Belmont Multifamily Zoning

Agenda

I.   Subdistrict Concepts

II. Subdistrict Zoning Standards

III. Subdistrict Boundaries

IV. Next Steps
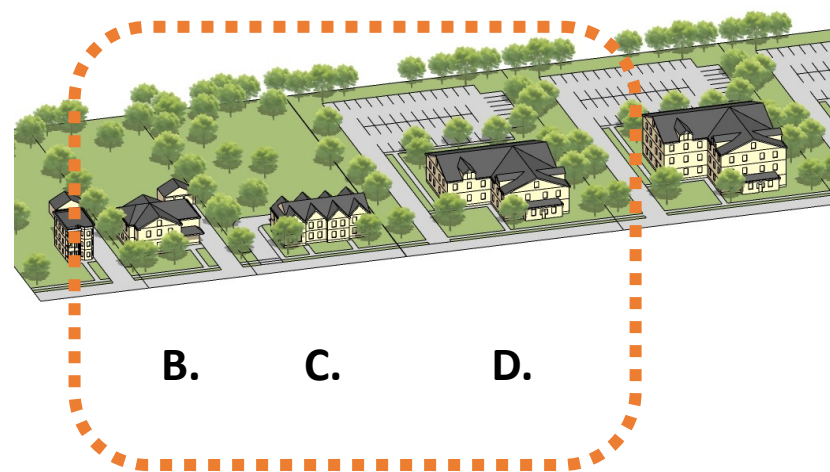
I. Subdistrict Concepts

Subdistrict Approach

- Develop 3-5 subdistrict typologies that will be used throughout 3A areas

- Each subdistrict will have a distinct character to guide place-based development

- Standardization of subdistrict approach makes town-wide implementation predictable for Town staff, property owners, developers, and residents

- Example: Small Multifamily Subdistrict
  - Uses:
    - 3-4 unit (B)
    - Townhouses (C)
    - 3-story multifamily (D)
  - Dimensions:
    - Small lot sizes
    - 3 story height
    - Small setbacks
  - Low minimum parking

B.   **C.**   **D.**

Visual Preference Activity Results

Housing Typology Key

A — Triple decker
B — 3-4 unit
C — Town-houses
D — 3-story building
E — 4-story building
F — 5-story building
G — Mixed use
H — Adaptive reuse

Subdistrict Development Process

1. Develop zoning standards for each subdistrict, including:
   - Allowed uses
   - Building form and massing
   - Site design
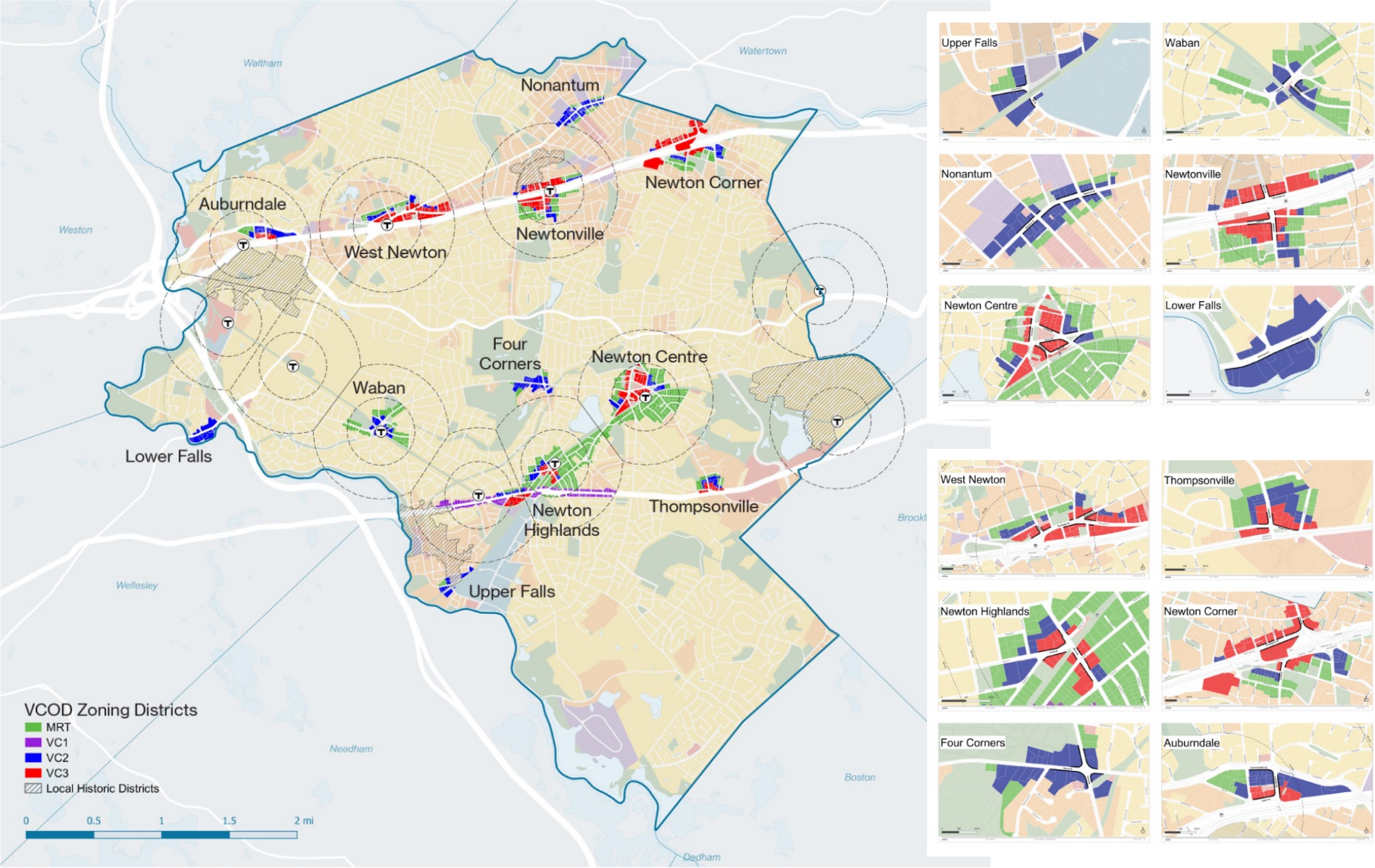   - Parking
   - Open space

