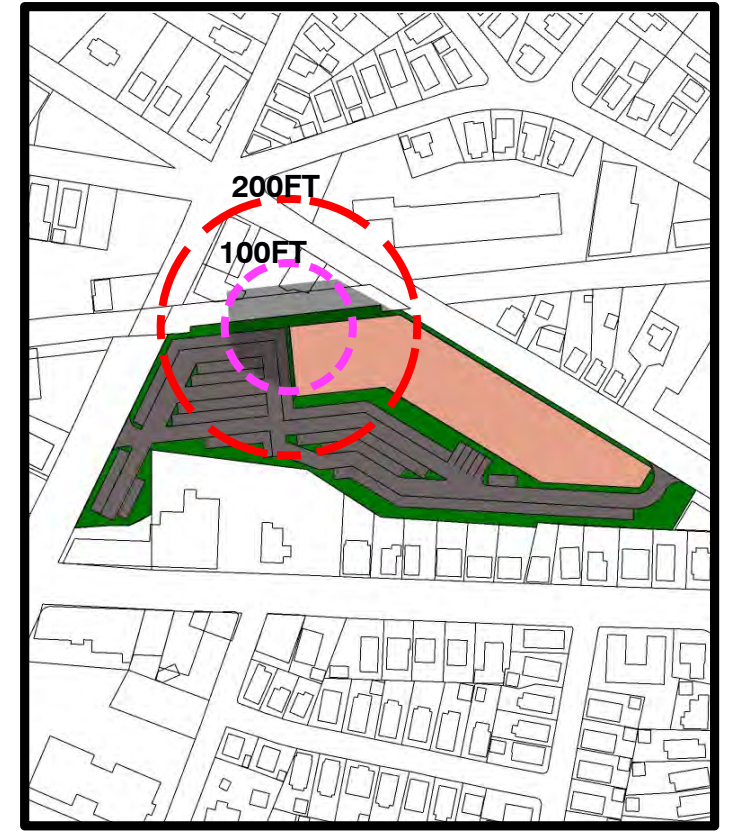
WINTER 8:00 A.M.



WINTER 9:00 A.M.



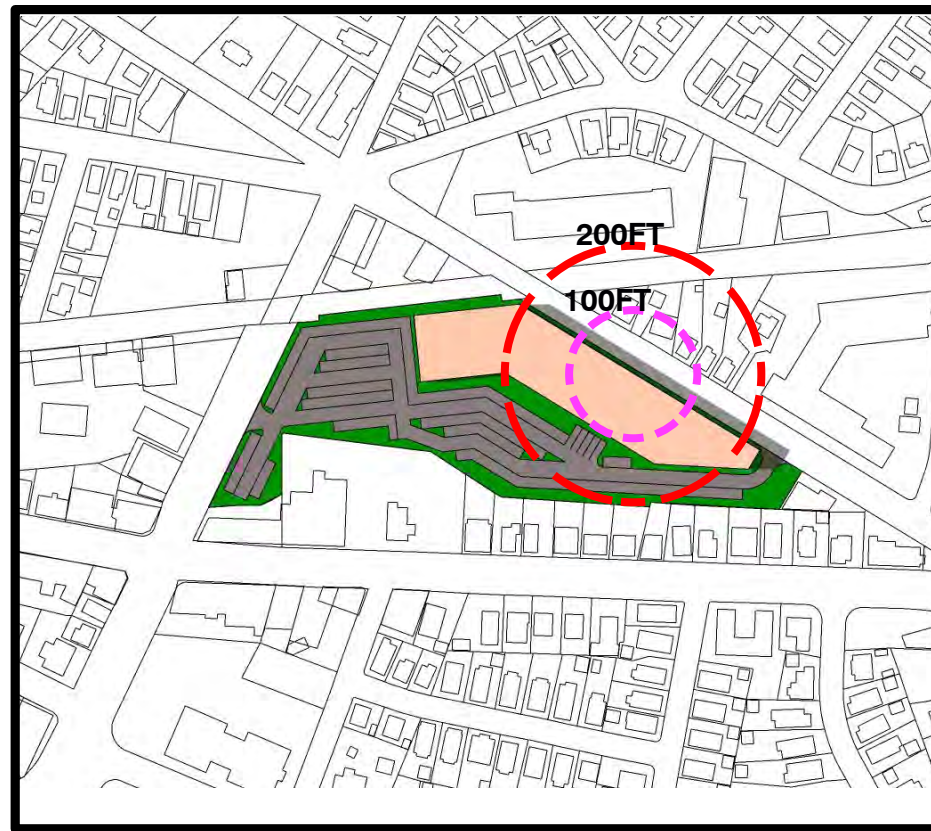
SUMMER 8:00 A.M.



FALL 8:00 A.M.



WINTER 4:00 P.M.

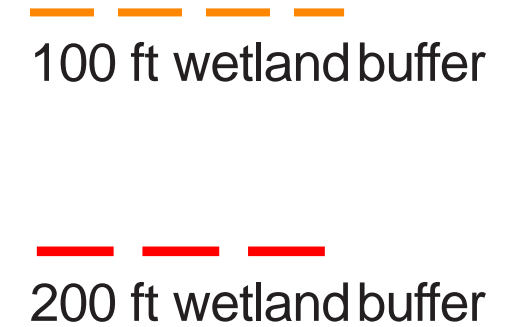
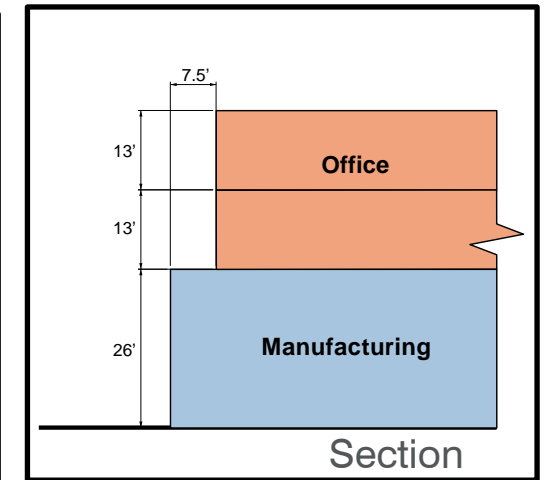
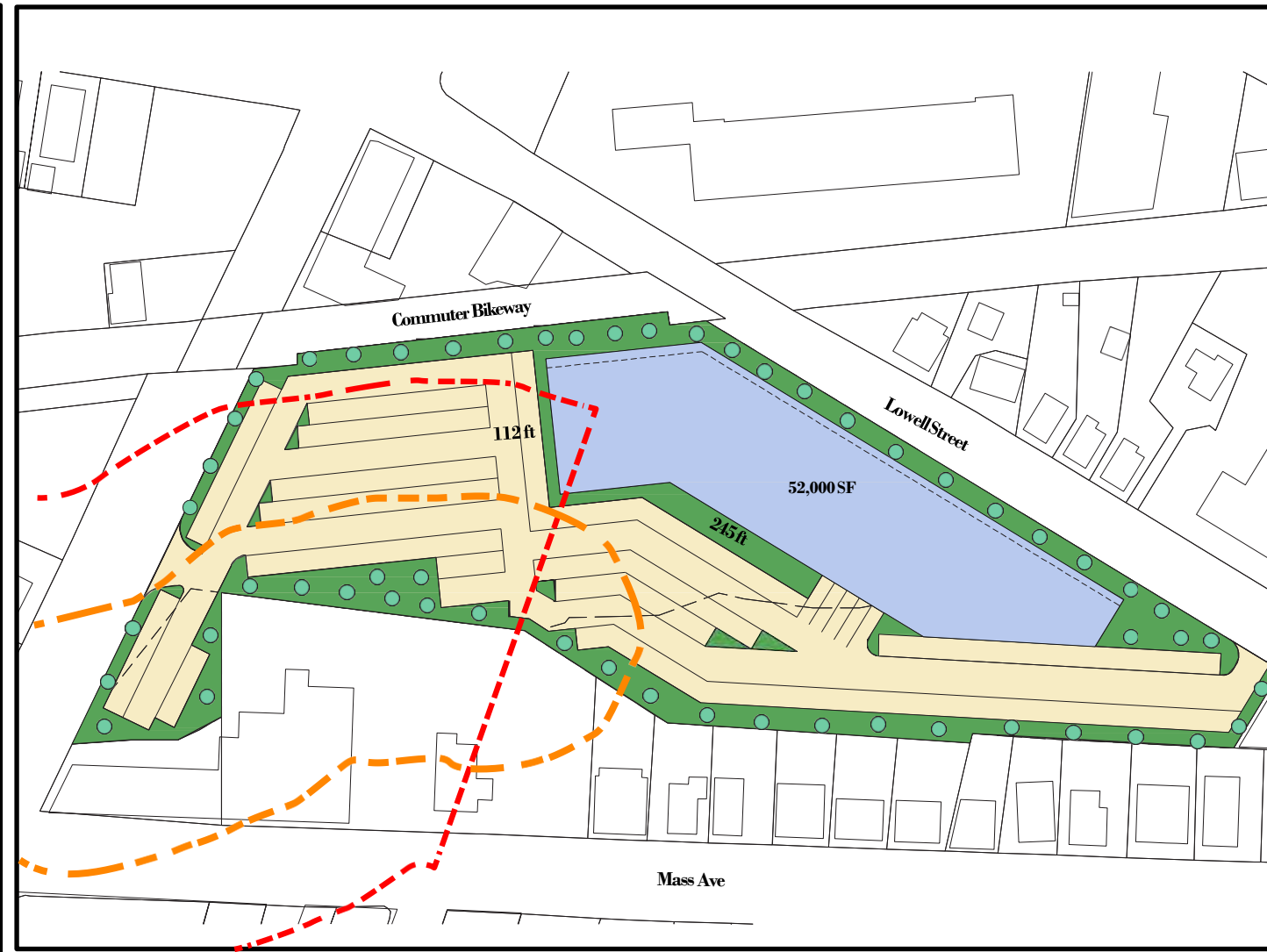


SUMMER 4:00 P.M.



FALL 4:00 P.M.

Park Test Fit Parcels - Special Permit



USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				52,000	1	26	26	52,000		87					
OFFICE				48,000	2	13	26	96,000		192					
TOTAL	209,071	4.80	313,606		3		52	148,000	52	279	280	5	98,000	52,000	59,071

Potential Annual Revenue Impact
\$316,000

Potential Annual Cost Impact
(\$33,000)

Potential Annual Fiscal Impact
\$283,000

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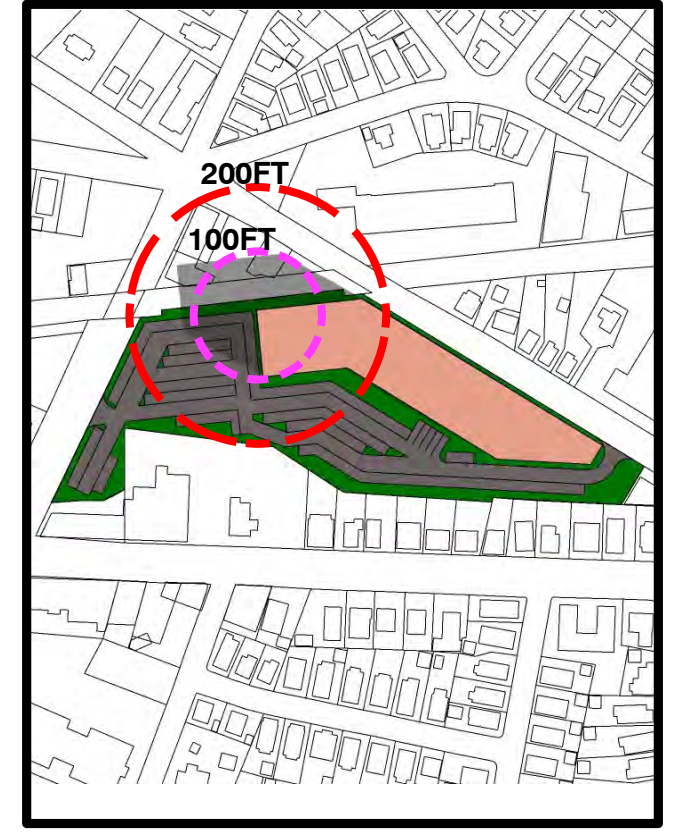
WINTER 8:00 A.M.



WINTER 9:00 A.M.



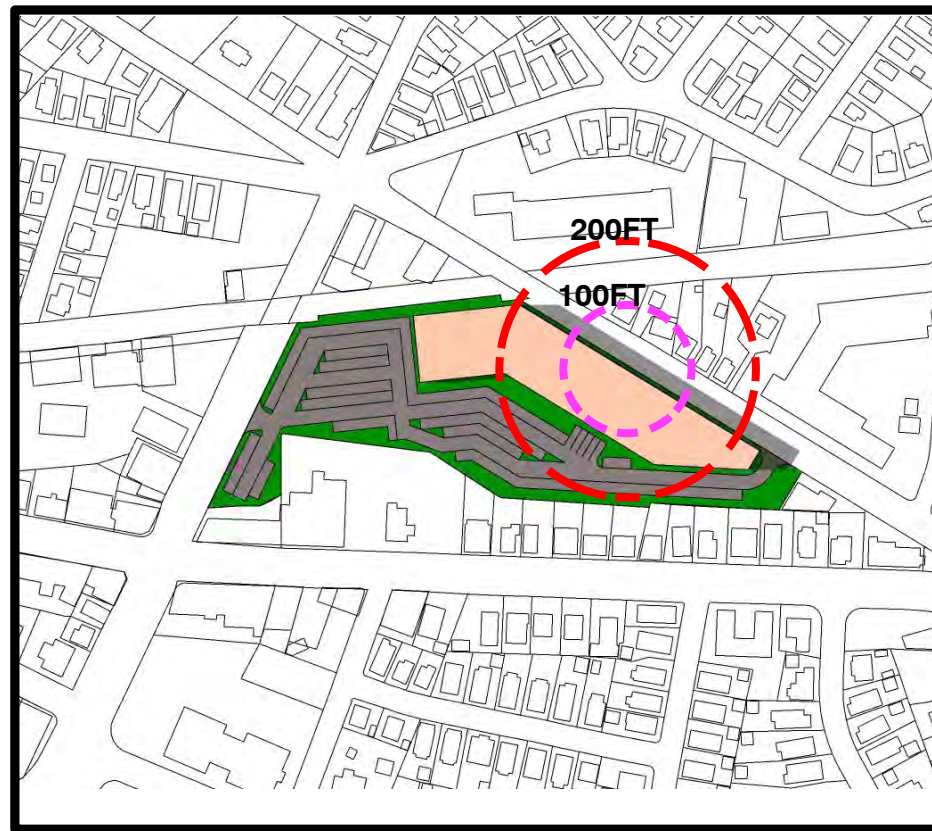
SUMMER 8:00 A.M.



