

DRAFT

Industrial Zoning District, Arlington, MA Draft Zoning Recommendations for Review

Applicability

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

Purpose

- 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 impervious 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 allowing buildings that are sympathetic to the surrounding cultural and built environment.

Draft Language

Note: In the sections below, text to be added is underlined; text to be deleted is crossed out.

Section 2. Definitions

Definitions associated with Art/Cultural Uses

Artists' Mixed-use. The use of all or a portion of a Building for both habitation and Artistic/Creative Production use, or a combination thereof, provided that any portion of a Building devoted to such use shall be

(a) occupied by persons certified as artists pursuant to the Arlington Commission for Arts and Culture (ACAC) Artist Certification Process,

(b) designed in accordance with ACAC standards and guidelines for artists' mixed-use space, and

(c) subject to an agreement for artists' housing as part of the conditions of a special permit granted by the Arlington Redevelopment Board (ARB).

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.

Co-working 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 co-working space are explicit, transparent, and available to the public. Co-working spaces may host classes or networking events which are open either to the public or to current and prospective members.

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 to the public. Maker Spaces may also include a membership component.

Definitions associated with Light Manufacturing

Breweries, distilleries, and wineries: A small, independently owned facility in which beer, fermented on the premises, or other alcoholic beverage, is bottled and sold, typically in conjunction with a bar, tavern, or restaurant use 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 Commonwealth of Massachusetts requirements for licensing and operations.

Flex Spaces: A combination of commercial activities under a single commercial entity, such as light manufacturing, office, distribution, research and development, and/or retail uses, where the firm meets the following criteria:

- All of the uses on the site are required to be allowed as principal uses within the Arlington Industrial Zone.
- 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.
- 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.

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.

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 do not affect the surrounding microclimate and the well-being of adjacent uses.

5.3 DIMENSIONAL REGULATIONS APPLICABLE IN ALL OR MULTIPLE DISTRICTS

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

D. In Industrial Districts, screening along the Minuteman Bikeway shall be limited to a vegetative screen only. Such screening shall provide lines of sight from the Minuteman Bikeway to the adjoining property. Pedestrian amenities such as seating, bins for recycling and refuse collection, and appropriate supplementary lighting shall be integrated within the landscaped area of the buffer.

5.3.17 Upper-Story Building Step Backs

For buildings more than three stories in height, an additional 7.5-foot step-back (upper story building setback) shall be provided beginning at the third story level or 30 feet above grade, whichever is less. The upper story step-back shall be provided along all building elevations with street frontage, excluding alleys. This requirement shall not apply to buildings in the Industrial District.

5.3.19 Reduced Height Buffer Area

No changes recommended.

5.3.21 Supplemental Requirements in the Business and Industrial Districts

No changes recommended.

5.6.2 Dimensional and Density Regulations

D. Development Standards.

In the Industrial District, the following requirements apply to all new development or additions over 50% of the existing footprint:

(1) Renewable Energy Installations

- i. The ARB may, by special permit, allow adjustments to the height and setbacks in order to accommodate the installation of solar photovoltaic, solar thermal, living and other eco-roofs, energy storage, and air-source heat pump equipment. Such adjustments shall not create a significant detriment to abutters in terms of noise or shadow and must be appropriately integrated into the architecture of the building and the layout of the site, consistent with the other requirements of this section.
- ii. All new commercial and mixed-use buildings must be solar ready.

(2) Yards

- i. Where feasible, the principal façade of the principal building on the site shall be no more than 10 feet from the front lot line.
- ii. The use of rain gardens, bioswales, and wetlands restoration to control runoff and manage stormwater on-site within setbacks is strongly encouraged. Such systems shall be integrated with

the surface water drainage systems in Section 3.4.4.E. See Section 6.1.11.F(3) for relationship to parking areas.

- iii. Fences within the abutting setback to the Minuteman Bikeway shall be prohibited. See Section 5.3.7.D for additional requirements.

