

# Articles 6-14: Guide to Zoning Amendments related to Multi-family Uses and Mixed-use

Prepared by the Department of Planning and Community Development  
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Since December 2018, the Arlington Redevelopment Board (ARB) heard input of many residents through public comments received both at public meetings and by email on all of the zoning articles under consideration. Initially Articles 6 through 14 were proposed as changes across the board in the higher-density residential districts (R4 through R7) and all of the Business Districts (B1 through B5). Over the course of the past few months, a second pathway emerged to create a density bonus in return for more affordable units than what would be required of a developer. The second pathway is through Article 16, a citizen's petition, initially submitted to increase the existing affordability requirements. The ARB unanimously preferred creating a density bonus as part of Article 16.

In order to unlock the density and dimensional allowances of primarily Articles 6, 7, 8, 10, and 13, a developer would have to provide at least one additional affordable unit than what would otherwise be required through Arlington's inclusionary zoning. As such, provisions that were originally proposed under Articles 6, Density and Dimensional Requirements for Multi-family Uses, 7, Density and Dimensional Requirements for Mixed-uses, 8, Open Space Requirements, 10, Upper Story Building Step Backs, and 13, Parking Requirements for Apartment Buildings, are considered incentives for increased affordable housing under Article 16, Affordability Requirements, with some important changes. The originally proposed allowance of open space on roofs was removed from consideration. Further, while the parking ratio was reduced, it maintains the tiered requirement based on bedroom count: 1 space per studio or 1-bedroom unit, 1.25 spaces per 2-bedroom unit, and 1.5 spaces per 3 or more bedroom spaces. A number of weeks ago, this plan was reviewed by Town Counsel and the Town Moderator as appropriate given the scope of the articles.

The ARB voted to recommend action on Articles 6, 7, and 8 to add footnotes to existing tables in the Zoning Bylaw to provide the appropriate cross reference to the density bonus provision of Article 16. The ARB also recommended action on Articles 9, Townhouses, and 14, Parking Reduction Applicability. The ARB recommended no action on Article 10, 12, Corner Lots, and 13 as proposed.

Finally, the ARB, addressing concerns about shadows from higher-story buildings onto lower-story buildings, did not reduce the distance within which the reduced height buffer is applicable as proposed by Article 11, Reduced Height Buffer Area. The ARB did, however, clarify the finding necessary to allow an increased height by requiring a shadow study from an applicant to prove a negligible impact on the abutters, and recommended action on the article.

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Article Number	Proposal	Existing Bylaw	Proposed Amendment	Outcome
Article 16	Tiered Approach to Affordability Requirements	Section 8.2, Affordable Housing Requirements, of the Zoning Bylaw requires that any development of 6 or more units must contribute 15% of the total number of units as affordable units.	Section 8.2, Affordable Housing Requirements, would be revised to require developments of 6 to 19 units contribute 15% of the total number of units as affordable units and developments of 20 or more units contribute 20% of the total number of units as affordable units.	The outcome of this amendment would require a greater number of affordable units for larger units. Under the existing bylaw, a 20-unit development must contribute 3 affordable units. Under the proposed amendment, the same 20-unit development must contribute 4 affordable units.
Article 16	Create a new density bonus	Section 8.2, Affordable Housing Requirements, of the Zoning Bylaw has two incentives relative to parking, but no incentives related to density and dimensional flexibility.	The proposed amendments create a new section, 8.2.4(C), in which multi-family developments in the R4 through R7 districts and multi-family and mixed-use developments in the Business districts that provide more than the required number of affordable units, are allowed to access certain density and dimensional bonuses in exchange for the increased number of affordable units. Multi-family or mixed-use developments with 4 or 5 residential units are allowed the density bonus by-right.	Over the years, Arlington has not seen significant amount of development of either market rate or affordable housings. The density bonus allows Arlington to give increase density, while getting back a public benefit in the form of increased affordable housing units. The density bonus would facilitate development in Arlington that is both true to the Master Plan while acknowledging some of the long-time development requirements in the Zoning Bylaw.