FALL 8:00 A.M.



WINTER 4:00 P.M.



SUMMER 4:00 P.M.



FALL 4:00 P.M.



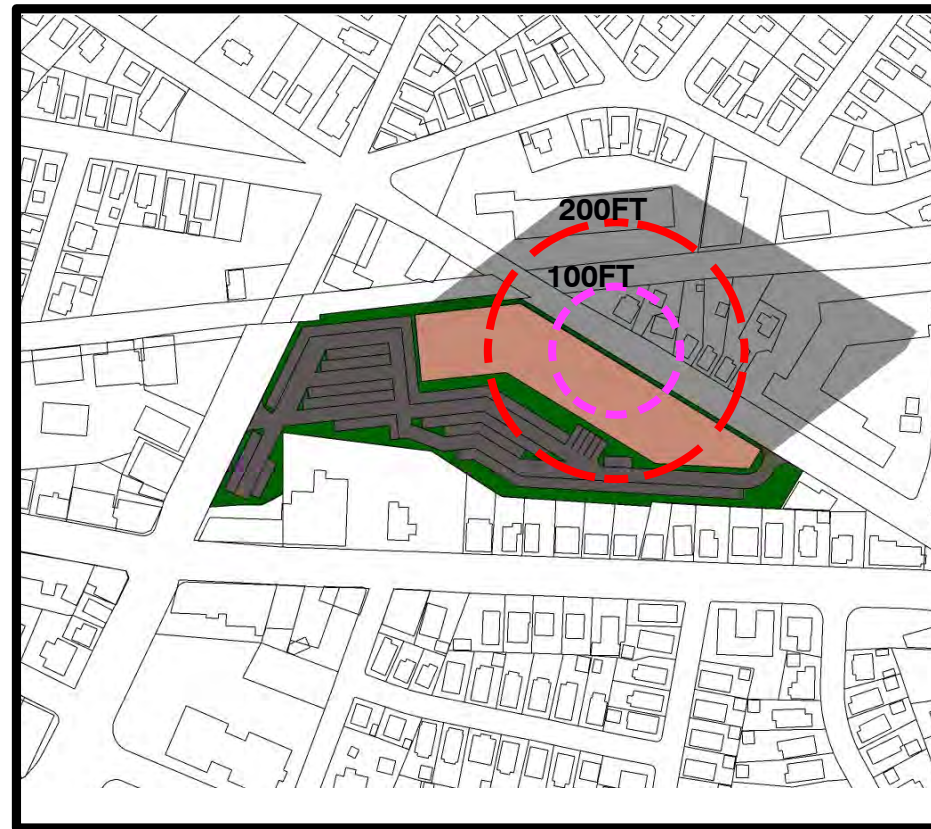
WINTER SUNRISE 39 FT HEIGHT



WINTER SUNRISE 52 FT HEIGHT

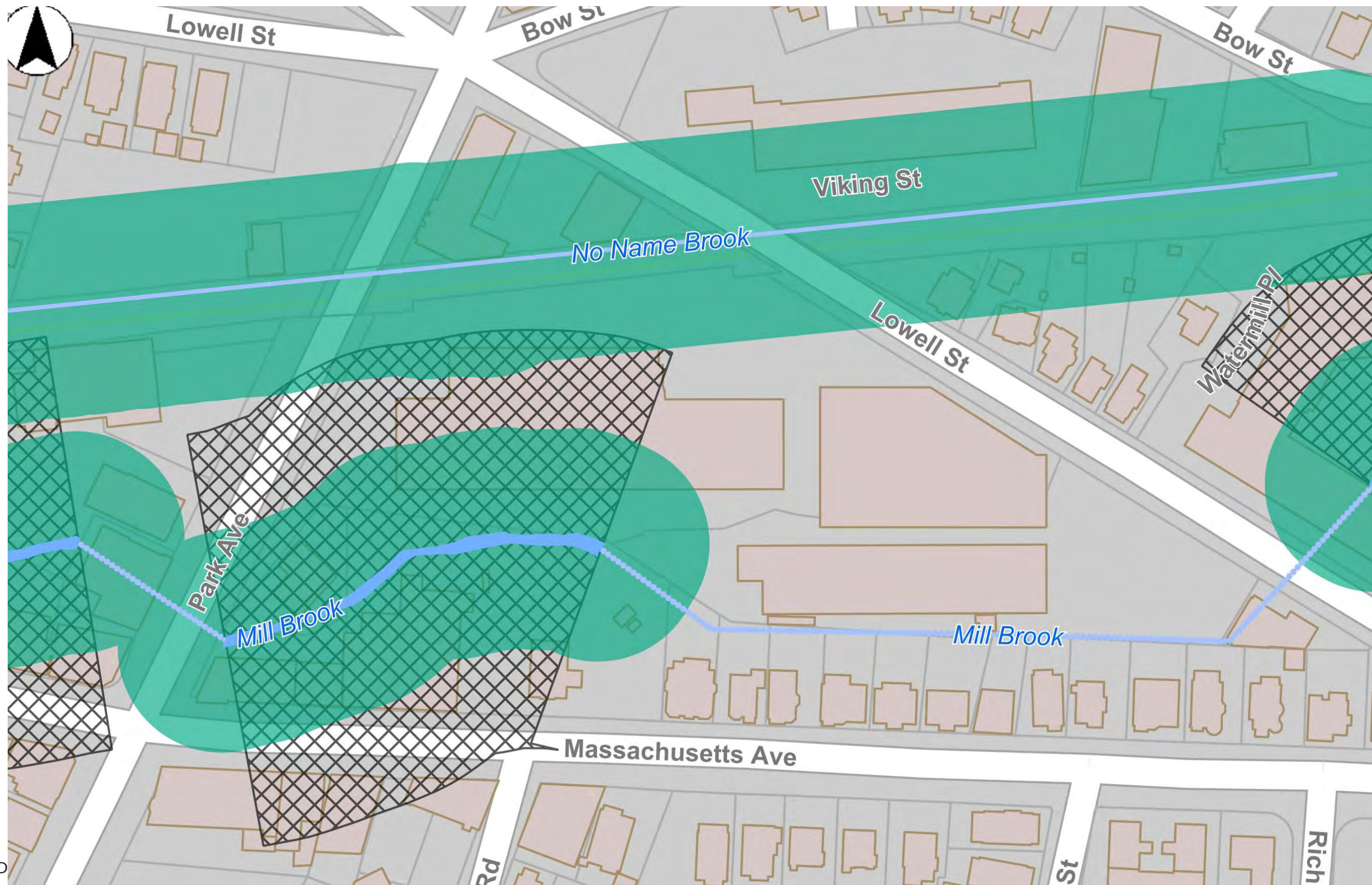


WINTER 4:00 P.M. 39 FT HEIGHT



WINTER 4:00 P.M. 52 FT HEIGHT

Park Test Fit Parcels

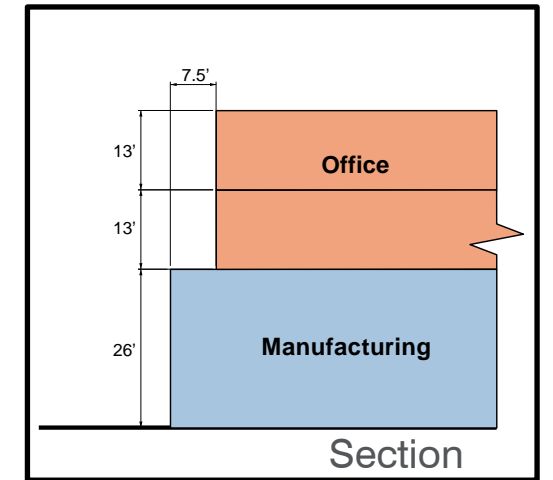
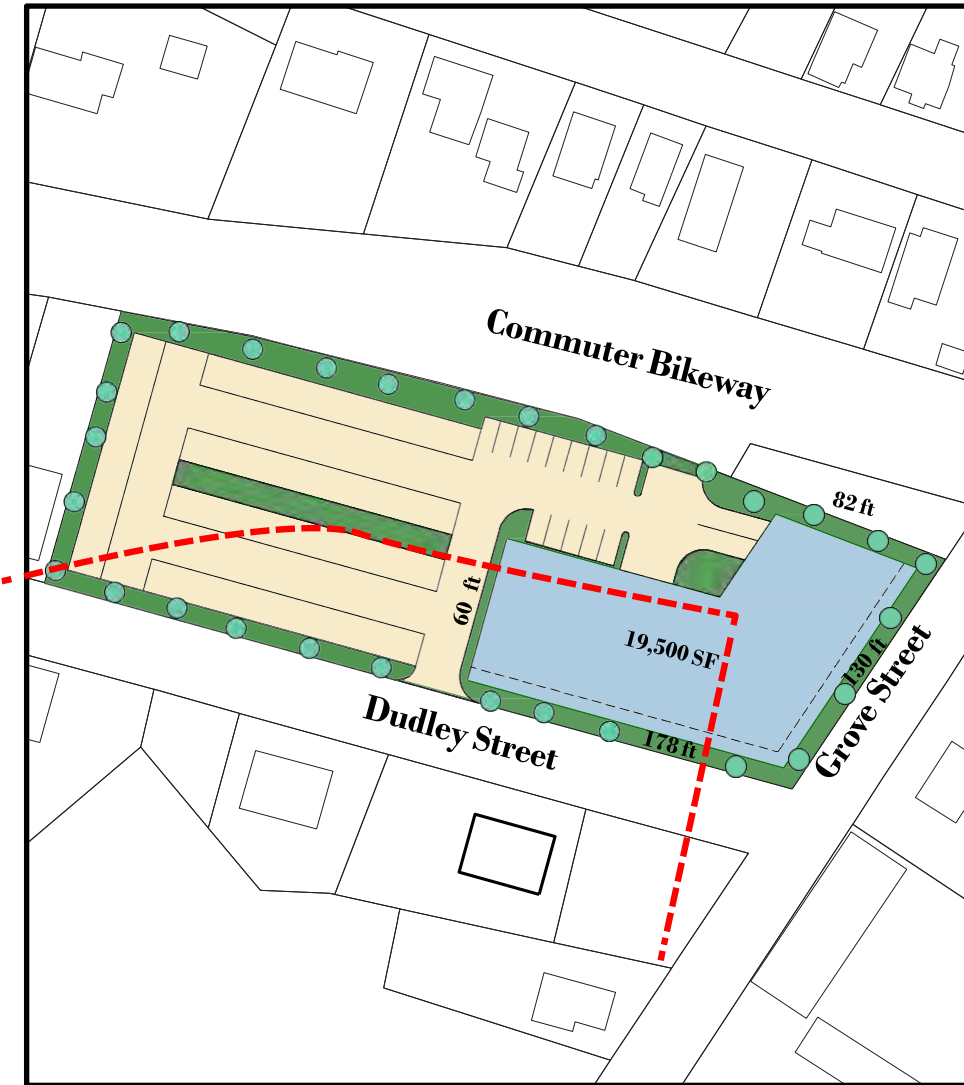
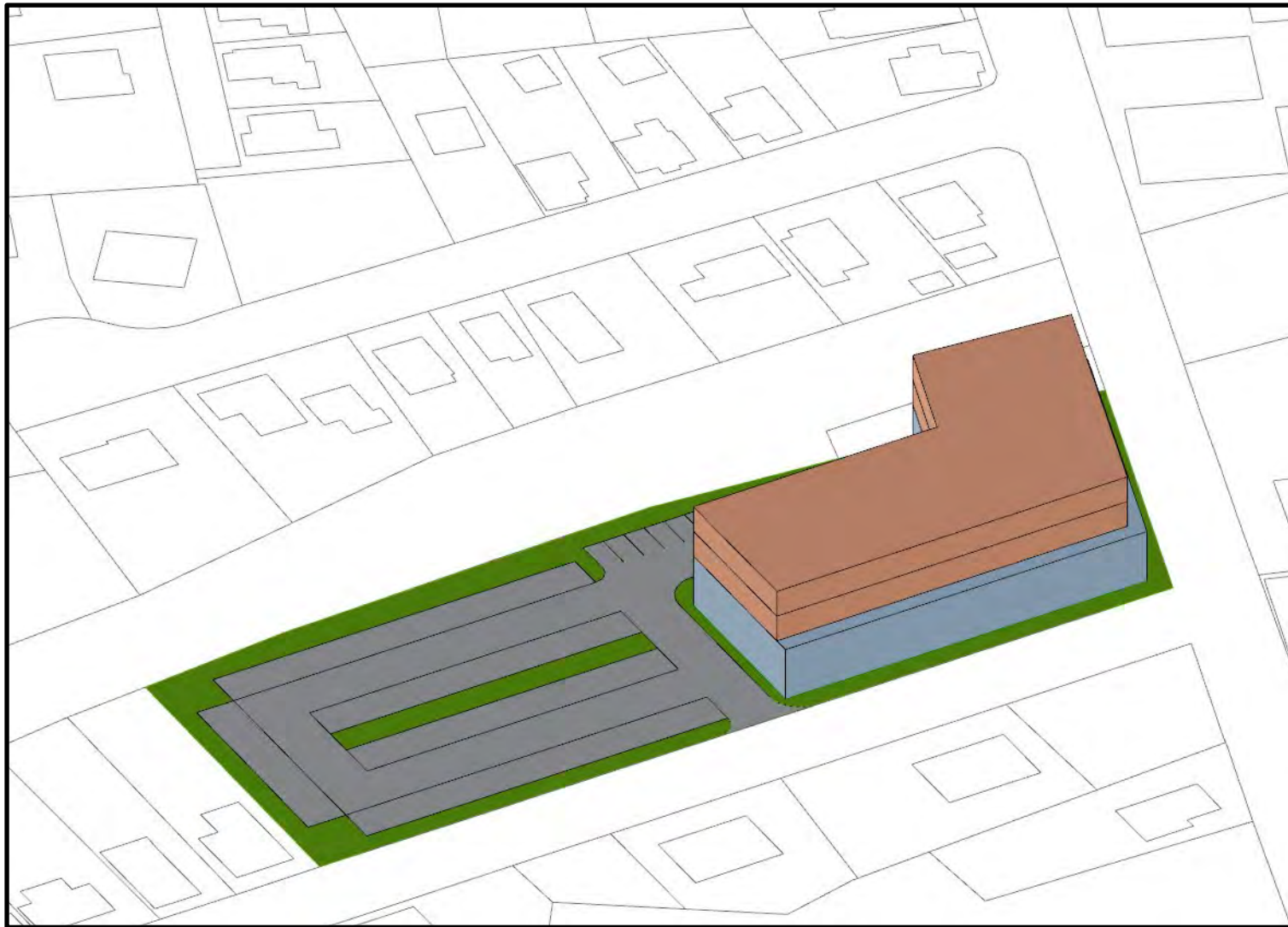



- Abutting Towns
- Water Body
- Water Line
- Wetlands
- Wetland Regulated Buffer (
- Wetland Regulated Riverfr
- Buildings
- Master Plan - Town Bound
- Master Plan Base Map - Sc
- Parcels - For Gray Backgr
- Highways - White
- Interstate
- US Highway
- State Highway
- Pavement Markings
- Impervious Surface - For B
- Street
- Sidewalk
- Street Island
- Driveway
- Parking Lot
- Bike Path
- Roads - For Large Scale (fr
- Roads - For Small Scale (fr
- Major Road
- Local Road
- Master Plan Base Map - M
- Master Plan Base Map - W
- Master Plan Base Map - W
- Town Boundary - Gray Bac

D

nts.