2. Match subdistrict types to pre-selected 3A areas:
   - Waverley
   - Belmont Center
   - Pleasant Street
   - Brighton Street

3. Determine subdistrict boundaries

Newton Subdistricts Example

VCOD Zoning Districts
- MRT
- VC1
- VC2
- VC3
- Local Historic Districts

II. Subdistrict Zoning Standards

Draft Proposed Subdistricts

WORKING DRAFT IN PROGRESS

Subdistrict 1

Small-Scale Historic Residential

Subdistrict 2

Small-Scale Neighborhood Residential

Subdistrict 3

Moderate-Scale Neighborhood Residential

Subdistrict 4

Small-Scale Mixed Use

Subdistrict 5

Moderate-Scale Mixed Use

Draft Proposed Subdistrict Standards

Subdistrict 1
Small-Scale Historic Residential

Allowed Uses

By-Right	Special Permit
Two-family dwelling	Elderly housing
Multifamily dwelling	Cluster development
Family day care home	Lodging and boarding for daily or weekly periods

Dimensional Standards

Min. lot area	3,200 sf
Min. open space	25%
Max. height (flat/pitched)	40'/45'
Max. stories (flat/pitched)	3/3.5

Setbacks (min./max.)	
Front	5'/10'
Rear	15'/none
Side	7.5'/none

Draft Proposed Subdistrict Standards

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Subdistrict 2

Small-Scale Neighborhood Residential

Allowed Uses

By-Right	Special Permit
Two-family dwelling	Elderly housing
Multifamily dwelling	Cluster development
Family day care home	Lodging and boarding for daily or weekly periods

Dimensional Standards

Min. lot area	5,000 sf
Min. open space	30%
Max. height (flat/pitched)	28'/38'
Max. stories (flat/pitched)	2/2.5

Setbacks (min./max.)	
Front	10'/20'
Rear	15'/none
Side	10'/none

Draft Proposed Subdistrict Standards

WORKING DRAFT IN PROGRESS

Subdistrict 3

Moderate-Scale Neighborhood Residential

Allowed Uses

By-Right	Special Permit
Multifamily dwelling	Elderly housing
Family day care home	Cluster development
	Lodging and boarding for daily or weekly periods

Dimensional Standards

Min. lot area	25,000 sf
Min. open space	40%
Max. height (flat/pitched)	28'/38'
Max. stories (flat/pitched)	2/2.5