(3) Transparency and Access

- i. The required minimum transparency of the ground floor principal façade visible from a public right-of-way is 50% of the area measured between 2 and 8 feet in height from the level of the finished sidewalk.
- ii. All façades visible from a public right-of-way shall be given equal treatment in terms of architectural detailing. No blank façades are permitted. Façades shall be articulated every 50 to 80 feet.
- iii. 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.
- iv. The primary building entry shall be connected by a paved surface to the public sidewalk.

(4) Lighting

- i. All site and building lighting shall be downcast (90-degree cutoff or fully shielded). Lighting for walkways or parking lots shall be adequately spaced to create even light distribution.
- ii. Light shall not overspill onto an adjacent property or cause glare when viewed from the public right-of-way or abutting properties.

(5) Pedestrian Amenities

All new development or additions over 50% of the existing footprint must provide the following.

- i. Either one of the following:
 - i. A shade tree every 35 linear feet of lot frontage along a right of way; or

- ii. Irrigated planter boxes every 15 linear feet of frontage along a public right of way.
 - ii. And one of the following; however, for lots that abut the Minuteman Bikeway, this amenity should be located within the yard adjacent to the Bikeway:
 - i. One (1) piece of interactive art accessible to the public;
 - ii. One (1) artful rainwater collection system; or
 - iii. Two (2) benches or similar permanent seating accessible to the public.
- (6) Implement a temporary erosion and sedimentation control plan for all new construction activities associated with the project.
- (7) Exceptions to Maximum Height Regulations in the Industrial District

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:

- i. Demonstrate that new buildings or additions shall allow for full sun at least half the time or 50% sun coverage all the time on June 21, September 21, and December 21 on the lots within the required residential buffer as defined in Section 5.3.19.
- ii. 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. Install solar energy panels tied to the electrical system of the building. For new commercial or mixed-use building, provide solar PV and/or solar thermal on a minimum of 50 percent of the roof area.
 - iv. Provide 100% high albedo concrete topping.

v. Install a blue roof over 50% of the roof area to provide initial temporary water storage and then gradual release of stored water.

iii. Retain and treat 100% of stormwater on site.

5.6 OTHER DISTRICTS

5.6.1 Districts and Purposes

B. I: Industrial District.

The Industrial District in the Mill Brook Valley allows uses requiring the manufacture, assembly, processing, or handling of materials and requires additional measure to prevent traffic, noise, appearance, odor, or hazards from becoming disruptive to residential and other business uses. In this district, the Town allows residential uses and retail business uses if they are accessory to an industrial use to support the continuation of industrial uses in Arlington. Mixed-use development is allowed with all uses.

Note: In the sections below, text to be added is in a bold red font.

5.6.2. Dimensional and Density Regulations

A. Tables of Dimensional and Density Regulations

Other District Lot Regulations

	Minimum Requirement		
	Minimum Lot Area (sq.ft.)	Minimum Lot Area per Unit (sq.ft.)	Minimum Lot Frontage (ft.)
I (Current)	----	----	----
I (Proposed)	----	----	----

Other District Yard and Open Space Requirements

	Minimum Requirement		
	Front Yard (ft.)	Side Yard (ft.)	Rear Yard (ft.)
I (Current)	10	10	10
I (Proposed)	10	10	10

Other District Open Space and Lot Coverage

	Minimum Requirement		
	Landscaped Open Space (Min.)	Usable Open Space (Min.)	Maximum Lot Coverage
I (Current)	-----	-----	-----
I (Proposed)	-----	-----	-----

All Other District Maximum Height and Floor Area Ratio

	Minimum Requirement		
	Maximum Height (ft.)	Maximum Height (stories)	Maximum Floor Area Ratio (FAR)
I (Current)	52* 39	4 ^C 3	1.5
I (Proposed)	52** 39	4 3	1.5

* Section 5.3.19 Reduced Height Buffer Area applies.

**** Subject to amenity requirements in 5.6.2.D(7).**

^C Upper-story building setbacks required on structures with more than three stories. See Section 5.2.21.