Dudley Test Fit Parcels (office + manufacturing)



- - - - -
 200 ft wetland buffer

USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
MANUFACTURING				19,500	1	26	26	19,500		33		1			
OFFICE				17,000	2	13	26	34,000		68		1			
TOTAL	69,786	1.60	104,679		3		52	53,500	52	101	104	2	35,175	19,500	15,111

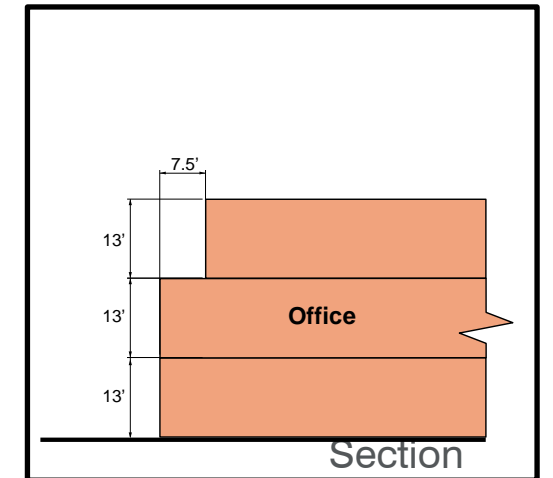
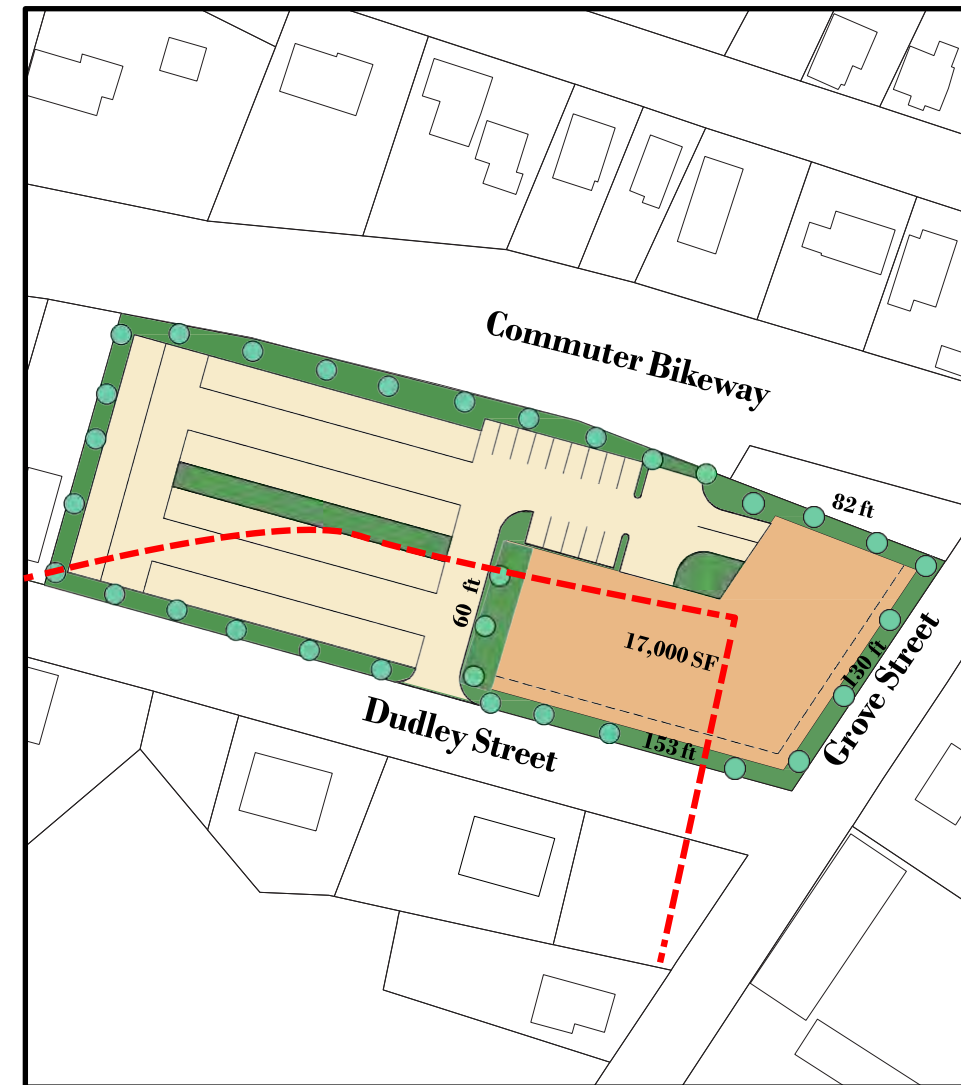
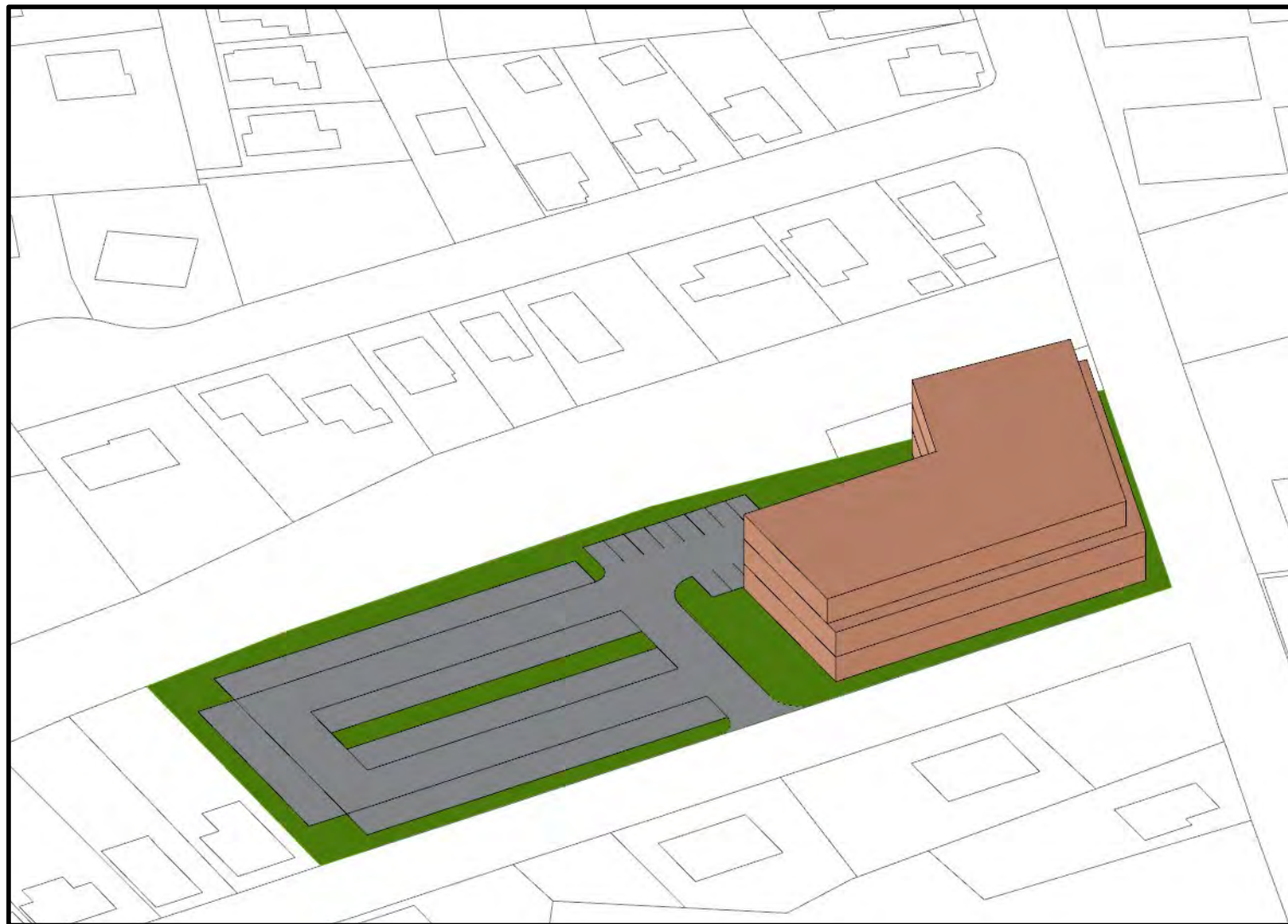
Potential Annual Revenue Impact
 \$114,000

Potential Annual Cost Impact
 (\$12,000)

Potential Annual Fiscal Impact
 \$102,000

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Dudley Test Fit Parcels (office)-Reduced Height Buffer Applies



— — — — —
200 ft wetland buffer

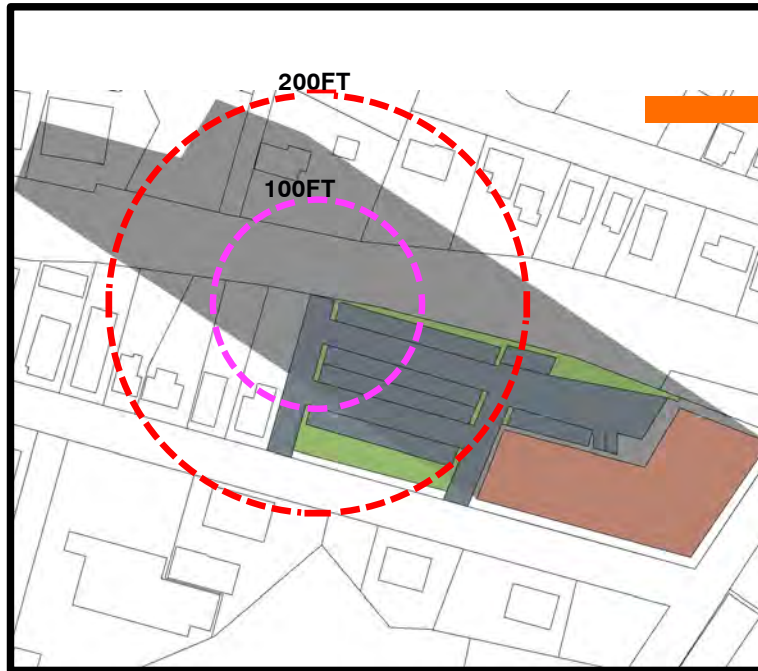
USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.5	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	GROSS AREA (SF)	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA / LOADING (SF)
OFFICE				17,500	2	13	26	35,000		78		1			
OFFICE				15,188	1	13	13	15,188		34		1			
TOTAL	69,786	1.60	104,679		3		39	50,188	52	100	104	2	35,131	17,500	17,155

Potential Annual Revenue Impact
\$114,000

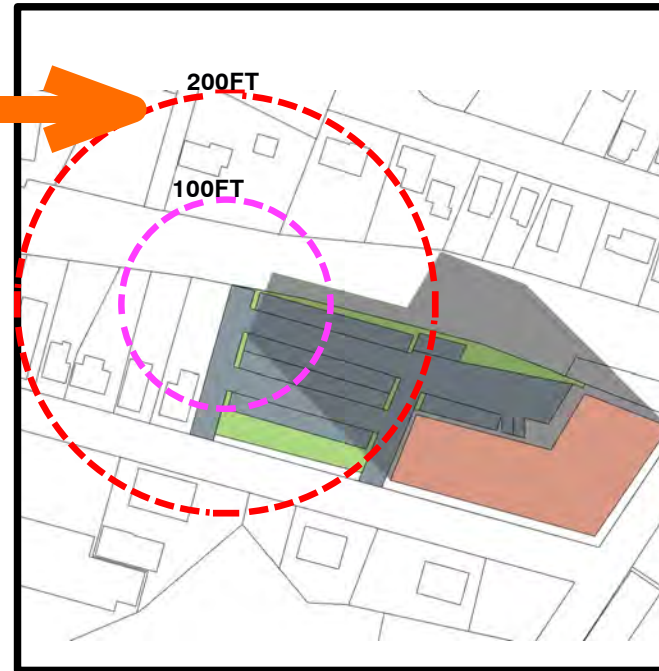
Potential Annual Cost Impact
(\$12,000)