Setbacks (min./max.)	
Front	20'/30'
Rear	20'/none
Side	10'/none

Draft Proposed Subdistrict Standards

WORKING DRAFT IN PROGRESS

Subdistrict 4

Small-Scale Mixed Use

Allowed Uses

By-Right	Special Permit
Two-family dwelling	Lodging and boarding for daily or weekly periods
Multifamily dwelling	
Mixed-use	

Dimensional Standards

Min. lot area	0 sf
Min. open space	15%
Max. height (flat/pitched)	40'/45'
Max. stories (flat/pitched)	3/3

Setbacks (min./max.)	
Front	0'/10'
Rear	15'/none
Side	0'/none

Draft Proposed Subdistrict Standards

Allowed Uses

Subdistrict 5

Moderate-Scale
Mixed Use

By-Right	Special Permit
Two-family dwelling	Lodging and boarding for daily or weekly periods
Multifamily dwelling	
Mixed-use	

Dimensional Standards

Min. lot area	0 sf
Min. open space	15%
Max. height (flat/pitched)	50'/52'
Max. stories (flat/pitched)	4/3.5

Setbacks (min./max.)	
Front	0'/10'
Rear	15'/none
Side	0'/none

Draft Proposed Subdistrict Standards

WORKING DRAFT IN PROGRESS

Parking

- No parking minimums

- Set parking maximums by use

- Require bicycle parking for multifamily and commercial uses

Example:

	Vehicle Maximums	Bicycle Minimums
Two-family dwelling	2 spaces/dwelling unit	n/a
Multifamily dwelling	1.5 spaces/dwelling unit	0.5 spaces/dwelling unit

Draft Proposed Subdistrict Standards

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Inclusionary Zoning

- Start with existing structure required of multifamily special permits and apply to by-right multifamily in 3A overlay district

- Can change 10% of units and/or level of affordability (i.e., AMI)

Example:

|	
6-12 housing units	10% affordable housing units @ 80% AMI
13-20 housing units	12% affordable housing units @ 80% AMI
21+ housing units	15% affordable housing units @ 80% AMI