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

Class of Use	I (Existing)	I (Proposed)
Residential		
Single-family detached dwelling ^A		
Two-family dwelling, duplex dwelling ^A		
Three-family dwelling		
Townhouse		
Apartment building		
Conversion to apartments, up to 18 units per acre, with no alteration to the exterior of the building		
Artists' Mixed-use^E		SP
Single-room occupancy building		
Group home		

Class of Use	I (Existing)	I (Proposed)
Hotel/Motel		
Assisted living residence		
Dormitory (Note: Permitted if use is for educational or religious purposes)		
Institutional, Educational		
Community center, youth club, adult education center, or similar facility operated by an educational, religious, or non-profit institution. ^B		
Nonprofit, members-only private club or lodge	SP	SP
Hospital		
Licensed nursing home		
Non-exempt educational use, e.g., trade, driving, music, dancing school		
Library, museum, or art gallery open to the public and not conducted as a private gainful business. ^B		
Agricultural		
Sales place for flowers as a principal not accessory use, garden supplies, agricultural produce, conducted outdoors or commercial greenhouse		
Farm, non-exempt, or market garden provided that all goods or produce sold are grown on the premises.	Y	Y
Vertical Farming		SP
Public Recreational, Entertainment		
Conservation land	Y	Y
Municipal or non-profit park, playground, or similar outdoor recreation facility	Y	Y
Municipal or non-profit fishing, tennis, swimming, skating, golf club, or other outdoor recreation club, or facility not conducted as a private gainful business		
Municipal or non-profit recreation building	Y	Y
Municipal or non-profit enclosed entertainment and recreation facilities	SP	SP
Fire station	Y	Y
Police station	Y	Y
Town office building	Y	Y
Municipal public works yard and associated maintenance,	SP	SP

Class of Use	I (Existing)	I (Proposed)
storage, and office facilities		
Utility, Transportation, Communications		
Bus, transit, railroad station		
Motor freight terminal	SP	SP
Essential services	SP	SP
Radio or television studio or receiving facility; without wireless transmitting facilities	Y	Y
Municipal or other public parking area or structure	SP	SP
Commercial parking or vehicle storage facility, with no repairs, services or sale of gasoline		
Residential surface parking lot serving residential uses in another district provided that: <ul style="list-style-type: none"> • Lot used for parking abuts the residential property it serves for at least 50 ft.; and • Both lots are under common ownership; and • Lot complies with the screening provisions of Section 6.1. 	SP	SP
Bikeway		
Wireless Communication Facility		
In a Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP
In building other than Town building; wireless facility shall not extend more than 15 feet or 25% of building height, whichever is less, above the highest point of the building	SP	SP
Located on a public utility pole; no part of wireless facility shall extend more than 40 feet above ground or have a total volume over 2 cubic feet	Y	Y
Ground Mounted Solar Photovoltaic Installation	Y	Y
Commercial & Storage Uses		
Motor vehicle sales and rental, sale of auto parts, accessory storage in enclosed structure, provided neighborhood is protected from noise, fumes, gases, smoke and vapor	SP	SP
Outdoor sales and storage of undamaged, operable automobiles	Y	Y
Auto repair shop, with no open storage of abandoned	SP	SP

Class of Use	I (Existing)	I (Proposed)
vehicles, body work or auto painting		
Car wash facility	SP	SP
Auto service station		
Personal, Consumer, and Business Services		
Copy center or print shop for sheet-fed printing	Y	Y
Bank, other financial service; <2,000 sq. ft.		
2,000 sq. ft. or more, or any drive-up banking service		
Personal service establishment		
Hand laundry, dry cleaning, or tailor with more than 5 employees on site at the same time		
Consumer service establishment	Y	Y
Funeral Home		
Veterinary and animal care; accessory overnight boarding only for veterinary/medical care in an enclosed building		
Eating & Drinking Establishments		
Restaurant		
< 2,000 sq. ft. gross floor area	Y	Y ^E
=> 2,000 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more		SP ^E
Restaurant, Fast-Order Food		
< 1,500 sq. ft.		
=> 1,500 sq. ft., and any restaurant that is principal use on lot of 10,000 sq. ft. or more.		
Catering service	Y	Y
Retail		
Retail, general, >3,000 sq. ft. of gross floor area		SP ^E
Retail, local; <3,000 sq. ft. or gross floor area		Y ^E
Manufacture, assembly, packaging of goods where at least 50% of goods are sold at retail primarily on the premises		
<1,000 sq. ft.	Y	Y
=>1,000 sq. ft	SP	SP
Marijuana Retailer	SP	SP
Office Uses		