Potential Annual Fiscal Impact
\$102,000

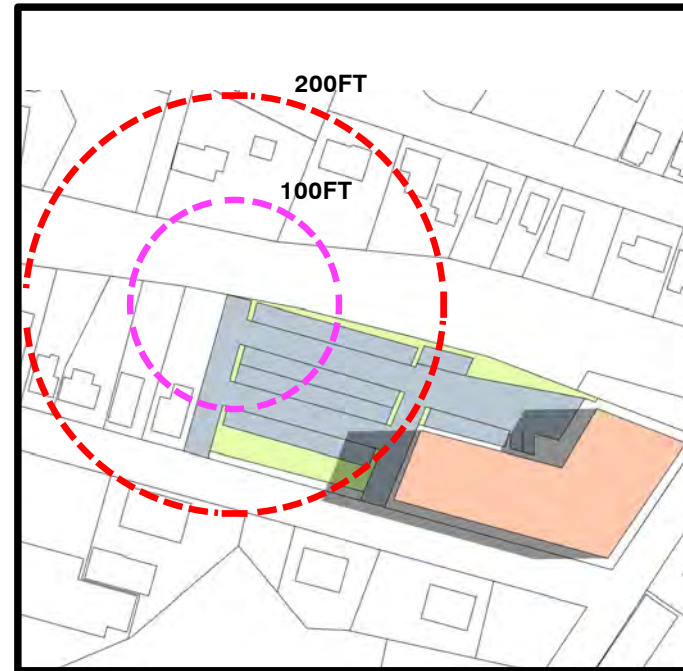
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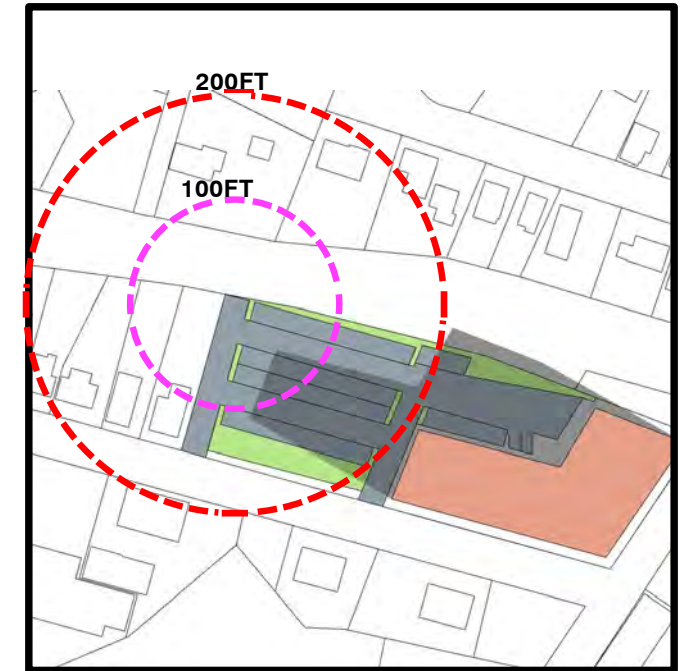
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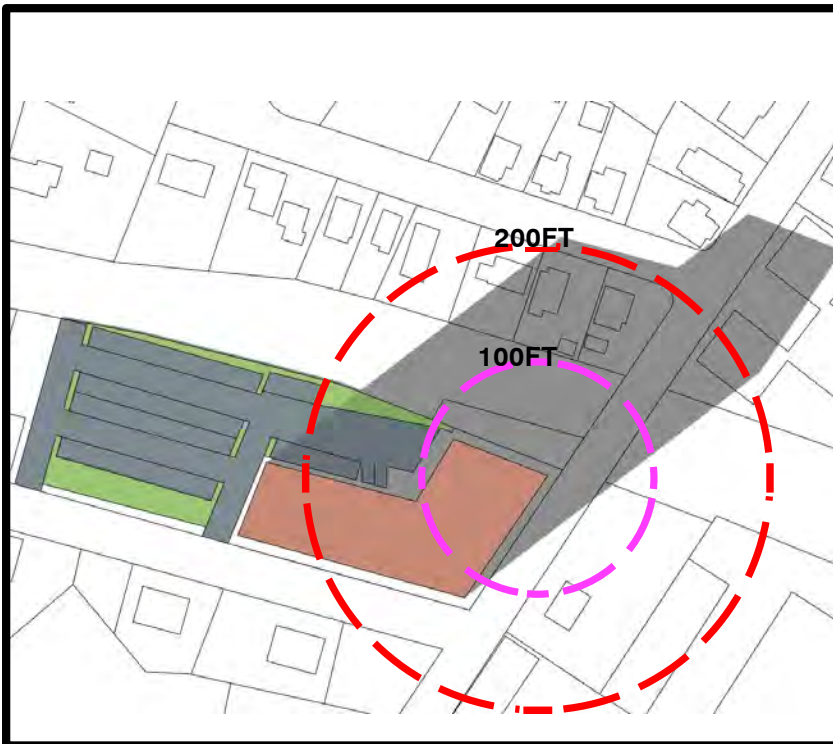
WINTER 9:00 A.M.



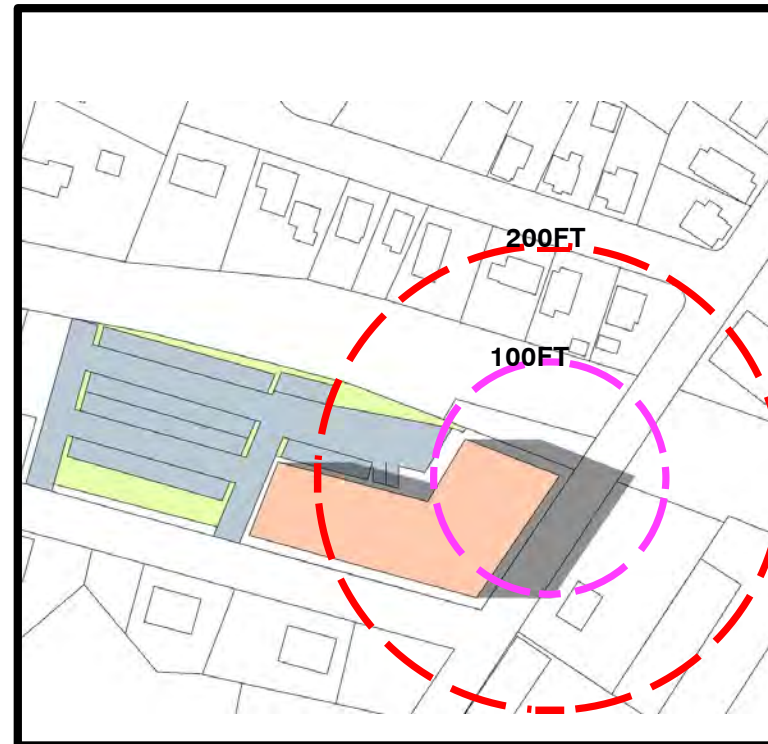
SUMMER 8:00 A.M.



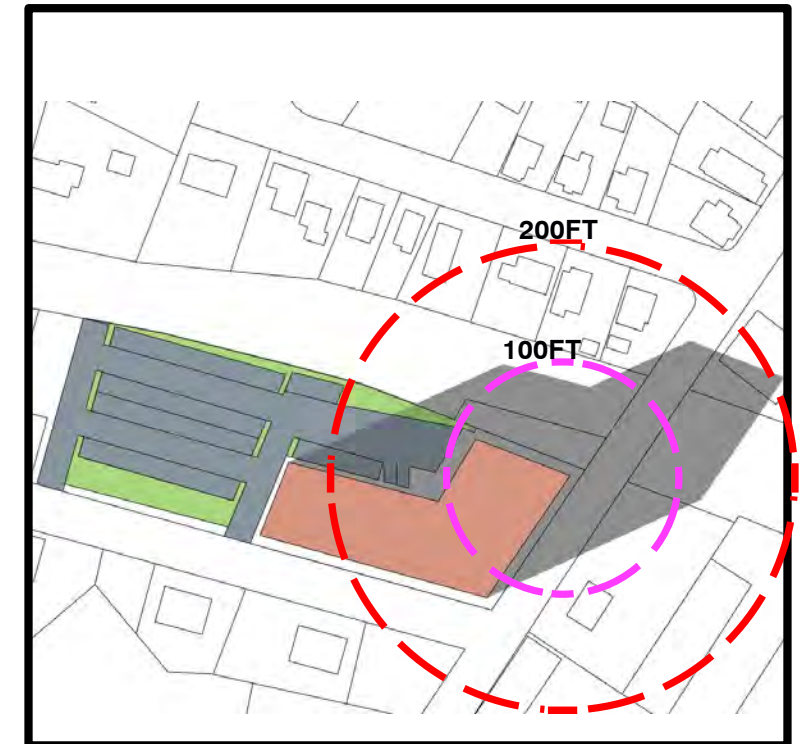
FALL 8:00 A.M.



WINTER 4:00 P.M.

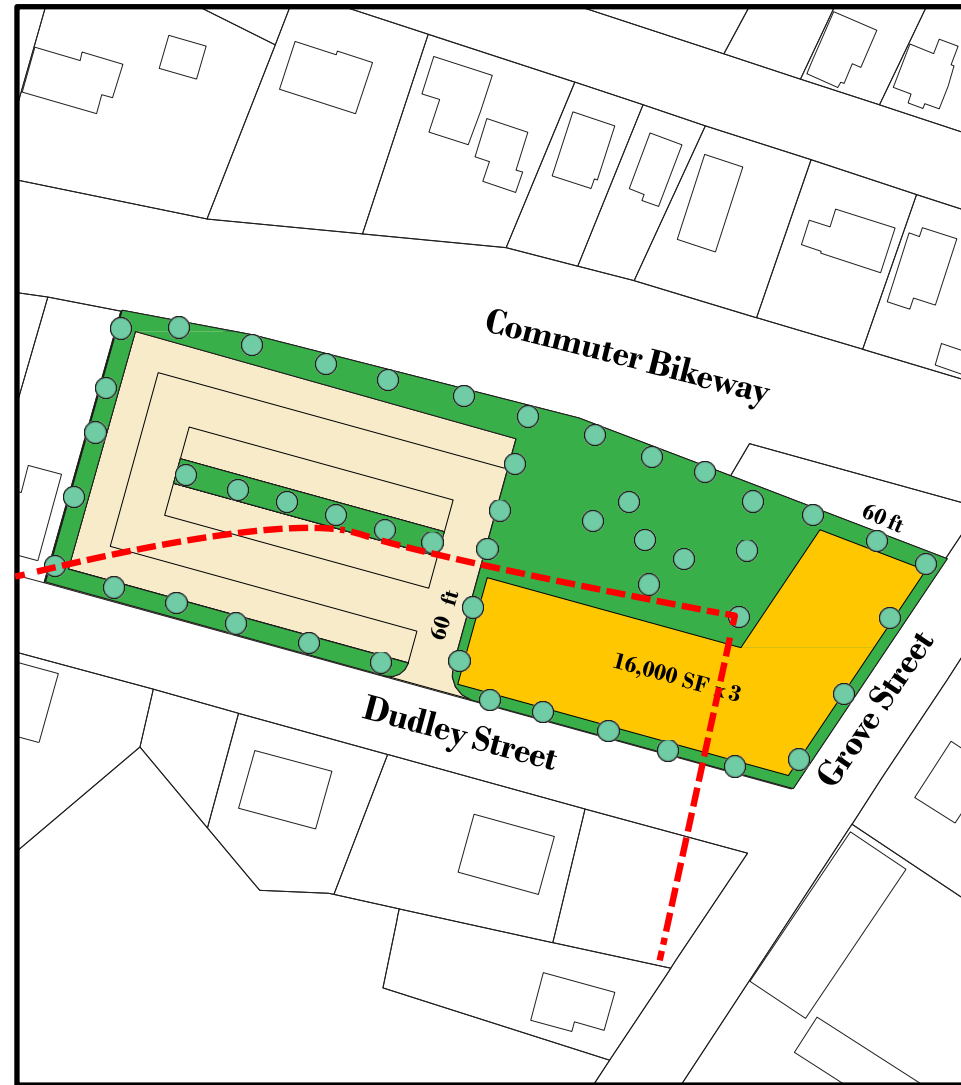
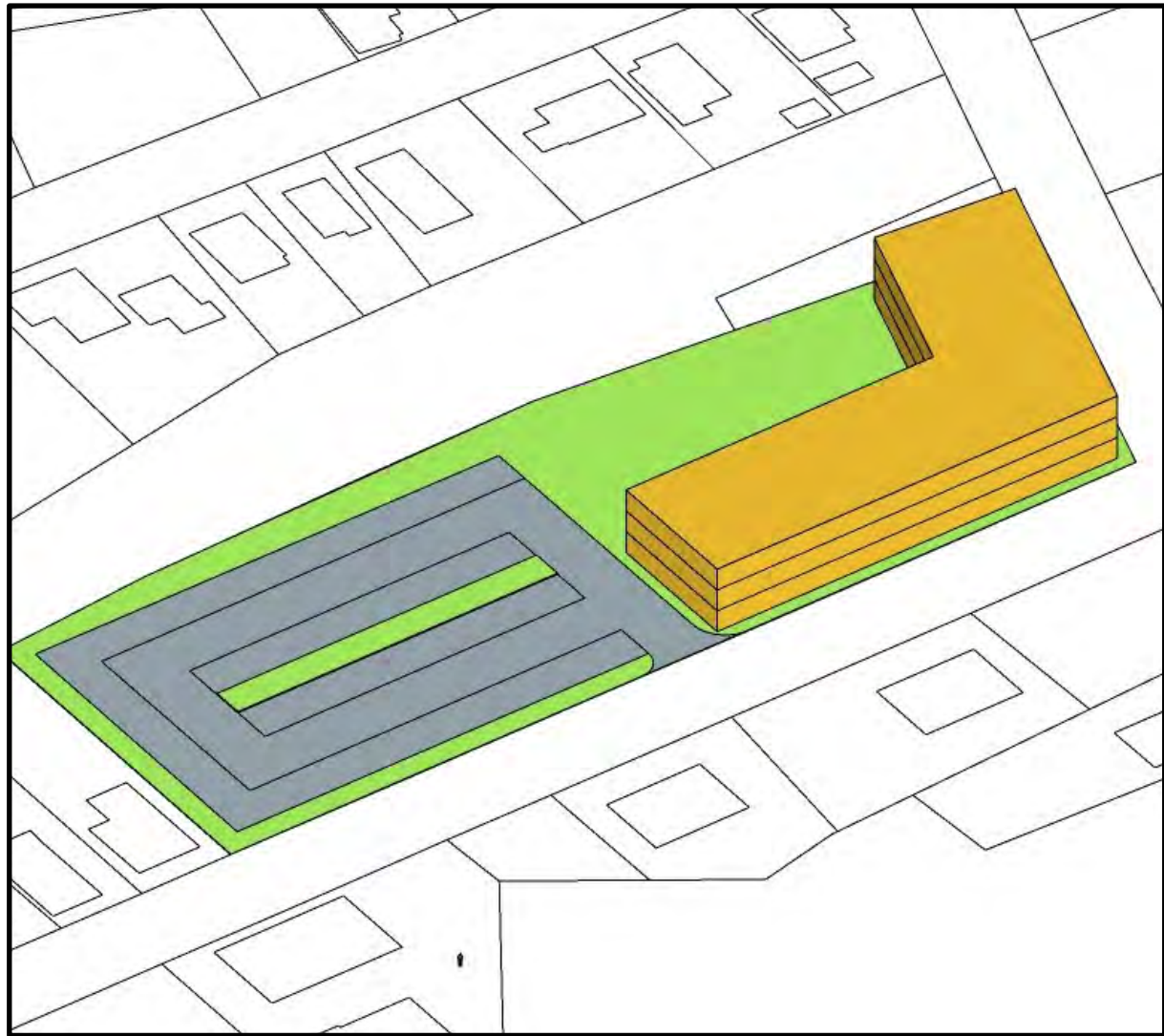


SUMMER 4:00 P.M.