Article 16	Create incentive density requirements for multi-family developments in the R4 through R7 districts	In the Table of Density and Dimensional Requirements in Section 5.4.2, the following requirements apply to multi-family uses: 1. R4 District: a. Townhouse structures require 30,000 square feet in minimum lot area, 2,500 square feet in minimum lot area per unit, and requires 100 feet of frontage; and b. Apartment conversions require 12,500 square feet in minimum lot area, 2,500 square feet in minimum lot area per unit, and require 80 feet of frontage. 2. R5 District: a. Townhouse structures and apartment buildings require 20,000 square feet in minimum lot area, 1,450 square feet in minimum lot area per unit, and 100 feet of frontage. 3. R6 District: a. Townhouse structures, apartment buildings, and office structures require 20,000 square feet in minimum lot area, 700 square feet in minimum lot area per unit, and 100 feet of frontage. 4. R7 District: a. Any permitted structure requires 20,000 square feet in minimum lot area, 550 square feet in minimum lot area per unit, and 100 feet of frontage.	The proposed density bonus would make the following adjustments for multi-family uses: 1. R4 District: a. Townhouse structures would require 5,000 square feet in minimum lot area, 1,500 square feet in minimum lot area per unit, and requires 50 feet of frontage; and b. Apartment conversions would require no minimum lot area, 1,000 square feet in minimum lot area per unit, and no minimum frontage. 2. R5 District: a. Townhouse structures and apartment buildings would require 5,000 square feet in minimum lot area, 1,000 square feet in minimum lot area per unit, and 50 feet of frontage. 3. R6 District: a. Townhouse structures, apartment buildings, and office structures would require 5,000 square feet in minimum lot area, 700 square feet in minimum lot area per unit, and 50 feet of frontage. 4. R7 District: a. Any permitted structure would require 5,000 square feet in minimum lot area, 550 square feet in minimum lot area per unit, and 50 feet of frontage.	Per the parcel analysis prepared as part of the zoning work, there are a substantial number of lots above 5,000 square feet on Arlington’s main corridors, a size appropriate for multi-family buildings. The parcel analysis found that the proposed adjustments to minimum lot area and minimum lot area per unit would make 95% of the existing parcels in the R4 through R7 districts compliant with the zoning requirements. Additionally, the allowance of no minimums for apartment conversions is due to the use being a conversion of an existing structure, often non-conforming already. By reducing the minimum lot area, minimum lot area per unit, and the minimum frontage, additional commercial space and housing units may be created in exchange for additional affordable housing units.
Article 16	Create incentive density requirements for mixed-use on lots greater than 20,000 square feet in the B2 District	In the Table of Density and Dimensional Requirements in Section 5.5.2, in the B2 District, the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet is 1,450 square feet. The minimum number of units could be 13 for a property that meets the minimum square footage required of greater than 20,000 square feet.	The proposed density bonus would reduce the minimum lot area per unit in the B2 District to 1,000 square feet for mixed-use on lots greater than 20,000 square feet. The minimum number of units could be 20 for a property that meets the minimum square footage required of greater than 20,000 square feet.	The proposed reduction in the minimum lot area per unit for mixed-use on lots greater than 20,000 square feet is consistent with existing development along major roadways. A parcel analysis that was completed to study this reduction found that 98% of the parcels where a reduction is proposed for the minimum lot area per unit would become compliant with the Zoning Bylaw. By reducing the minimum lot area per unit, additional commercial space and housing units may be

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<p><b>Article 16</b></p>	<p>Create incentive yard requirements for multi-family developments in the R4 through R7 districts</p>	<p>In the Table of Density and Dimensional Requirements in Section 5.4.2, the following requirements apply to multi-family uses:</p> <ol style="list-style-type: none"> <li>1. R4 District: <ol style="list-style-type: none"> <li>a. Townhouse structures require a front yard setback of 25 feet, a side yard setback of 15 feet, and a rear yard setback of 25 feet; and</li> <li>b. Apartment conversions require a front yard setback of 25 feet, a side yard setback of 10 feet, and a rear yard setback of 20 feet.