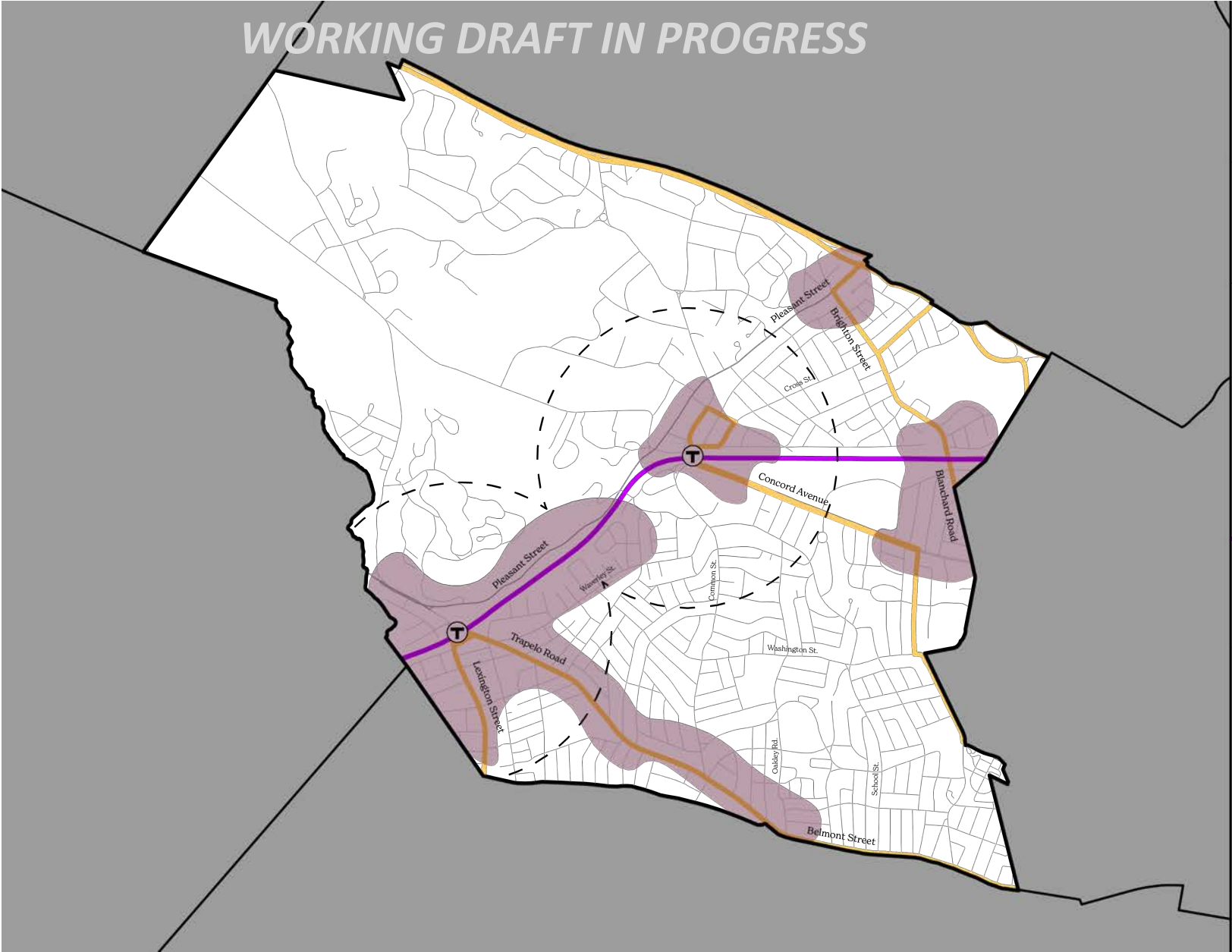# II. Subdistrict Boundaries

Initial Area Boundaries with AC

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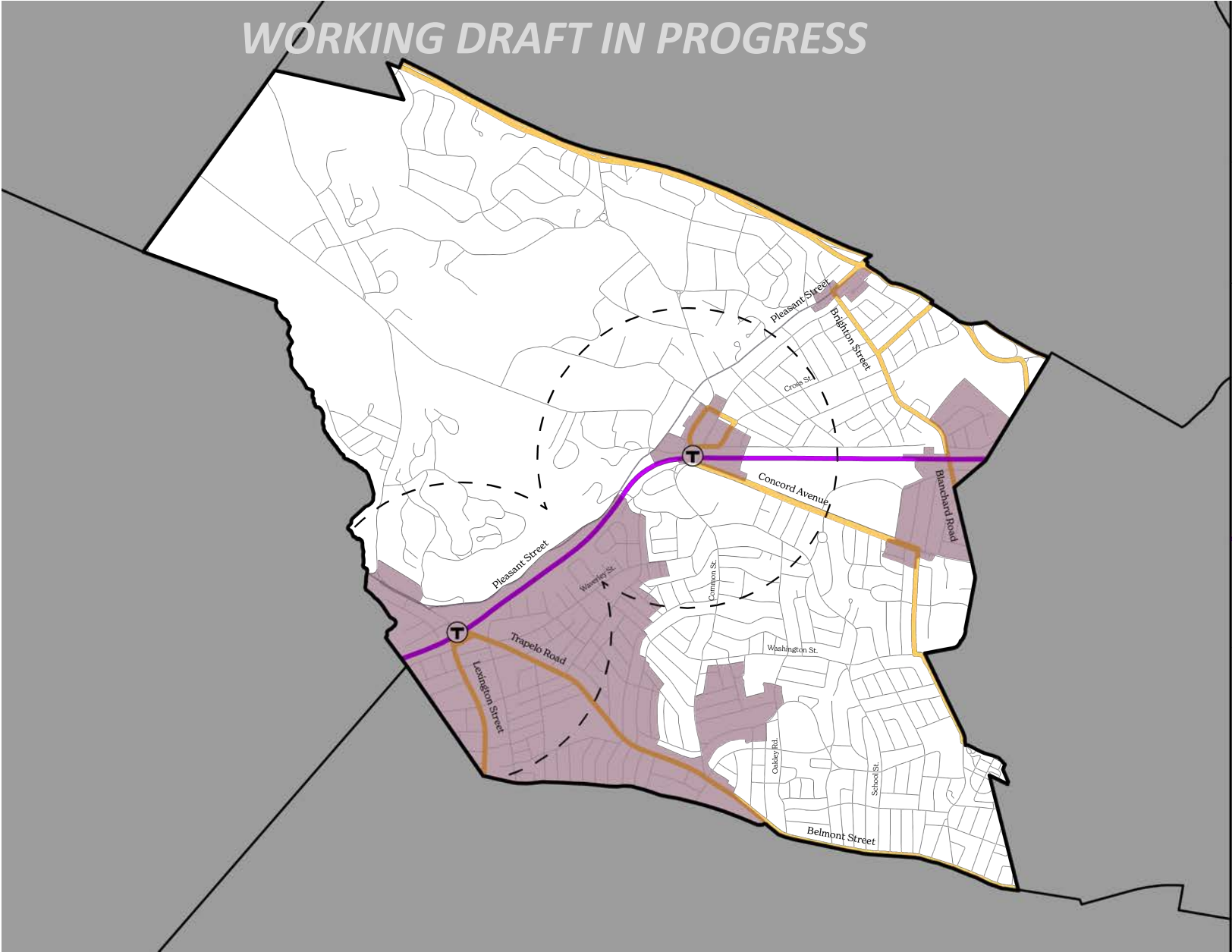
Initial Area Epstein Boundaries