FALL 4:00 P.M.

Dudley Test Fit Parcels - Residential Option



- Setbacks :**
 Front: 10 feet
 Side - 10 feet
 Rear - 10 feet
- Height :**
 35 feet
- Floor Area Ratio :**
 1.2
- Max. Lot Coverage :**
 N/A
- Min. Usable Open Space:**
 25%
- Parking Requirement:**
 1 sp. per efficiency dwelling unit;
- 1.15 space per 1-bedroom dwelling unit,**
- 1.5 spaces per 2-bedroom dwelling unit,**
- 2 spaces per 3 or more bedroom dwelling unit,**
- 1 space per 5 units of public housing for the elderly.**
- Bicycle Parking:**
 1.5 per dwelling unit (long term)
 0.10 per dwelling unit (short term)

200 ft wetland buffer

USE	LOT SIZE (SF)	LOT SIZE (ACRES)	MAX. FAR 1.2	AREA PER FLOOR (SF)	NO. FLOORS	HT PER FLOOR (FT)	TOTAL HEIGHT (FT)	TOTAL UNITS	MAX. BLDG. HT. (FT)	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED (SF)	TOTAL BLDG. COVER. (SF)	OPEN GREEN AREA (SF)
RESIDENTIAL	69,786	1.60	83,743	16,000	3	10	30	48	35	72	76	N?A	28,000	16,000	25,786

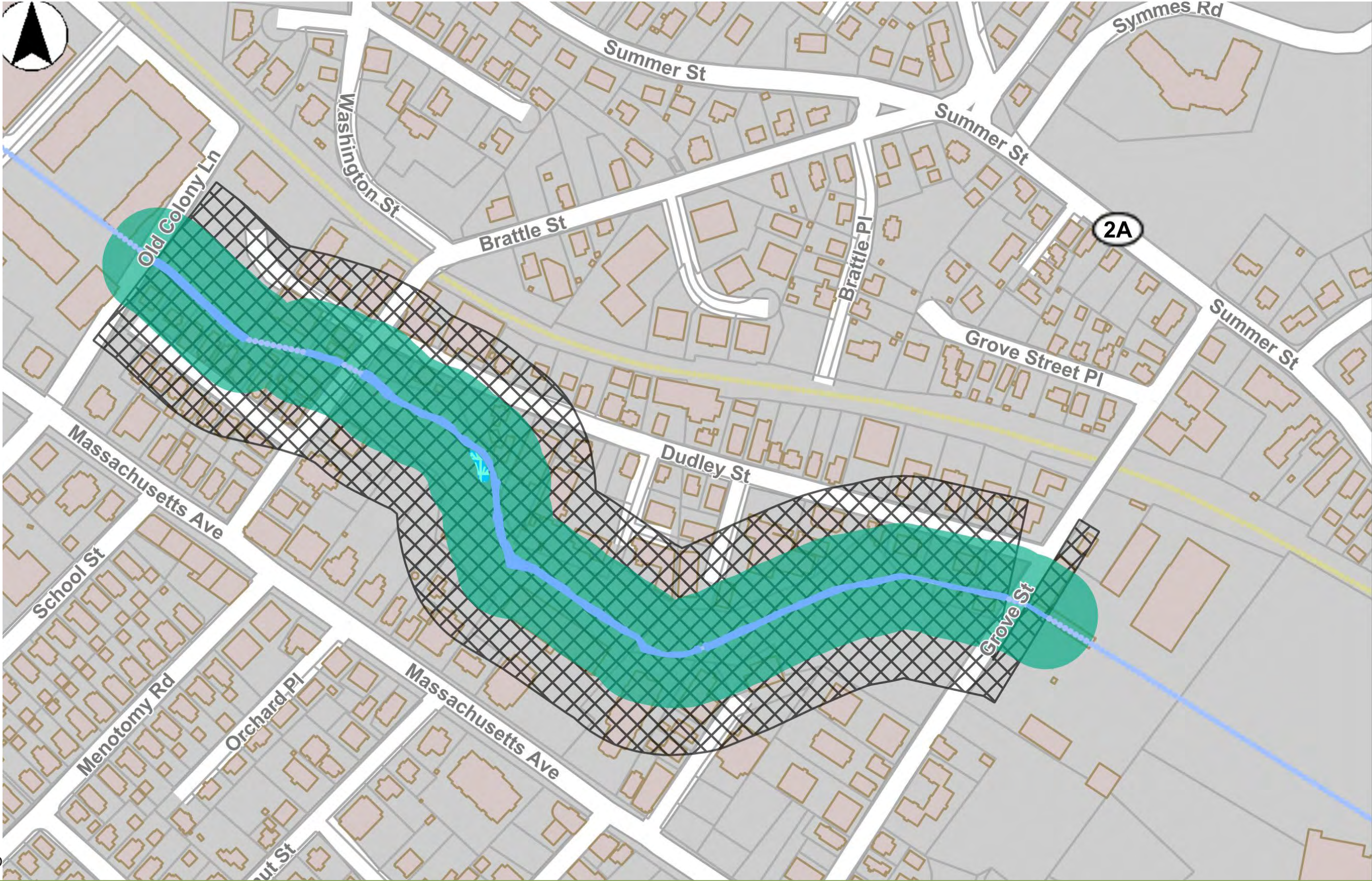
Potential Annual Revenue Impact
\$475,000

Potential Annual Cost Impact
(\$115,000)

Potential Annual Fiscal Impact
\$360,000

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Dudley Test Fit Parcels

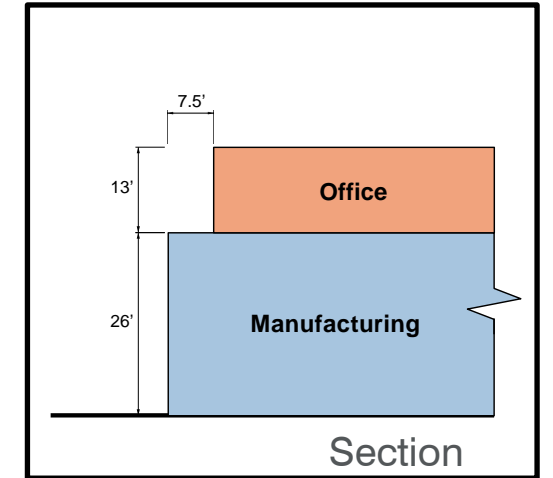
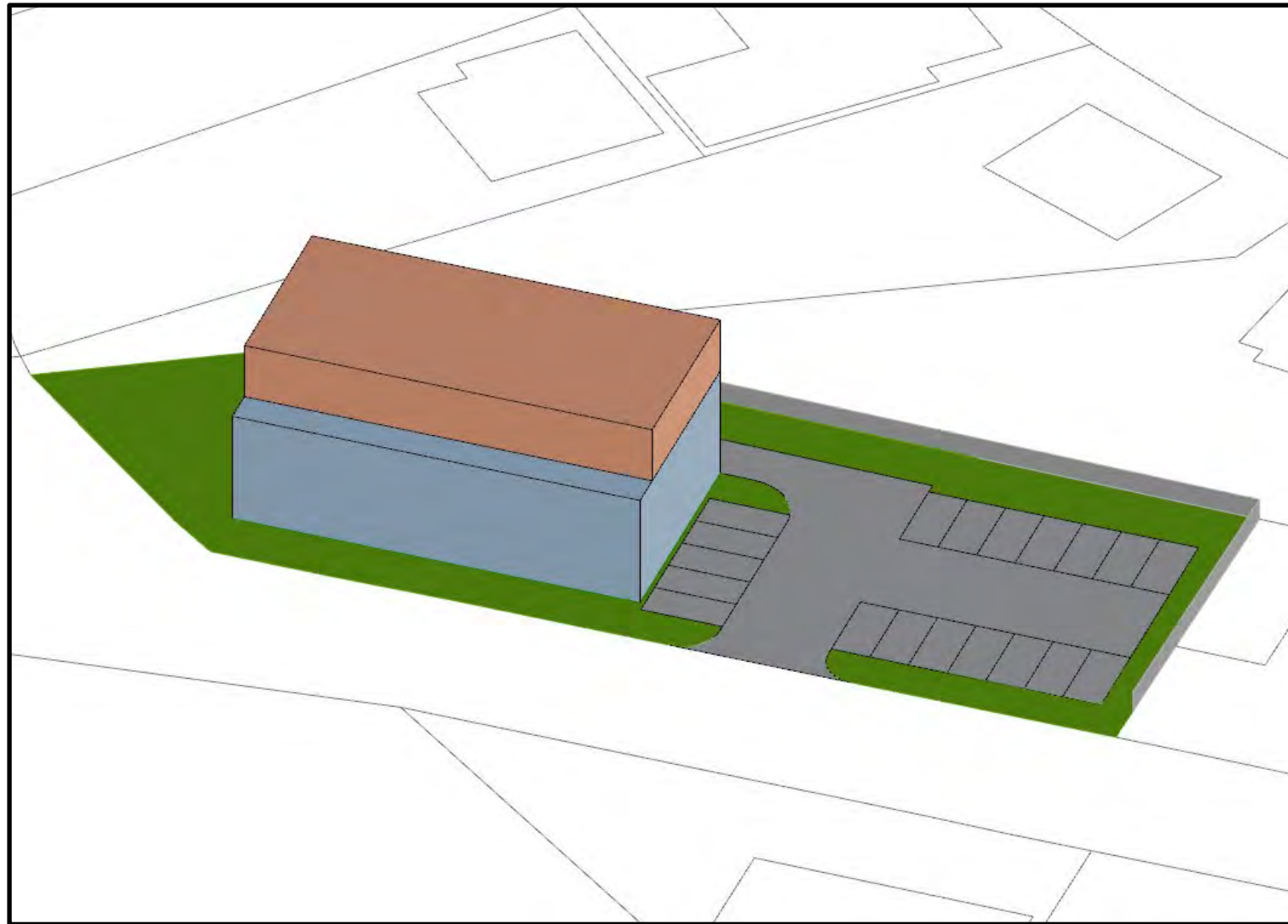


- Abutting Towns
- Water Body
- Water Line
- Wetlands
- Wetland Regulated Buffer (
- Wetland Regulated Riverfr
- Buildings
- Master Plan - Town Bound
- Master Plan Base Map - Sc
- Parcels - For Gray Backgr
- Highways - White Interstate
- US Highway
- State Highway
- Pavement Markings
- Impervious Surface - For B
- Street
- Sidewalk
- Street Island
- Driveway
- Parking Lot
- Bike Path
- Roads - For Large Scale (fr
- Roads - For Small Scale (fr
- Major Road
- Local Road
- Master Plan Base Map - M
- Master Plan Base Map - W
- Master Plan Base Map - W
- Town Boundary - Gray Bac

D

nts.