</li> </ol> </li> <li>2. R5 District: <ol style="list-style-type: none"> <li>a. Townhouse structures and apartment buildings require a front yard setback of 25 feet and a rear yard setback of 25 feet. The side yard setback is a calculation based on length of the wall parallel to the side lot line.</li> </ol> </li> <li>3. R6 District: <ol style="list-style-type: none"> <li>a. Townhouse structures, apartment buildings, and office structures require front yard, side yards, and rear yards based on a calculation of the building's height.</li> </ol> </li> <li>4. R7 District: <ol style="list-style-type: none"> <li>a. Any permitted structure requires front yard, side yards, and rear yards based on a calculation of the building's height and length, but in no cases can the side yard and rear yards be less than 20 feet.</li> </ol> </li> </ol>	<p>The proposed density bonus would make the following adjustments for multi-family uses:</p> <ol style="list-style-type: none"> <li>1. R4 District: <ol style="list-style-type: none"> <li>a. Townhouse structures would require a front yard setback of 10 feet, a side yard setback of 10 feet, and a rear yard setback of 20 feet; and</li> <li>b. Apartment conversions would require no minimum front yard, side yard, or rear yard requirements.</li> </ol> </li> <li>2. R5 District: <ol style="list-style-type: none"> <li>a. Townhouse structures and apartment buildings would require a front yard setback of 10 feet, a side yard setback of 15 feet, and a rear yard setback of 20 feet.</li> </ol> </li> <li>3. R6 District: <ol style="list-style-type: none"> <li>a. Townhouse structures, apartment buildings, and office structures would require a front yard setback of 10 feet, a side yard setback of 10 feet, and a rear yard setback of 20 feet.</li> </ol> </li> <li>4. R7 District: <ol style="list-style-type: none"> <li>a. Any permitted structure would require a front yard setback of 10 feet, a side yard setback of 10 feet, and a rear yard setback of 20 feet.</li> </ol> </li> </ol> <p>Additionally, Section 8.2.4(C)(1) would be added to indicate that townhouse structures and apartment buildings in the R6 and R7 districts, no side yard is required at side lot lines that abut a Business district.</p>	<p>created in exchange for additional affordable housing units.</p> <p>Decreased front and side yards are more consistent with traditional main street building patterns and create a stronger and more consistent streetscape, which enhances the pedestrian experience. The proposed incentive reductions in the required yards are appropriate for multi-family uses and still allow room for a bench, landscaping, or other pedestrian amenity. Although reduced, the front yard setback provides relief in the residential areas between commercial centers. The side yard setbacks allow for a consistent streetscape where the high-density residential district abuts a business district, but allows for relief where high-density residential districts abut lower density residential districts. Additionally, the allowance of no minimums for apartment conversions is due to the use being a conversion of an existing structure, often non-conforming already. These reductions are proposed as part of an incentive to encourage the appropriate infill development of multi-family uses when additional affordable housing units are provided.</p>
<p><b>Article 16</b></p>	<p>Create incentive yard requirements for mixed-use in the B1 District</p>	<p>In the Table of Density and Dimensional Requirements in Section 5.5.2, mixed-use in the B1 District requires a 20-foot front yard setback and a 10-foot side yard setback.</p>	<p>The proposed density bonus would reduce the front yard setback to 10 feet and maintains the side yard setback at 10 feet for mixed-uses in the B1 District. However, the side yard setback may be reduced to zero if the adjacent use is not used for residential or the building on the adjacent property is at the lot line.</p>	<p>B1 Districts are often situated with lower density residential districts so maintaining the 10-foot side yard setback back for mixed-uses is appropriate to provide relief for the residential neighbors. But where the B1 district may be situated with other Business Districts, this setback may be reduced when there is additional affordable housing provided.</p>