Class of Use	I (Existing)	I (Proposed)
Including but not limited to professional, business, or medical or dental offices.		
Less than 3,000 sq. ft. gross floor area per building	Y	Y but < 5,000sf
3,000 sq. ft. or more gross floor area per building	SP	SP but =<5,000sf
Office, display or sales space providing not more than 25% of floor space is used for assembling, packaging and storing commodities	Y	Y but percentage of space used for office, assembling, packaging and storing commodities is flexible.
In an existing building originally designed for single- or two- family residential use, if the building retains its residential appearance and is on a street with ROW width less than 50 ft	SP	SP
Co-working Space		
Less than 5,000 sq. ft. gross floor area per building		Y
5,000 sq. ft. or more gross floor area per building		SP
Wholesale Business & Storage		
Wholesale business in enclosed facility.	Y	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	Y but percentage of space used for office, assembling, packaging and storing commodities is flexible.
Wholesale storage and sale of flammable liquid, or wholesale business conducting at least half of the business at retail on the premises	SP	SP
Storage of vehicles	SP	SP
Storage of fluid (other than water)	SP	SP
Open storage of raw materials, finished goods, or equipment	SP	SP
Commercial Entertainment, Amusement, Assembly Uses		
Enclosed entertainment and recreation facilities not	SP	SP

Class of Use	I (Existing)	I (Proposed)
conducted as a private for-profit business		
Enclosed entertainment and recreation facilities conducted for profit	SP	SP
Indoor Motion Picture Theater		
Research, Laboratory, Related Uses		
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.	SP	SP; remove limitation on the percentage of the floor area.
Research and development establishment	Y	Y
Marijuana Research and Testing Facility	SP	SP
Light Industry		
Breweries, distilleries, wineries		SP
Flex space		SP
Food production		SP
Laundry or dry-cleaning plant	Y	Y
Printing, binding, engraving plant	Y	Y
Industrial services such as machine shop, plumbing, electrical or carpentry shop or similar service	Y	Y
Contractor's yard	Y	Y
Stone cutting, shaping, finishing in enclosed facility	Y	Y
Auto body shop; all work carried out inside the building	SP	SP
Truck service and repair	SP	SP
Light manufacturing provided dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor in enclosed facility or disposed of properly and provided no noise or vibration is perceptible without instruments at a distance greater than 50 feet	SP	SP
Marijuana Production Facility	SP	SP
Other Principal Uses		
Medical Marijuana Treatment Center	SP	SP
Artisanal fabrication	Y	Y
Artistic/creative production	Y	Y
Work-only Artist Studio		Y
Maker Space		Y

Class of Use	I (Existing)	I (Proposed)
Mixed-use ^D	SP	SP ^E
Accessory Uses		
Renting of up to three rooms	Y	Y
Accessory private garage for noncommercial motor vehicles	Y	Y
Accessory storage of a recreational trailer or vehicle, registered automobile or boat, or utility trailer, not in the front yard	Y	Y
Accessory structure not used as part of business	Y	Y
Home occupation	Y	Y
Family child care		
Physician's or Clergy's office within a residence with up to 1 nonresident employee	Y	Y
Accessory retail, office, or consumer service use in an apartment building over 20,000 sq. ft. in gross floor area, provided: all activities located on 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	Y	Y
Accessory personal services for occupants or employees of hotel, office, or industrial use; access limited to within the building	Y	Y
Accessory off-street parking and loading spaces conforming to the provisions of Section 6.1	Y	Y
The storage or keeping of not more than one commercial vehicle:		
<ul style="list-style-type: none"> In a private garage accessory to a dwelling if owned or used by a person residing in dwelling 	Y	Y
<ul style="list-style-type: none"> Open air parking or storage accessory to a dwelling if owned or used by a person residing in such dwelling 	Y	Y
<ul style="list-style-type: none"> Parking of not more than 4 commercially-owned shared vehicles 	Y	Y
<ul style="list-style-type: none"> Parking of not more than 4 commercially-owned shared vehicles, located on land under the jurisdiction of the Town 	Y	Y
Outdoor storage of not more than 3 vehicles damaged or inoperative due to collision	SP	SP