Mystic Test Fit Parcels



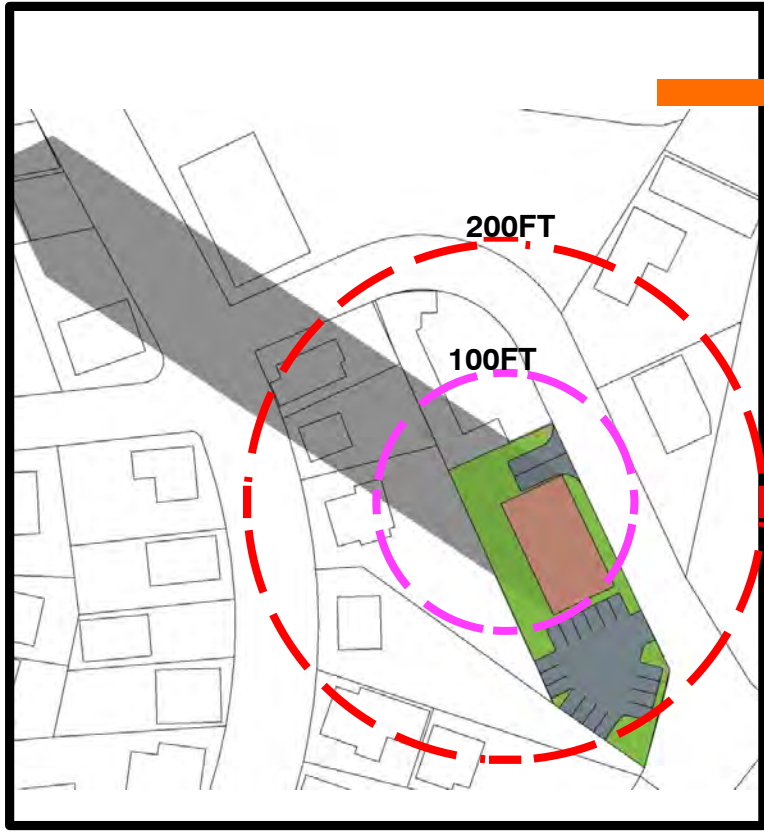
USE	LOT SIZE SF	LOT SIZE ACRES	MAX. FAR 1.5	AREA PER FLOOR	NO. FLOORS	HT PER FLOOR	TOTAL HEIGHT	GROSS AREA	MAX. BLDG. HT.	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED	TOTAL BLDG. COVER.	OPEN GREEN AREA / LOADING	TOTAL LAND AREA
MANUFACTURING				4,500	1	26	26	4,500		7						
OFFICE				3,775	1	13	13	3,775		8						
TOTAL	19,425	0.45	29,137				39	8,275	52FT	15	19	1	5,268	4,500	9,658	19,425

Potential Annual Revenue Impact
\$17,000

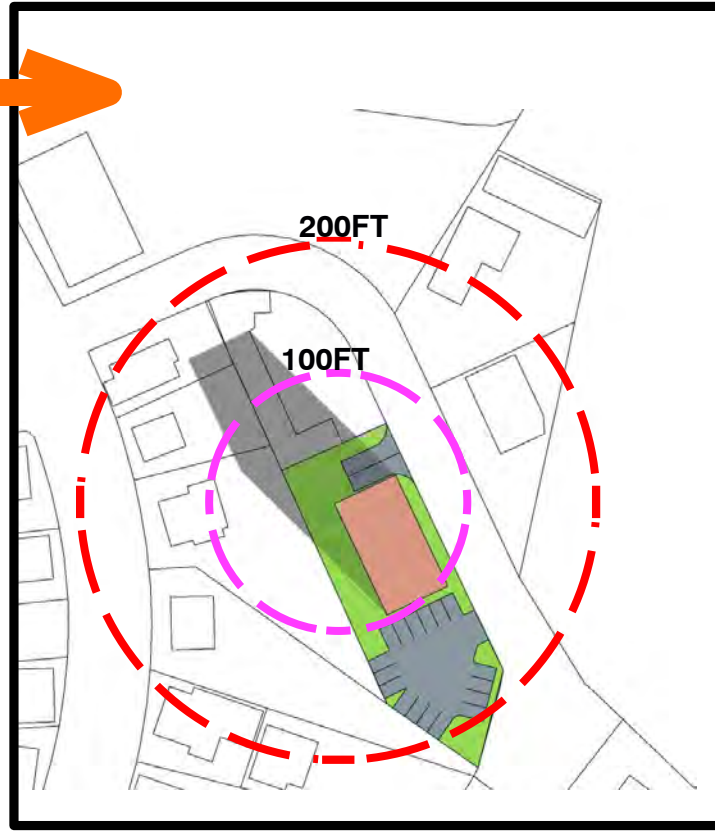
Potential Annual Cost Impact
(\$2,000)

Potential Annual Fiscal Impact
\$15,000

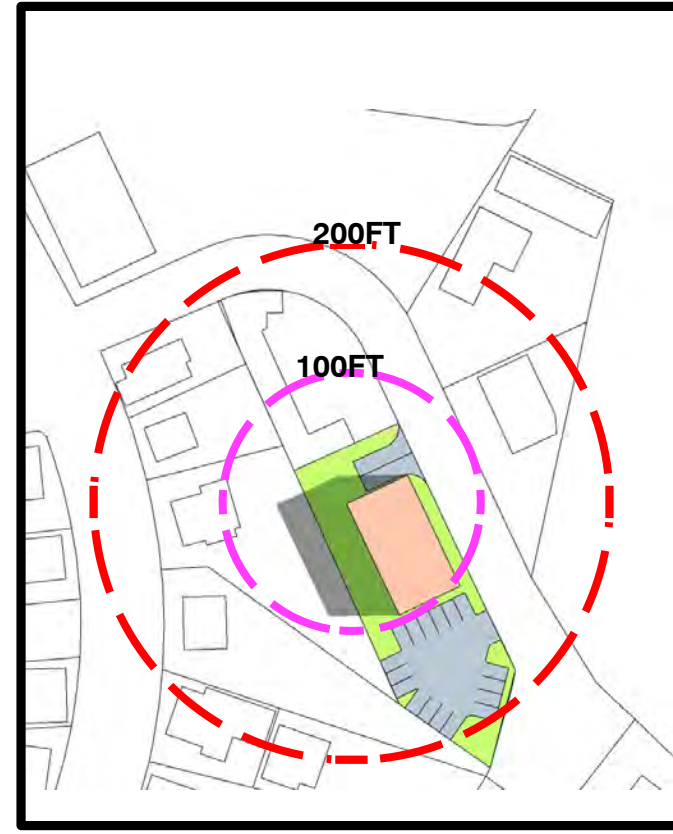
Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.



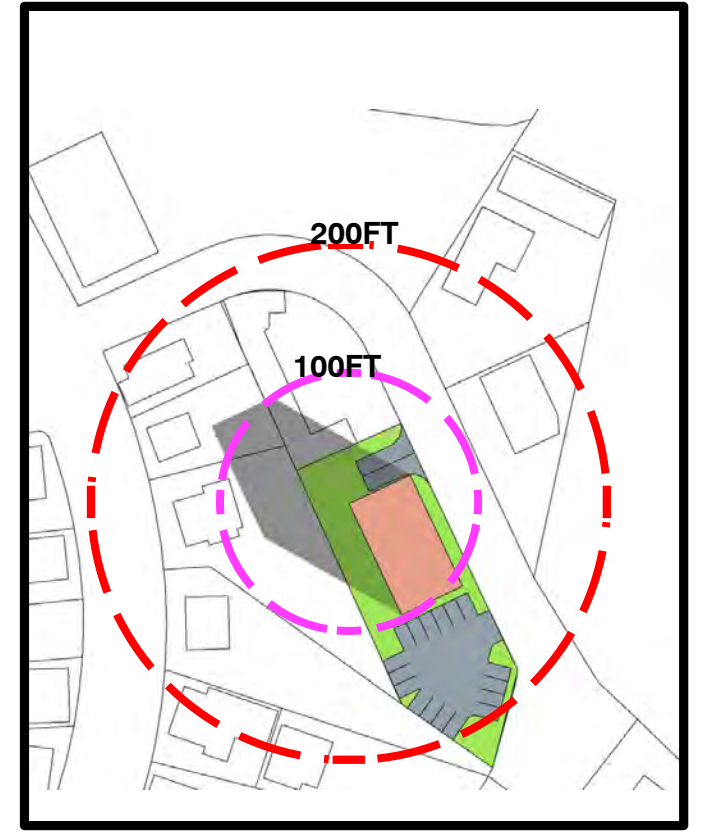
WINTER 8:00 A.M.



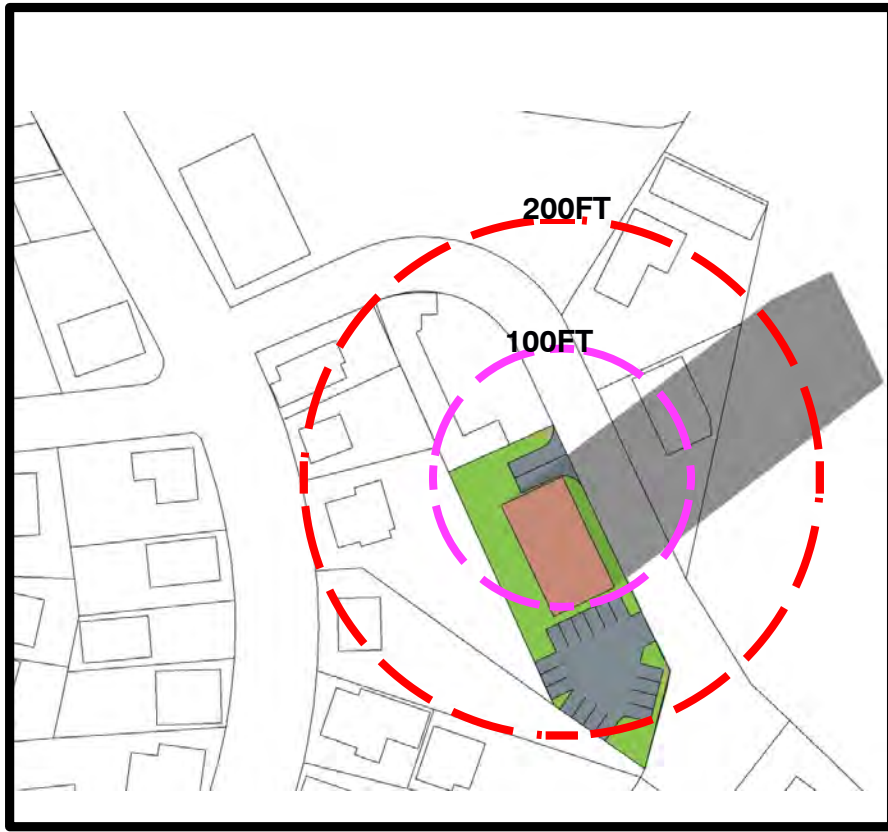
WINTER 9:00 A.M.



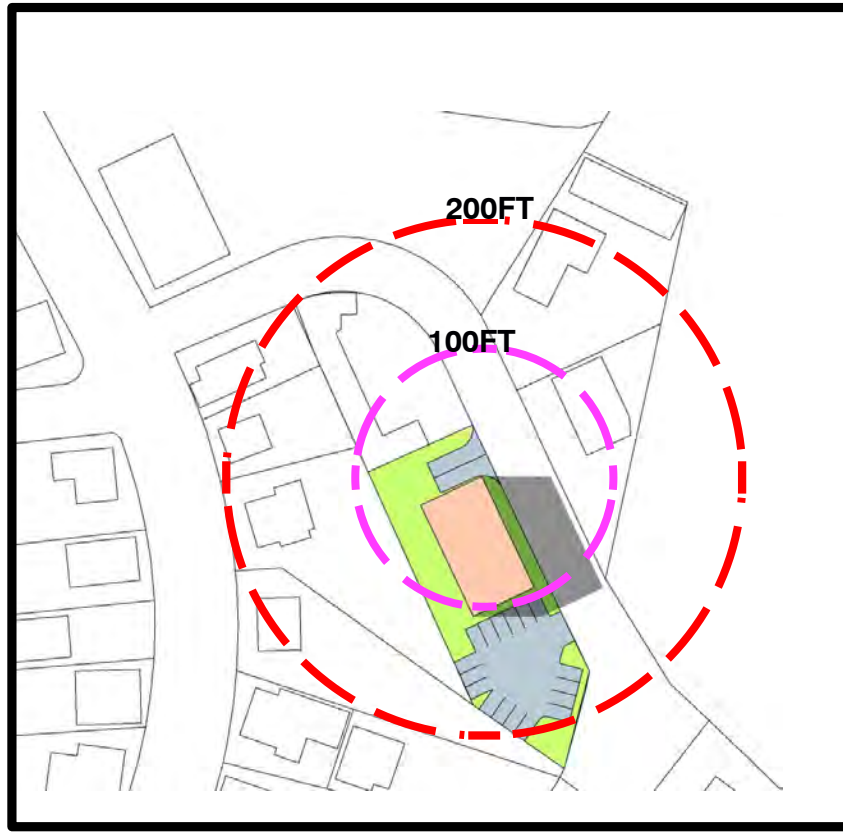
SUMMER 8:00 A.M.



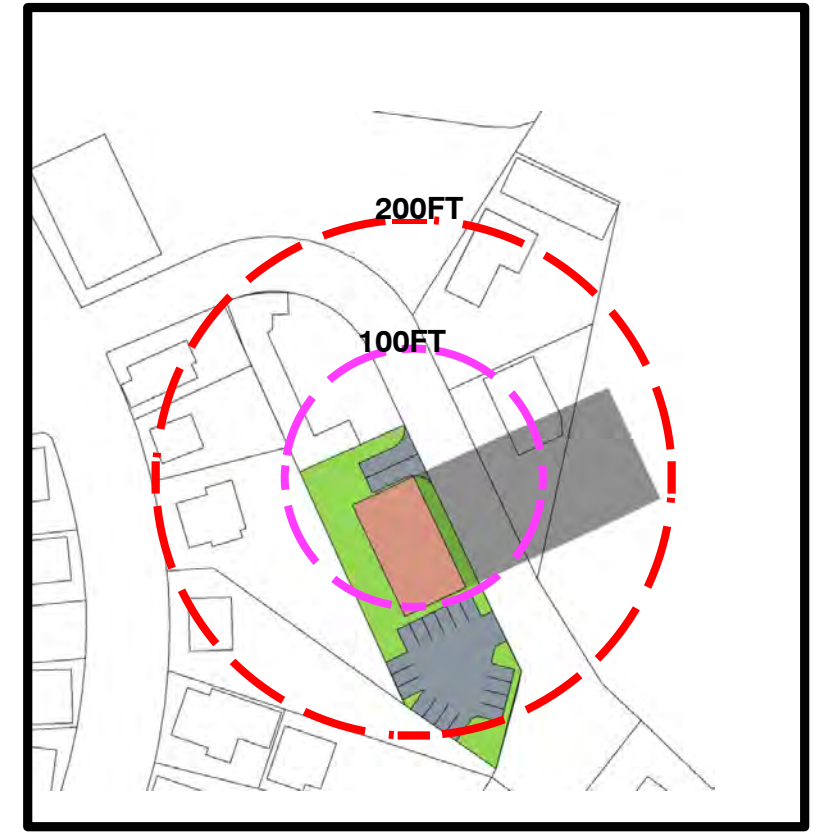
FALL 8:00 A.M.



WINTER 4:00 P.M.



SUMMER 4:00 P.M.



FALL 4:00 P.M.

