

SECTION 2. DISTRICTS

2.1 Classes

The Town of Belmont is hereby divided into 13 classes of Districts:

Single Residence A	Local Business I
Single Residence B	Local Business II
Single Residence C	Local Business III
Single Residence D	General Business
General Residence	Parking Lot
Apartment House	McLean District *
	Belmont Uplands District **

** Note: §2.1 was amended by Article 5 at the 2002 Special Town Meeting.

* Note: §2.1 was amended by Article 2 at the 1999 First Special Town Meeting.

Overlay Districts:

Cushing Square – adopted at the 2006 Special Town Meeting
Oakley Neighborhood Smart Growth – adopted at the 2007 Special Town Meeting
Medical Marijuana – adopted at the 2014 Annual Town Meeting
Adult Use Marijuana Establishment - adopted at the 2018 Special Town Meeting
South Pleasant Street – adopted at the 2018 Special Town Meeting
McLean District Zone 3 – adopted at the 2020 Special Town Meeting
Multifamily Overlay District – adopted at the 2024 Special Town Meeting

2.2 Location

Said districts are located and bounded as shown on the Zoning Map of the Town of Belmont dated March 14, 1955, as amended which is on file with the Town Clerk. Said map with all explanatory matter thereon accompanies this By-Law and is hereby declared to be part hereof.

2.3 Boundaries

2.3.1 Street Boundaries

The boundaries between Districts are, unless otherwise indicated, the centerlines of such streets, alleys, parkways, or railroads through which the boundary lines run.

2.3.2 Mid-block Boundaries

Unless otherwise specified, a boundary line within a block less than 200 feet wide is a median line between the street lines of said block. Where a block is 200 feet or more in width, the boundary line between Districts as indicated shall be 100 feet from the less restricted side of the block.

2.4 Floodplain District Delineation

The Floodplain District is herein established as an overlay district. The District includes all special flood hazard areas within the Town of Belmont designated as Zone A and AE, on the Middlesex County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Middlesex County FIRM that are wholly or partially within the Town of Belmont are panel numbers 25017C0412E, 25017C0414E, 25017C0416E, 25017C0418E and 25017C0419E dated June 4, 2010. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Middlesex County Flood Insurance Study (FIS) report dated June 4, 2010. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk.

Note: §2.4 was amended by Article 24 at the 2010 Annual Town Meeting.