



Town of Belmont

PLANNING BOARD
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BELMONT PLANNING BOARD

PUBLIC HEARING NOTICE

Pursuant to MGL Ch. 40A, Sec. 5, the Belmont Planning Board will hold a Public Hearing to discuss two sets of proposed text amendments to the Belmont Zoning By-law concerning Accessory Dwelling Units and the Multifamily Housing Overlay District on Tuesday, January 7, 2025, starting at 7:05 pm or as soon thereafter as may be heard on the Zoom platform. The proposed text amendments related to Accessory Dwelling Units are as follows:

1. Amending Section 1.4, Definitions and Abbreviations, by adding new definitions related to Accessory Dwelling Units.
2. Amending Section 3.3, Schedule of Use Regulations, by adding Accessory Dwelling Units as a permitted by-right use in all single-family residential zoning districts.
3. Amending Section 4.3.5, Accessory Buildings, by adding a provision allowing Accessory Dwelling Units in a private garage.
4. Amending Section 6.11, Historic Accessory Building Preservation to provide for a Protected Use Accessory Dwelling Unit.
5. Amending Section 6, Special Regulations, to provide special regulations for Accessory Dwelling Units.

The proposed text amendments related to the Multifamily Housing Overlay District are as follows:

1. Amending Section 2.1, Classes, by adding the Multifamily Housing Overlay District to the list of Overlay Districts.
2. Amending Section 9.5 A., Site Dimensional Standards, by modifying MOZ5B Rear Building Setback.

The final amendments may also include conforming changes or other changes to effectuate the purpose of the above amendments in other portions of the By-law.

The complete text of the proposed amendments is available for inspection at the Town Clerk's Office and the Office of Planning & Building during regular business hours and on the Planning Board's web page on the Town of Belmont's website <http://www.belmont-ma.gov>

Taylor Yates, Chair Belmont Planning Board

To be published in the Belmont Citizen-Herald on Friday, December 20, 2024 and Friday, December 27, 2024.