<p><b>Article 16</b></p>	<p>Create incentive open space and maximum coverage requirements for multi-family uses in the R4 through R7 districts and mixed-use in the Business Districts</p>	<p>The existing bylaw defines the two types of open space as follows:  <u>Landscaped Open Space:</u> Open space designed and developed for pleasant appearance in trees, shrubs, ground covers and grass, including other landscaped elements such as natural features of the site, walks and terraces, and also including open areas accessible to and developed for the use of the occupants of the building upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes.  <u>Usable Open Space:</u> The part or parts of a lot designed and developed for outdoor use by the occupants of the lot for recreation, including swimming pools, tennis courts, or similar facilities, or for garden or for household service</p>	<p>The incentive proposal includes three pieces: increasing the landscaped open space requirement; allowing 25% of the landscaped open space to be satisfied on balconies; and eliminating the usable open space requirement.</p> <p>The requirements for the R4 through R7 residential districts will be adjusted to require 20% landscaped open space and no usable open space for certain uses such as multi-family buildings and townhouse structures. For mixed-use in the Business Districts, the requirements will be adjusted to require 20% landscaped open space and no usable open space.</p> <p>The incentive section would also allow for 25% of the</p>	<p>This incentive is designed to offer more flexibility on how open space is provided on a property when multi-family uses and mixed-uses are proposed with more than the required number of affordable housing units. Shifting the open space requirement to landscaped open space requirement offers more flexibility in how the space is distributed across the site (landscaped open space does not require the 25x25' minimum dimensions) and reduces the overall open space requirement (from 30% total to 20% total). Balcony space is currently allowed to count toward open space requirements, but limiting the amount that can be counted means the majority of the required open space is still provided on the ground. Landscaped open space provides the visual amenity and relief along the street and can contribute to addressing</p>

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		<p>activities such as clothes drying; which space is at least 70% open to the sky, free of automotive traffic and parking, and readily accessible to and developed for the use of the occupants of the building, and located upon a roof not more than 10 feet above the level of the lowest story used for dwelling purposes. Open space shall be deemed usable only if at least 70% of the area has a grade of less than 8%, and no horizontal dimension is less than 25 feet. For newly constructed single-, two-family, and duplex dwellings with surface parking, no horizontal dimension shall be less than 20 feet.</p> <p>Per the Zoning Bylaw in Section 5.4.2 and Section 5.5.2, the requirements for the R4 through R7 residential districts are 10% landscaped open space and a range of 15% to 30% usable open space for certain uses such as multi-family buildings and townhouse structures. For mixed-use in the Business Districts, the requirements are 10% landscaped open space and a range of 15% to 20% usable open space.</p>	<p>landscaped open space to be satisfied on balconies at least 5 feet by 8 feet in size only accessible through a dwelling unit and developed for the use of the occupant of the dwelling unit.</p>	<p>stormwater management without requiring the additional cost of maintaining a lawn.</p>
<b>Article 16</b>	Create incentive building height and Floor Area Ratio requirements for multi-family developments in the R4 through R7 districts	<p>In the Table of Density and Dimensional Requirements in Section 5.4.2, the following requirements apply to multi-family uses:</p> <ol style="list-style-type: none"> <li>1. R4 District: <ol style="list-style-type: none"> <li>a. Townhouse structures require a maximum height of 35 feet, a maximum of 3 stories, and a FAR of 0.70; and</li> <li>b. Apartment conversions require a maximum height of 40 feet, a maximum of 4 stories, and has no maximum FAR.</li> </ol> </li> <li>2. R5 District: <ol style="list-style-type: none"> <li>a. Any residential or other principal structure, including townhouses and apartment buildings, requires a maximum height of 35 feet, a maximum of 3 stories, and a FAR of 0.80.</li> </ol> </li> <li>3. R6 District: <ol style="list-style-type: none"> <li>a. Any townhouse structure, apartment building, or office on more than 20,000 square feet requires a maximum height of 40 or 35 feet, a maximum of 4 or 3 stories, and a FAR of 1.20 depending on the application of the reduced height buffer area (see Article 11).</li> </ol> </li> <li>4. R7 District: <ol style="list-style-type: none"> <li>a. Any permitted structure requires a maximum height of 40 or 60 feet, a maximum of 5 stories, and a FAR of 1.50 depending on the application of the reduced height buffer area (see Article 11).