

Moratorium on Oversized Single-Family Homes

Dear Belmont Town Meeting Member,

In the past few years, we have seen an accelerating number of single-family Belmont dwellings being torn down and replaced with houses that are significantly out of scale with surrounding homes. Oversized houses:

- tower over neighboring homes;
- crowd out sunlight, trees, and songbird habitat;
- reduce opportunities for entry-level buyers and “down-sizers;” and
- undermine Belmont’s character as a “Town of Homes.”

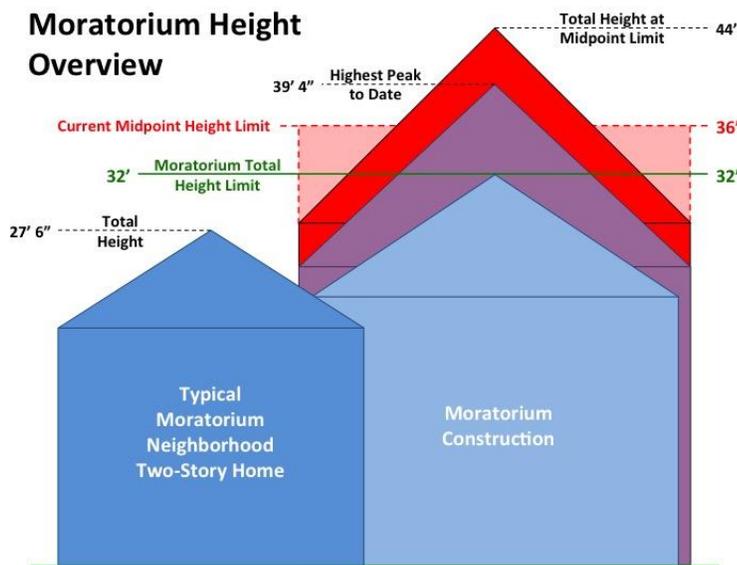
Article 6 of the Warrant for the 2015 Annual Town Meeting will place a one-year moratorium on construction of houses taller than 32’ in a portion of the Single Residence C Zoning District in Precinct 7.

The Moratorium Neighborhood was selected because:

- clearly defined area with relatively uniform housing;
- consistent two-story dwelling height (27’-29’) and lot size (7,000 sq. ft. average);
- highest concentration of recent single-family teardown activity and vulnerable to more.



Once the Moratorium is in place, we will work with the Planning Board and other interested parties to reevaluate the current Zoning By-Laws with the aim of maintaining the overall consistency of house sizes in the moratorium neighborhood and throughout Belmont.



The Moratorium will limit peak roof ridge height on single-family dwellings to 32 feet. In contrast, the current Zoning By-Law allows Single Residence District dwellings to be as much as 12 to 16 feet taller than most neighborhood two-story homes.

To learn more, call Steve Pinkerton, 617-484-2732, or Peg Callanan, 617-631-7103, or e-mail BelmontResponsibleZoning@gmail.com.