Class of Use	I (Existing)	I (Proposed)
Temporary food or beverage concession for profit at an event	Y	Y
Fundraising event conducted by an Arlington based non-profit organization, with no automated amusements	Y	Y
Other accessory use customarily incidental to primary use	SP	SP
Activities accessory to a permitted use that are necessary in connection with scientific research	SP	SP
Up to three dwelling units in a building containing a business or service use		
Fraternal, civic, entertainment, professional, or health or similar clubs or organizations as an accessory use		
Catering service	Y	Y
Tasting associated with commercial breweries, wineries, distilleries, and other alcohol production facilities		Y

^A Six or more units on one or more contiguous lots requires a special permit.

^B But permitted by right if accessory to a use exempt under G.L. c. 40A, § 3.

^C If customers or pupils do not come to the house for business or instruction.

^D Mixed-use in Industrial Zones shall not include residential uses.

^E **Must be a component of a mixed-use development. Mixed-use development may be integrated vertically, within a single building, or horizontally, in multiple buildings on the same site. The ground floor use of the principal building on the site must be industrial or commercial. Residential use must be less than 50% of the gross floor area.**

Note: In the sections below, text to be added is underlined; text to be deleted is crossed out.

6 PARKING REQUIREMENTS

6.1.4 Table of Off-Street Parking Regulations

- Proposed: Manufacturing parking requirements will be 1 per 1,000 GFA or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater.

6.1.5 Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

- No change.

6.1.6 Loading Requirements

- No change.

6.1.10 Location of Parking Spaces

F. Parking in Industrial Districts. In an Industrial District, all parking and loading areas shall be subject to the following requirements in addition to the applicable requirements of Section 6.1.10:

- (1) The parking area shall be located to the rear or side of the primary building. No parking shall be permitted in the front yard nor shall any driveways directly in front of a structure be permitted without a finding by the Board of Appeals or Arlington Redevelopment Board, as applicable, that the parking or driveway is necessary and convenient to the public interest.
- (2) Any loading and/or delivery access shall be located at the rear of the building or in an alley between buildings on the same lot. In the case of demonstrated hardship, an alternative may be approved by the Arlington Redevelopment Board.

6.1.11 Parking and Loading Space Standards

F. Parking in Industrial Districts. In an Industrial District, all parking and loading areas shall be subject to the following requirements in addition to the applicable requirements of Section 6.1.11:

- (1) Parking spaces above the minimum number required by Section 6.1.4 shall be surfaced with a permanent pervious material or binder.
- (2) For parking areas not covered with pervious surfaces, one of the following options must be chosen to reduce the heat given off by the paved surface of the parking area:
 - i. Install a high albedo surface using one of the following options:
 - i. Roller-compacted concrete
 - ii. Concrete over asphalt (white topping and ultra-thin white topping)
 - iii. Use of light-colored aggregate in asphalt.
 - iv. Asphalt, concrete and pavers with modified colors
 - ii. Increase shade of the impervious pavement to a minimum of 50% of the surface by one or both of the following methods:

- i. Installing trees within the landscaped areas required by Section 6.1.11 D (6) in the Town of Arlington bylaws.
 - ii. Solar panels over parking spaces allowing cars to park underneath.
- (3) Rain gardens, bioswales, and wetlands restoration, as appropriate to control runoff and manage stormwater on-site, are strongly encouraged and should act as a transition between parking and open space.
- (4) Electric vehicle charging stations are strongly encouraged.
- (5) All parking surfaces shall comply with requirements of Section E on 3.4.4. Environmental Design Review Standards.

6.1.12 Bicycle Parking Requirements

D. Minimum number of bicycle parking spaces:

Use	Minimum Number of Long-Term Bicycle Parking Spaces	Minimum Number of Short-Term Bicycle Parking Spaces
Manufacturing, Light	<u>1 per 1,000 sq. ft. of gross floor area, long-term or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater</u>	No change
Office	1 space per 500 sq. ft. of gross floor area long-term	No change