</li> </ol> </li> </ol>	<p>The proposed density bonus would make the following adjustments for multi-family uses:</p> <ol style="list-style-type: none"> <li>1. R4 District: <ol style="list-style-type: none"> <li>a. Townhouse structures would a maximum height of 35 feet, a maximum of 3 stories, and a FAR of 1.50; and</li> <li>b. Apartment conversions would require no minimum height, minimum number of stories, or minimum FAR.</li> </ol> </li> <li>2. R5 District: <ol style="list-style-type: none"> <li>a. A townhouse structure and apartment building would require a maximum height of 45 feet, a maximum of 3 stories, and a FAR of 1.50. Other residential and other principal structures would remain unchanged.</li> </ol> </li> <li>3. R6 District: <ol style="list-style-type: none"> <li>a. Any townhouse structure, apartment building, or office on more than 20,000 square feet would require a maximum height of 55 or 45 feet, a maximum of 5 or 4 stories, and a FAR of 1.80 depending on the application of the reduced height buffer area (see Article 11).</li> </ol> </li> <li>4. R7 District: <ol style="list-style-type: none"> <li>a. Any permitted structure would require a maximum height of 45 or 60 feet, a maximum of 5 stories, and a FAR of 2.00 depending on the application of the reduced height buffer area (see Article 11).</li> </ol> </li> </ol>	<p>Given that the higher-density residential districts are located almost exclusively along major corridors; greater heights could be accommodated in contextually appropriate ways. Indeed, a key finding of the Master Plan was that Massachusetts Avenue and other predominantly commercial corridors have the capacity for growth and recommends increased density and building heights along the corridor. Floor Area Ratio (FAR) is the ratio of gross floor area to the total area of the lot. In conjunction with increase the building heights, increasing the allowable FAR will enable more flexibility in locating parking and open space on a site without constraining the size of a building. Additionally, the allowance of no minimums for apartment conversions is due to the use being a conversion of an existing structure, often non-conforming already. These increases are a cornerstone to the density bonus when additional affordable housing is provided. The maximum height and stories of a building are still tempered by the Reduced Height Buffer Area (Article 11) designed to protect adjacent residential or open space areas from shadows and glare.</p>
<b>Article 16</b>	Create incentive building	In the Table of Density and Dimensional Requirements in	The proposed density bonus would allow the following	The proposed increases in the maximum height allowed and

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	height requirements for certain mixed-use developments in the B1, B3, and B5 Districts	Section 5.5.2, the following requirements apply to mixed-use: <ol style="list-style-type: none"> <li>1. B1 District: the maximum height and stories for mixed-use is 35 feet and 3 stories;</li> <li>2. B3 District: the maximum height and stories for mixed-use on a lot greater than 20,000 square feet is 50 feet and 5 stories or 40 feet and 3 stories depending on application of the reduced height buffer area (see Article 11); and</li> <li>3. B5 District: the maximum height and stories for mixed-use on a lot greater than 20,000 square feet is 60 feet and 5 stories or 40 feet and 3 stories depending on application of the reduced height buffer area (see Article 11).</li> </ol>	increases to maximum height and maximum stories in the B1, B3, and B5 Districts for mixed-use: <ol style="list-style-type: none"> <li>1. B1 District: the maximum height and stories for mixed-use is 45 feet and 4 stories;</li> <li>2. B3 District: the maximum height and stories for mixed-use on a lot greater than 20,000 square feet is 60 feet and 5 stories or 50 feet and 4 stories depending on application of the reduced height buffer area (see Article 11); and</li> <li>3. B5 District: the maximum height and stories for mixed-use on a lot greater than 20,000 square feet is 60 feet and 5 stories or 50 feet and 4 stories depending on application of the reduced height buffer area (see Article 11).</li> </ol>	the maximum number of stories allowed is more consistent with existing development along major corridors. The changes to the B1 District are in line with what is allowed in the similarly situated B2 District. Adding consistency between the B3 and B5 Districts is important as these two districts are situated along major corridors often in the same areas of Arlington Heights, Arlington Center, and East Arlington where the streetscape would benefit from consistency in adjacent structures. These increases are a cornerstone to the density bonus when additional affordable housing is provided. The maximum height and stories of a building are still tempered by the Reduced Height Buffer Area (Article 11) designed to protect adjacent residential or open space areas from shadows and glare.