Mystic Test Fit Parcels - Residential Option



Setbacks :
 Front: 10 feet
 Side - 10 feet
 Rear - 10 feet

Height :
 35 feet

Floor Area Ratio :
 1.0

Max. Lot Coverage :
 N/A

Min. Usable Open Space:
 30%

Parking Requirement:
 1 sp. per efficiency dwelling unit;

1.15 space per 1-bedroom dwelling unit,

1.5 spaces per 2-bedroom dwelling unit,

2 spaces per 3 or more bedroom dwelling unit,

1 space per 5 units of public housing for the elderly.

Bicycle Parking :
 N/A

USE	LOT SIZE SF	LOT SIZE ACRES	MAX. FAR 1.0	AREA PER FLOOR	NO. FLOORS	HT PER FLOOR	TOTAL HEIGHT	TOTAL UNITS	MAX. BLDG. HT.	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED	TOTAL BLDG. COVER.	OPEN GREEN AREA	TOTAL LAND AREA
RESIDENTIAL	12,700		12,700	4,230	3	10	30	3		6	6	N/A	-	4,230	3,810	12,700
RESIDENTIAL 2	6,725		6,725	2,240	3	10	30	1		2	2	N/A	-	2,240	2,018	6,725
TOTAL	19,425	0.45	-				30	4	35FT	8	8	N/A	-	-	9,658	19,425

If
4 Total Units

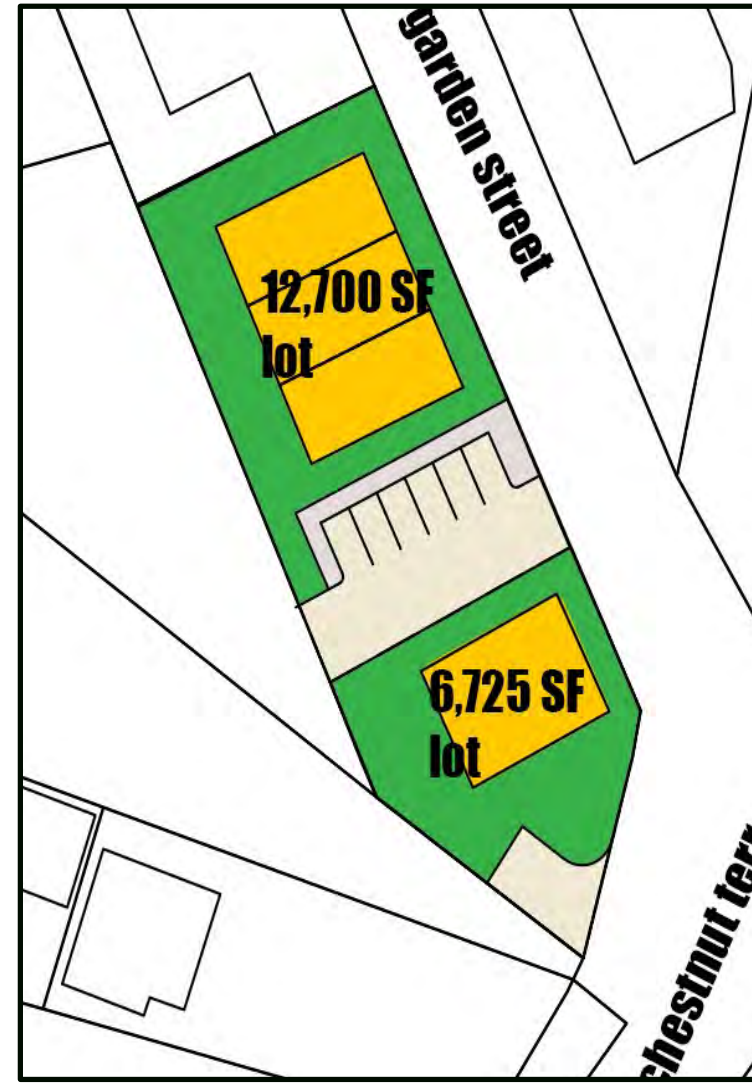
Potential Annual Revenue Impact
\$39,000

Potential Annual Cost Impact
(\$12,000)

Potential Annual Fiscal Impact
\$28,000

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Mystic Test Fit Parcels - Residential Option



Setbacks :	1.15 space per 1-bedroom dwelling unit,
Front: 10 feet	
Side - 10 feet	
Rear - 10 feet	
Height :	1.5 spaces per 2-bedroom dwelling unit,
35 feet	
Floor Area Ratio :	2 spaces per 3 or more bedroom dwelling unit,
1.0	
Max. Lot Coverage :	1 space per 5 units of public housing for the elderly.
N/A	
Min. Usable Open Space:	Bicycle Parking :
30%	N/A
Parking Requirement:	
1 sp. per efficiency dwelling unit;	

USE	LOT SIZE SF	LOT SIZE ACRES	MAX. FAR 1.0	AREA PER FLOOR	NO. FLOORS	HT PER FLOOR	TOTAL HEIGHT	TOTAL UNITS	MAX. BLDG. HT.	NO. PARK. REQ.	PROVIDED PARKING	LOADING SPOTS	PARKING AREA REQUIRED	TOTAL BLDG. COVER.	OPEN GREEN AREA	TOTAL LAND AREA
RESIDENTIAL	12,700		12,700	4,230	3	10	30	3		6	6	N/A	-	4,230	3,810	12,700
RESIDENTIAL 2	6,725		6,725	2,240	3	10	30	1		2	2	N/A	-	2,240	2,018	6,725
TOTAL	19,425	0.45	-				30	4	35FT	8	8	N/A	-	-	9,658	19,425

If
12 Total Units

Potential Annual Revenue Impact
\$118,000

Potential Annual Cost Impact
(\$35,000)

Potential Annual Fiscal Impact
\$84,000

Disclaimer: The development capacities of these parcels are based on GIS data and are for illustrative purposes only. Actual building dimensions will vary as per land survey plans and final building and zoning code requirements.

Recommendations

Zoning Recommendations

Objectives

- Support an increase in the size and variety of spaces for light manufacturing and office.
- Establish parking requirements that support these uses but also minimize the environmental impact of parking surfaces.
- Leverage the Minuteman Bikeway as an alternative mobility mode.
- Require sustainable and resilient urban design practices to protect the environment and mitigate the impact of new construction.
- Support economic development while maintaining the cultural and architectural character of Arlington.

Zoning Recommendations

Strategies

- Revise zoning regulations to require improved building placement on the site to enhance the public built environment and protect water quality through enhanced stormwater management.
- Evaluate special permit requirements for building heights and setbacks.
- Provide general recommendations for the entire Industrial District to address the public realm in order to improve opportunities for walkability and the sense of place.
- Provide design recommendations that protect the town of Arlington's environmental assets and reduce the impact of the built environment.

Zoning Recommendations

Applicability

- New development
- Addition or expansion of an existing building greater than 50% of its existing footprint.

Use Regulations

Proposed Use Regulations

Industrial: Provided the following:

- Manufacturing process residue (vapor, dust, fumes, etc) is treated and/or disposed of within the facility, to reduce negative environmental impact on the town or Arlington.
- Proper spill prevention, control, and clean up policies.
- Outdoor process and storage is properly concealed and screened from the public way.
- Proper waste handling and disposal.



<https://azbigmedia.com/real-estate/big-deals/industrial/analysis-light-industrial-sites-take->

Office: Including but not limited to professional, business, medical or dental office, research and development.



<https://www.levyarchitects.com/2021>

Use Regulations

Proposed Use Regulations

Breweries, distilleries, and wineries: Provided that the tap room hours of operation open to the public do not represent disturbance to adjacent residential uses and that they follow the State of Massachusetts requirements for licensing and operations.



<https://growlermag.com/now-open-or-damn-close-able-seedhouse-brewery/>

Use Regulations

Proposed Use Regulations

Food production facilities: Including food and beverage manufacturing plants that transform raw agricultural materials into products for intermediate or final consumption by applying labor, machinery, energy, and scientific knowledge. Provided that the facilities:

- Properly store equipment and remove litter and waste within the immediate vicinity of the plant buildings or structures as to avoid becoming a breeding place, or harborage for pests.
- Constantly check for pests and pest infestation
- Locate and operate fans and other air-blowing equipment in a manner that minimizes the potential for contaminating the building and its surroundings to avoid health hazards of the town of Arlington residents.

- Vents shall be forbidden to be placed on the façade adjacent to sidewalks or the Minuteman Bikeway to avoid exposure to the public.



<https://www.meatpoultry.com/articles/19949-john-soules-foods-to->

Use Regulations

Proposed Use Regulations

Flex Spaces: A combination of commercial uses, such as office, manufacturing, distribution, r&d, and/or retail uses where they meet the following criteria:

(1) All of the uses within the building are required to be allowed as principal uses within the Arlington Industrial Zone.

(2) Changes in products, services, and square footage of uses will not require further approval for use, if the Building Inspector determines the uses and property are otherwise in conformance with the Bylaws.

(3) The floor area of each use is unrestricted except for uses where a limitation on size or density is present. In this case, the floor area of such use shall be at or below the given limitation.



<https://leechanggroup.com/inland-empire/ontario-ca-light->

Use Regulations

Proposed Use Regulations

Maker Space: A building or portion thereof used for the on-site production of parts or finished products by individual or shared use of hand-tools, mechanical tools, and electronic tools. Maker Spaces may include space for design and prototyping of new materials, fabrication methodologies, and products, as well as space for packaging, incidental storage, sales, and distribution of such projects. Typical uses include but are not limited to: electronic goods; printmaking; leather products; jewelry and clothing/apparel; metal work; furniture; woodworking and cabinet shops; glass or ceramic production; and paper manufacturing. Maker Spaces may host classes or networking events which are open either to the public or to current and prospective members.



<https://www.facebook.com/pg/nebraskainnovationstudio/events/>

Use Regulations

Proposed Use Regulations

Work Only Artist Studio: A space used by an artist for the creation of any visual art or craft, including but not limited to, painting, drawing, photography, sculpture, and pottery; of written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance, and theater. Retail sales of art produced on-site and arts instruction by the artist are allowable accessory uses. An artist studio shall not be used by more than one artist, except for occasional and time-limited collaborations with other artists.



<https://art.gmu.edu/facilities/>

Use

Regulations

Proposed Use Regulations

Coworking Space: A building or portion thereof consisting of a shared office environment, which contains desks or other workspaces and facilities, including but not limited to, dedicated workstations, office suites, meeting rooms, event space, resource libraries, and business or administrative support services, and is used by a recognized membership who share the site to interact and collaborate with each other as part of a community. Rules for membership and participation in the coworking space are explicit, transparent, and available to the public. Coworking spaces may host classes or networking events which are open either to the public or to current and prospective members.



<https://coworkinginsights.com/coworking-space-audience-and-culture-types/>

Use Regulations

Proposed Use Regulations

Vertical Farming: A building used for the practice of producing food on vertically inclined surfaces in vertically stacked layers. This use shall be approved by **special permit** to make sure operations such as lighting, gases, humidity, and temperature don't affect the surrounding microclimate and the well-being of adjacent uses.



<https://www.wyomingpublicmedia.org/post/vertical-harvest->

Mixed Use in Industrial District: A combination of industrial and office uses in a single multi-story structure less than 10,000 sq. ft. gross floor area to maximize space usage and promote a vibrant, pedestrian-oriented environment. Mixed Use in the industrial district shall not include residential uses. For structures more than 10,000 sq. ft. gross floor a Special Permit will be required.



<https://www.stevelaursen.com/2-mixed-use-industrial-buildings-get-the-green-light-on->

Use Regulations

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Existing

Class of Use	I
Eating & Drinking Establishments	
Restaurant < 2,000 sq. ft. gross floor area.	Y
=> 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more.	N

Proposed

I
Y

Use Regulations

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Existing

Class of Use	I
Agricultural	
Farm, non-exempt, or market garden provided that all goods or produce sold are grown on the premises.	Y
Vertical Farming.	-

Proposed

I
Y
SP

Use Regulations

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Existing

Office Uses	
Including but not limited to professional, business, or medical or dental offices.	I
• Less than 3,000 sq. ft. gross floor area per building.	Y
• 3,000 sq. ft. or more gross floor area per building.	SP
• Office, display or sales space providing not more than 25% of floor space is used for assembling, packaging and storing commodities.	Y

Proposed

I	
Y	Less than 5,000 sq. ft. gross floor area per building.
SP	5,000 sq. ft. or more gross floor area per building.
Y	Percentage of space used for office, assembling, packaging and storing commodities is flexible.

Use Regulations

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Existing

Wholesale Business & Storage	I
Wholesale business in enclosed facility.	Y
Office, display or sales space of a wholesale, jobbing, or distributing establishment provided that no more than 25% of floor space is used for assembling, packaging and storing of commodities.	Y

Proposed

I
Y

Y Percentage of space used for office, assembling, packaging and storing commodities **is flexible.**

Use Regulations

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Existing

Research, Laboratory, Related Uses	I
<p>Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities limited to 25% of the floor area.</p>	<p>SP</p>

Proposed

I
<p>Offices with data processing facilities or laboratories and testing facilities, which may include minor assembly or fabrication activities <u>without limited percentage of the floor area.</u></p>

Use Regulations

5.6.3 Use Regulations for MU, PUD, I, T, and OS Districts

Existing

Other Principal Uses	I
<p>Mixed-use</p> <p>* Mixed-use in Industrial Zones shall not include residential uses.</p>	<p>SP*</p>

Proposed

I
<p>Y Less than 10,000 sq. ft. gross floor area per building*.</p>
<p>SP 10,000 sq. ft. or more gross floor area per building*.</p> <p>* Mixed-use as stipulated in the Use Regulation Definitions section and where it shall not include residential uses.</p>

Dimensional Standards

5.6.2. Dimensional Standards

Existing

** Reduced Height Buffer Area 5.3.19

...the lower limit shall apply... unless it is determined as... a special permit..."

Front Yard	Side Yard	Rear Yard	Landscape Open Space Min.	Max. Lot Coverage	Max. Ht.	Max. Stor.	Max. FAR
10 ft	10 ft	10 ft	-	-	52 ft** 39 ft	4** 3	1.50

Proposed

* Maximum building height is 52 feet or 4 stories, subject to the Density Bonus requirements.

