

Belmont 3A Updated Subdistricts and Characteristics  
12/12/23

Name  
Example Photo  
Abbreviation  
Sub-Zone(s)  
Overview  
Description  
Photo

Subdistrict 1 Subdistrict 2 Subdistrict 3 Subdistrict 4 Subdistrict 5

Notes/Total

1	2	3	4	5
None	2A (Affordability Incentive for BHA); 2 Connector (Fire Station)	None	None	None
Small-Scale Neighborhood Residential	Moderate-Scale Neighborhood Residential	Moderate-Scale Traditional Residential	Small-Scale Mixed Use	Moderate-Scale Mixed Use
				

Character Intent	Residential, wide lots, shorter buildings • Suitable for areas with wider lots where existing housing may include one- or two-family development that currently meet the minimum density requirements • Encourage smaller scale fourplexes and small apartment building	Residential, longer lots, taller buildings • Suitable for areas with larger lots that can accommodate one or more buildings (e.g., Housing Authority properties)	Residential, narrower lots, taller buildings • Suitable for areas with narrower lots where existing buildings include three-deckers and six-plexes	Existing smaller scale mixed-use • Suitable for areas with existing commercial uses and smaller lots	Larger scale mixed-use • Suitable for areas with existing commercial or light industrial uses and larger lots
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Desired Form	• Allow low-height buildings such as side-by-side four-plexes, townhouses, or smaller scale multifamily with individual or combined parking • Require moderate setbacks and open space	• Allow denser low-height buildings and mid-rise buildings with shared parking similar to garden apartments • Require larger setbacks and open space to create appearance of a housing "complex" or "community"	• Allow "skinny," taller buildings in scale of three-deckers • Require minimal setbacks and open space to create a traditional New England denser development character	• Allow shorter buildings and ground-story commercial uses with upper floor residential limited to a second story • Require minimal setbacks and open space to create walkable, mixed-use district	• Allow taller buildings with density bonuses and encourage ground-story commercial uses through the use of the bonus • Require minimal setbacks and open space to create walkable, mixed-use district
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Uses					
Allow by-right	• Two-family (two per lot) • Townhouses • Four-family dwelling • Multifamily dwelling	• Two-family (two per lot) • Townhouses • Three-family dwelling • Multifamily dwelling • Senior Housing	• Two-family (two per lot) • Three-family dwelling • Multifamily dwelling	• Mixed-use	• Mixed-use
Allow by-special permit	• Senior Housing • Cluster development		• Senior Housing • Cluster development		
Ancillary uses		• Ancillary community uses			
Prohibit	• Detached single-family dwelling	• Detached single-family dwelling	• Detached single-family dwelling	• Detached single-family dwelling • Two-family dwelling	• Detached single-family dwelling • Two-family dwelling

Dimensional Standards					
Lot Area (minimum) (sf)*	5,000	7,500 (15,000 bonus)	3,200	0	0
Lot Frontage (minimum) (ft)	50	85	35/40	20	30
Lot width (minimum) (ft)	50	85	35	20	30
Lot depth (minimum) (ft)	80	80	80	80	80
Lot Coverage (maximum) (%)*	50	60	60	75	75
Open Space (minimum) (%)*	30	30	25	15	15
Setbacks*					
Front (min) (ft)	10	10	5	0	0
Front (max) (ft)	20	30	10	0	0
Rear (ft)	15	20	15	15	15
Side, Interior (ft)	7.5	7.5	5	0	0
Side, Street (ft)	10	10	7.5	0	0
Façade Build-out Ratio (%)	60	50	70	75	75
Height (max.)*					
Pitched roof (ft)	38	38 (60 bonus)	45	38	38 (48 bonus)
Flat roof (ft)	33	33 (60 bonus)	40	36	36 (48 bonus)
Stories (max.)					
Pitched roof (stories)	2.5	2.5 (5 bonus)	4.5	2.5	2.5 (3.5 bonus)
Flat roof (stories)	2	2 (5 bonus)	4	3	3 (4 bonus)
Stepbacks (min)*	n/a	n/a	n/a	n/a	n/a
(min.)					
Ground Floor Active Use Ratio (%)	n/a	n/a	n/a	75	50
Ground Floor Active Use Depth (ft)	n/a	n/a	n/a	25	25
Fenestration (%)	n/a	n/a	n/a	70	70

Parking Requirements*					
Residential					
Parking minimum (per unit)	0.5	0.5	0.5	0.5	0.5
Parking minimum (per unit, previously modeled)	1.0	1.0	1.0	1.0	1.0
Parking maximum (per unit)	1.5	1.5	1.5	1.5	1.5
Commercial					
Retail				None can be required (mandatory mixed-use)	1 space/1,000 sf
Office					1.5 spaces/1,000 sf
Restaurant					1 space/1,000 sf

Bicycle Parking					
Short term	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm
Long term	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm	0.1 space/unit; 1 space/2,500 sf comm
Affordability					
6 to 12 Housing Units (%)	10	10	10	10	10
13 to 20 Housing Units (%)	12	12	12	12	12
More than 20 Housing Units (%)	15	15	15	15	15
Mandatory Mixed-Use	No	No	No	Yes	No?
Other					

Compliance Model Outputs

Run 1						
Acres	26	41	24	5	45	141
Units	733	617	1,113	244	3,088	5,795
Density	28	31	55	49	83	246
Run 2						
Acres	0	0	0	0	0	0
Units	0	0	0	0	0	0
Density	0	0	0	0	0	0