<b>Article 16</b>	Create incentive Floor Area Ratio requirements in all of the Business Districts	In the Table of Density and Dimensional Requirements in Section 5.5.2, the following FAR requirements apply to mixed-use: <ol style="list-style-type: none"> <li>1. B1 District: 0.75 on any lot;</li> <li>2. B2 District: 1.50 on a lot equal to or less than 20,000 square feet or 1.00 on a lot greater than 20,000 square feet;</li> <li>3. B2A District: 1.50 on a lot equal to or less than 20,000 square feet or 1.00 on a lot greater than 20,000 square feet;</li> <li>4. B3 District: 1.50 on a lot equal to or less than 20,000 square feet or 1.40 on a lot greater than 20,000 square feet;</li> <li>5. B4 District: 1.50 on a lot equal to or less than 20,000 square feet or 1.00 on a lot greater than 20,000 square feet; and</li> <li>6. B5 District: 1.80 on a lot equal to or less than 20,000 square feet or 1.40 on a lot greater than 20,000 square feet.</li> </ol>	The proposed density bonus would increase the FAR requirements applicable to mixed-use: <ol style="list-style-type: none"> <li>1. B1 District: 1.50 on any lot;</li> <li>2. B2 District: 1.80 on a lot equal to or less than 20,000 square feet or 1.50 on a lot greater than 20,000 square feet;</li> <li>3. B2A District: 1.80 on a lot equal to or less than 20,000 square feet or 1.50 on a lot greater than 20,000 square feet;</li> <li>4. B3 District: 1.80 on a lot equal to or less than 20,000 square feet or 1.50 on a lot greater than 20,000 square feet;</li> <li>5. B4 District: 2.00 on a lot equal to or less than 20,000 square feet or 1.80 on a lot greater than 20,000 square feet; and</li> <li>6. B5 District: 2.20 on a lot equal to or less than 20,000 square feet or 1.80 on a lot greater than 20,000 square feet.</li> </ol>	Floor Area Ratio (FAR) is the ratio of gross floor area to the total area of the lot. In conjunction with increase the building heights, increasing the allowable FAR will enable more flexibility in locating parking and open space on a site without constraining building size. FAR increases are another cornerstone to the density bonus when additional affordable housing is provided.
<b>Article 16</b>	Adjust where an upper-story building step backs is applicable as an incentive	Section 5.3.17 requires that buildings that are more than 3 stories in height, a 7.5-foot step back is required beginning at the third story level or 30 feet above grade, whichever is less.	The density bonus would adjust this requirement to be applicable to buildings more than 4 stories in height and the step back would be required at the fourth story level or 30 feet above grade.	Consistent with the increase in the maximum height allowed, the upper-story building step back would be increased by one story when additional affordable housing is provided.
<b>Article 16</b>	Reduce the number of required parking spaces as an incentive	Section 6.1.4 requires buildings containing four or more units to provide parking spaces based on the number of bedrooms in each unit: 1 space per studio unit; 1.15 space per 1-bedroom unit; 1.5 spaces per 2-bedroom unit; and, 2.0 spaces per 3 or more bedroom unit.	The density bonus would maintain the tiered approach based on number of bedrooms but replace it the following: 1 space per studio unit or 1-bedroom unit; 1.25 spaces per 2-bedroom unit; and, 1.5 spaces per 3 or more bedroom unit.	The incentive allows a reduction in the minimum parking requirements without reducing the ratio so much that it creates undue burden on the surrounding neighborhoods. The requirement is only a minimum; and based on market decisions, a higher number of parking spaces may be required and provided.
<b>Article 6</b>	Update descriptions of R5, R6, and R7 Districts	In Section 5.4.1, there are descriptions of each district and its purpose. References to maximum stories are made as are	Revisions will be made to the descriptions of R5 and R6 to be consistent with the zoning amendments described.	This change is included to ensure that the Zoning Bylaw is internally consistent.

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		densities in the descriptions of R5, R6, and R7.		
<b>Article 6</b>	Add footnotes to existing tables in 5.4.2		Where appropriate, footnotes would be added to reference to the new density bonus section in 8.2.4(C).	This change is required for appropriate cross references.
<b>Article 7</b>	Add footnotes to existing tables in 5.5.2		Where appropriate, footnotes would be added to reference to the new density bonus section in 8.2.4(C).	This change is required for appropriate cross references.