Front Yard	Side Yard	Rear Yard	Landscape Open Space Min.	Max. Lot Coverage	Max. Ht.	Max. Stor.	Max. FAR
6ft-10 ft min. - max.	10 ft	10 ft	-	-	52 ft*	4	1.50

Dimensional Standards

5.6.2. Dimensional Standards

Existing

LAND IN R0, R1, R2, OS IS LOCATED	LOWER HEIGHT SHALL APPLY
BETWEEN NORTHWEST AND NORTH-EAST	WITHIN 200 FEET
EASTERLY, BETWEEN NORTHEAST AND SOUTHEAST, OR WESTERLY BETWEEN NORTHWEST AND SOUTHWEST	WITHIN 150 FEET
SOUTHERLY, BETWEEN SOUTHEAST AND SOUTHWEST	WITHIN 100 FEET

5.3.19 Reduced Height Buffer Area:

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.

Proposed

a. Height Limit

Reevaluating the existing 52 foot height restriction in the Industrial Zoning District will increase the efficiency of land usage and minimize the building footprints providing more opportunity to add green infrastructure which will manage stormwater and reduce the heat island effect.

i. Maximum building height is 52 feet or 4 stories, subject to the amenity requirements under the proposed Development Standards.

Dimensional Standards

5.3.7 Screening and Buffers

Existing

5.3.7 Screening and Buffers: Industrial and Business Districts and Parking Lots

A solid wall or solid wooden fence, five to six feet high, complemented by suitable plantings, may be substituted for one-half the required width of such landscaped buffer strip.

Proposed

b. Setbacks

Reducing the setbacks on the front yard helps to push buildings towards the sidewalk, accommodating parking to the side and rear of the lot, and to create a sense of building edge to improve the pedestrian experience.

i. Front:

Minimum: 6 feet

Maximum: 10 feet

Side - 10 feet

Rear - 10 feet

Abutting Residential District:

25 feet / 12.5 feet with fence and screening as defined in section 5.3.7

ii. Setbacks shall be measured from lot line to face of building façade.

iii. The use of rain gardens, bioswales, and wetlands restoration to control runoff and manage stormwater on-site within setbacks.

iv. Fences within the abutting setback to the Minuteman Bikeway shall be prohibited.

Parking Requirements

6.1.6. Table of Off-Street Loading and Unloading Regulations

6.1.4. Parking Requirements	6.1.6. Loading Requirements	6.1.12. Bicycle Parking Requirements
<p>a. Manufacturing parking requirements are 1 per 600 GFA</p> <p>b. Office parking requirements are 1 per 500 GFA</p>	<p>a. Manufacturing: 5,000 SF - 20,000 SF= 1 20,001 SF - 40,000 SF= 2</p> <p>b. Office: 5,000 SF - 50,000 SF= 1 50,001 SF - 100,000 SF=2</p>	<p>a. Manufacturing bicycle parking requirements are 0.8 per 1,000 GFA long term / 0.6 per 1,000 GFA short term</p> <p>b. Office bicycle parking requirements are 0.3 per 1,000 GFA long term / 0.5 per 1,000 GFA short term</p>
Parking Requirements	Loading Requirements	Bicycle Parking Requirements
<p>a. Manufacturing parking requirements will be 1 per 1,000 GFA</p> <p>b. Office parking requirements will be 1 per 500 GFA</p>	<p>a. Manufacturing: 5,000 SF - 20,000 SF= 1 20,001 SF - 40,000 SF= 2</p> <p>b. Office: 5,000 SF - 50,000 SF= 1 50,001 SF - 100,000 SF=2</p>	<p>a. Manufacturing bicycle parking requirements will be 1 per 1,000 SF</p> <p>b. Office bicycle parking requirements will be 0.8 per 1,000 GFA</p>

Parking Spaces

Location and Standards

Existing

6.1.10 Location of Parking Spaces

Required off-street parking spaces shall be provided on the same lot as the principal use they are required to serve.

d. (1) The surfaced area shall be set back at least 10 feet from front lot lines and from all lot lines of abutting property used for residential purposes;

For side and rear lot lines the setback need only be five feet if the setback includes a solid wall or solid wooden fence, five to six feet in height complemented by suitable plantings.

Proposed

1. The parking area shall be located to the rear or side of the primary building. Parking areas shall not occupy the front setback and shall not be located between the street and the principal façade.

2. Parking areas shall have a minimum 6' foot landscaped buffer between the property line and the beginning of the parking surface.

3. Any loading and/or delivery access shall be located at the rear of the building or in an alley. In the case of demonstrated hardship, an alternative may be approved by the Arlington Redevelopment Board.

4. Parking areas above the required amount shall be covered with pervious materials.

Parking Spaces

Location and Standards

5. If more than 80 percent of the parking area is covered with pervious surfaces, the 10 foot setback from abutting residential property lines may be reduced to 5 feet. This buffer zone shall be planted with vegetation and screened with a solid fence five to six feet in height.

6. The use of rain gardens, bioswales, and wetlands restoration to control runoff and manage stormwater on-site is strongly encouraged.

7. For the remaining parking areas not covered with pervious surfaces, pavement reflectance for lower surface temperature and heat absorption is recommended (high albedo). Greater reflectance can be achieved by:

- a. Roller-compacted concrete
- b. Concrete over asphalt (white topping and ultra thin white topping)
- c. Use of light-colored aggregate in asphalt.
- d. Asphalt, concrete and pavers with modified colors

8. Shading of parking surfaces is strongly encouraged by installing trees within the landscaped areas as defined by Section 6.1.11 D (6) in the town of Arlington bylaws.

9. Solar panels are encouraged as shading device for parking surfaces.

10. All parking surfaces shall comply with requirements of **Section E on 3.4.4. Environmental Design Review Standards.**

Parking Spaces Location and Standards

Examples of Standards for Parking Areas



Parking Lot Landscaping Ordinance-Village of Glenview



Parking Lot Landscaping Ordinance-Village of Glenview



<https://www.lacrosseareawaters.org/protect-at-work/>



Parking Lot Landscaping Ordinance-Village of Glenview



Parking Lot Landscaping Ordinance-Village of Glenview



<https://waylandstudentpress.com/51402/articles/solar-panels-installed-in-whs-parking-lots/>

Development Standards

Proposed

A. Transparency

The following requirements apply to all new development or additions over 50% of the existing footprint:

1. Transparency: the required minimum transparency of the ground floor principal façade is 50% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk.
2. The ARB may waive the requirement above for industrial uses which need to shield proprietary

processes. Windows may be shielded with interior blinds or integrated shutters or slats, vertical or horizontal.

3. Façades that are not required to meet the minimum transparency requirements shall be articulated every 50 to 80 feet.
4. Each building shall have a clearly defined primary entrance that faces the principal street. A corner door may be used for a building that faces two public streets.

Development Standards

Proposed

B. Pedestrian Amenities

All new development or additions over 50% of the existing footprint must provide at least one (1) of the following. For lots that abut the Minuteman Bikeway, an additional amenity is required along the abutting facade or in the abutting setback:

1. Four (4) or more fixtures of downcast, (90-degree cutoff or fully shielded) pedestrian-scale lighting per each 30-50 feet of frontage, adequately spaced to create even light distribution.

2. Urban landscaping features:
 - a. Two (2) street trees every 35 linear feet of streetscape; or
 - b. Irrigated planter boxes every 15 linear feet of streetscape.
3. One (1) piece of interactive art accessible to the public per development.
4. One (1) artful rainwater collection system. (Refer to Artful Rainwater Design <https://artfulrainwaterdesign.psu.edu/about>).
5. Seating accessible to the public.

Development Standards

Proposed

C. Exceptions to Maximum Height Regulations in the Industrial District (Bonus Provisions)

For new development or additions that would otherwise be subject to 5.3.19 Reduced Height Buffer Area, a **maximum height of 52 feet** or four stories is allowed subject to the following development standards:

1. Provide one (1) of the following **sustainable roof infrastructure** components:

- i. Install a vegetated or green roof over 50% of the roof area.
- ii. Use highly reflective materials on 75% of the roof area.
- iii. Provide 100 % high albedo concrete topping.
- iv. Install a blue roof over 50% of the roof area to provide initial temporary water storage and then gradual release of stored water.

2. **Solar power infrastructure** which provides a minimum of 25% of the total energy required

Development Standards

for the operations of the development. The area required for the solar power installation shall count towards the areas required for vegetated, highly reflective materials, or high albedo concrete located at the roof of the building.

3. 100% clean heating and cooling sources

using one (1) of the following:

- i. air source heat pumps
- ii. ground source heat pump (where not in detriment to underground water resources)
- iii. modern wood heating
- iv. solar hot water.

4. 100% retention and treatment of stormwater on site.

5. Establish a waste reduction and recycling program. for 85% of waste generated within the building.

6. Implement an incentives program for employees to use **public transportation and bicycle transportation** to commute from/to work.

Development Standards

7. Implement a temporary **erosion and sedimentation control** plan for all new construction activities associated with the project.

8. Provide at least four (4) of the **Pedestrian Amenities** defined earlier.

9. For lots abutting the **Minuteman Bikeway**, at least one Pedestrian Amenity is required on the abutting facade or in the abutting setback.

Development Standards

Pedestrian Friendly Elements Examples

A. Transparency

Façades articulated every 50 to 80 feet..



<https://www.boston.com/news/commentary/2015/07/06/in-chestnut-hill-mall-is-a-four-letter-word>

B. Pedestrian Amenities

Pedestrian-scale lighting



<https://www.wbdg.org/resources/effective-site-security-design>

B. Pedestrian Amenities

One (1) piece of interactive art



<https://www.pinterest.ch/pin/140807925826545553/>

B. Pedestrian Amenities

Seating accessible to the public.



<http://cbbel.com/madison-street-streetscape/>

B. Pedestrian Amenities

Urban landscaping feature



<http://www.landscapearchitecture.com/datsheet/tournesolsiteworks/tournesolsiteworks.html>

B. Pedestrian Amenities

Urban landscaping feature



<https://www.showcase.com/4957-allison-pky-vacaville-ca-95688/18095269/>

B. Pedestrian Amenities

Artful rainwater collection system



<https://artfulrainwaterdesign.psu.edu/project/southwest->

Development Standards

Green Infrastructure Examples

C. Density Bonus

Roof area with vegetated landscape



<https://www.youtube.com/watch?v=6XApzoTZS6k>

C. Density Bonus

Roof area with highly reflective materials



<https://www.networx.com/article/reflective-roof-coatings-for-asphalt-roo>

C. Density Bonus

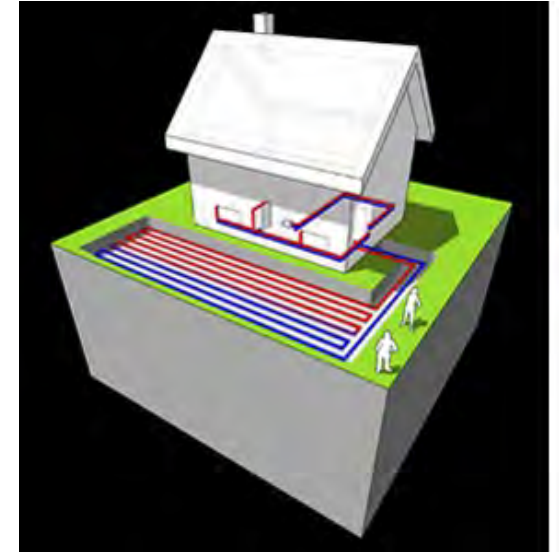
Blue roof.



<https://www.networx.com/article/reflective-roof-coatings-for-asphalt-roo>

C. Density Bonus

Ground source heat pump



<https://www.networx.com/article/reflective-roof-coatings-for-asphalt-roo>

C. Density Bonus

High albedo concrete topping



<https://www.buildings.com/article-details/articleid/21182/title/are-cool-pavements-all-they-re-cracked-up-to-be->

C. Density Bonus

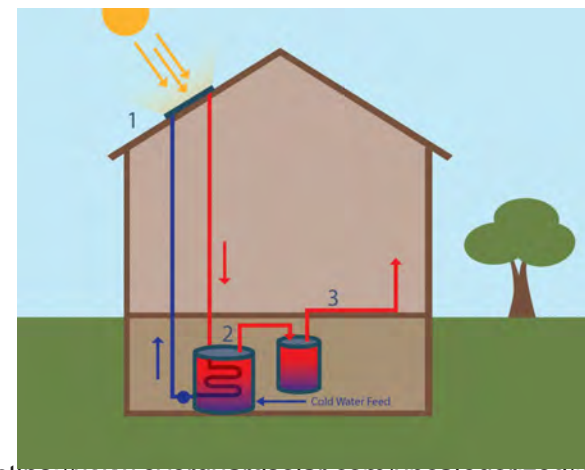
Solar power infrastructure on roof



<https://www.everguardsolar.com/uncategorized/is-ballast-mounted-solar-right-for-your-flat-roof/>

C. Density Bonus

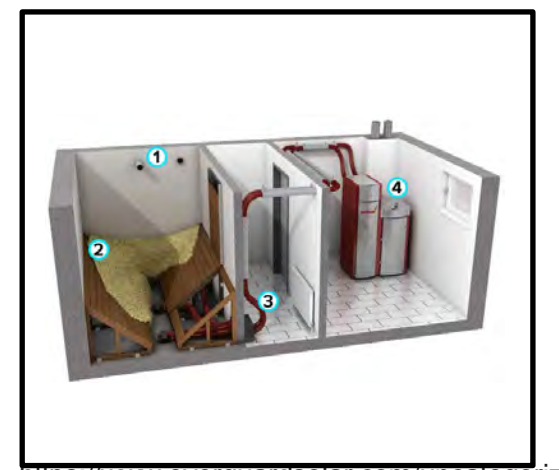
Solar hot water



<https://www.everguardsolar.com/uncategorized/is-ballast-mounted-solar-right-for-your-flat-roof/>

C. Density Bonus

Modern wood heatsource



<https://www.everguardsolar.com/uncategorized/is-ballast-mounted-solar-right-for-your-flat-roof/>