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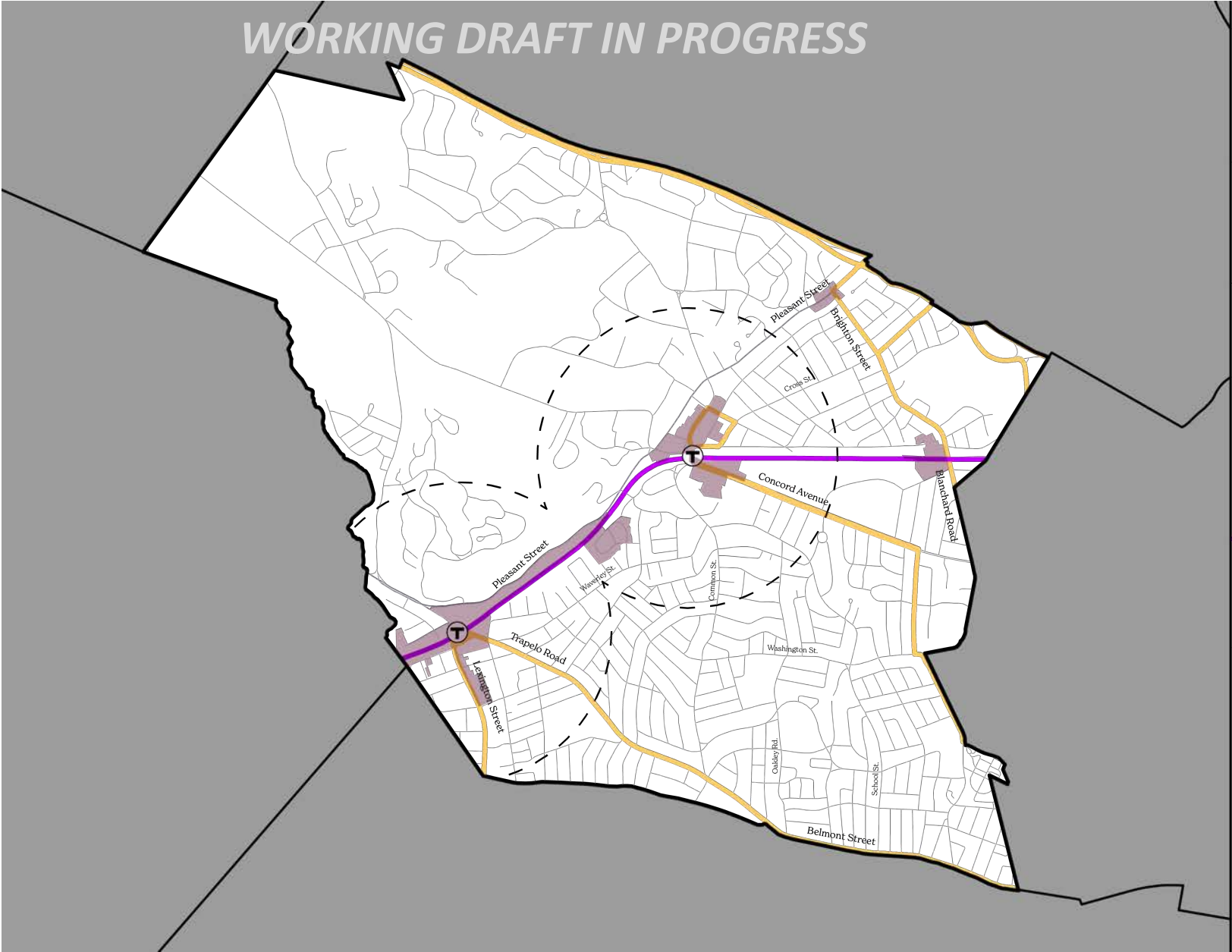