<b>Article 8</b>	Add footnotes to existing tables in 5.4.2 and 5.5.2		Where appropriate, footnotes would be added to reference to the new density bonus section in 8.2.4(C).	This change is required for appropriate cross references.
<b>Article 9</b>	Townhouses	Section 5.3.14 indicates that a townhouse structure (a row of at least 3 single-family attached homes) cannot exceed 150 feet or 6 townhouses in length for a single-story structure nor 120 feet for the part of the structure more than one-story in height.	For townhouse structures, the proposal changes the requirement to not more than 200 feet or 8 townhouses regardless of the number of stories. The proposal also corrects references in the tables of density and dimensional requirements by referring to townhouse structures not individual townhouse units.	The proposal increases the number of townhouse units that could be located within one townhouse structure. The proposal does not change the ratio of townhouse units to the length of the entire structure.
<b>Article 10</b>	Upper-Story Step Backs	Section 5.3.17 requires that buildings that are more than 3 stories in height, a 7.5-foot step back is required beginning at the third story level or 30 feet above grade, whichever is less.	The amendment would adjust this requirement to be applicable to buildings more than 4 stories in height and the step back would be required at the fourth story level or 30 feet above grade.	The ARB recommended no action on this article. The current standard is appropriate for the maximum height and stories allowed, and should not change. A similar incentive provision is provided for in Article 16 but is designed to start at the fourth story when additional affordable housing is provided.
<b>Article 11</b>	Reduced Height Buffer Area	Section 5.3.19 reduces the maximum height allowed for a building when the property is located within a certain distance and orientation from the R0, R1, and R2 Residential Districts and the Open Space District. When these zoning districts are: 1. Located between northwest and northwest, the lower height applies within 200 feet; 2. Located easterly, between northeast and southeast, or westerly between northwest and southwest, the lower height applies within 150 feet; and 3. Located southerly, between southeast and southwest, the lower height applies within 100 feet.	The amendment maintains the reduced height buffer area as currently existing in the Zoning Bylaw.  The amendment includes precise language for the special permit granting authority to make a determination that the lower height does not need to apply, including the submission of a shadow study.	While the reduced height buffer area remains the same as currently, the special permit granting authority has more direction on the finding necessary for increasing the allowable height of a building.
<b>Article 12</b>	Corner Lot Requirements	For corner lots, Section 5.3.8 requires that the sides of the property that front on a street have a setback that is the same as the requirement of the adjoining parcel.	The proposal would adjust this requirement for properties within the R4 through R7 Residential Districts and the Business Districts. For corner lots in those districts, the setback requirement along streets would be that of the zoning district the lot is located in.	The ARB recommended no action on this article as the Board felt that the adjustment was unnecessary.
<b>Article 13</b>	Off-Street Parking Requirements for Apartment Buildings	Section 6.1.4 requires buildings containing four or more units to provide parking spaces based on the number of bedrooms in each unit: 1 space per studio unit; 1.15 space per 1-bedroom unit; 1.5 spaces per 2-bedroom unit; and, 2.0 spaces per 3 or more bedroom unit.	The proposal would eliminate the tiered approach based on number of bedrooms and replace it with a per unit requirement at a minimum of 1 space per unit.	The ARB recommended no action on this article. A reduction in the parking ratio has been developed as part of the density bonus in Article 16, but does not allow a reduction to 1 space per unit. Instead it maintains the parking ratio based on the number of bedrooms in each unit: 1 space per studio unit or 1-bedroom unit; 1.25 spaces per 2-bedroom unit; and, 1.5 spaces per 3 or more bedroom unit.
<b>Article 14</b>	Inclusion of the R7 District in the Parking Reduction Provisions for Business, Industrial, and Multi-Family	Section 6.1.5 allows the ZBA or the ARB, as applicable, to reduce the parking space requirements in the R5, R6, Business, and Industrial Zones to 25 percent of that required if the proposed parking is deemed adequate and where	The proposal would include the R7 District in this provision.	When this provision was adopted in 2016, the R7 District was inadvertently left out. The R7 District is a high-density residential district, and should be included with the other districts represented in this provision.

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	Uses	Transportation Demand Management practices are incorporated.		
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