Forum Area Boundaries as Presented
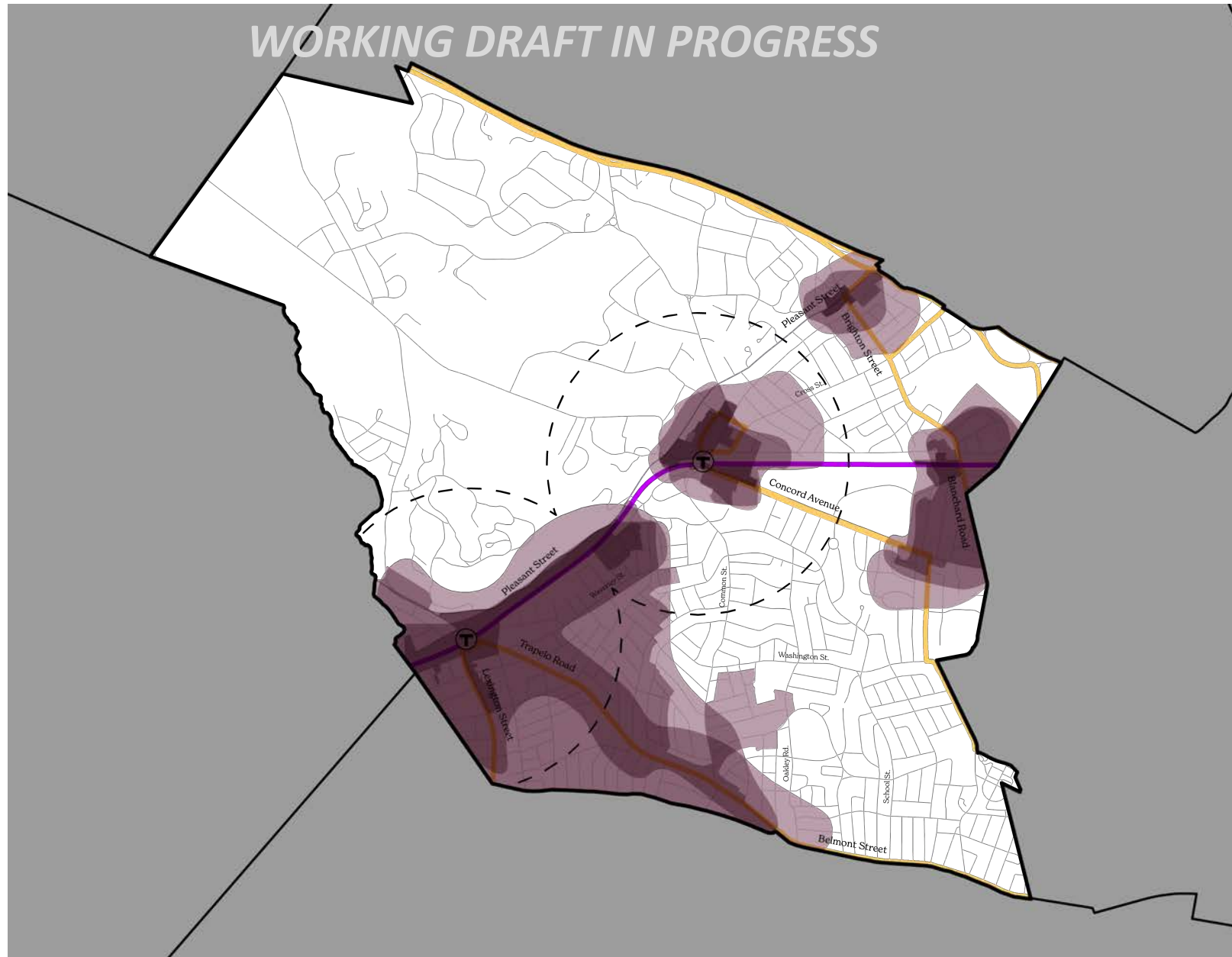
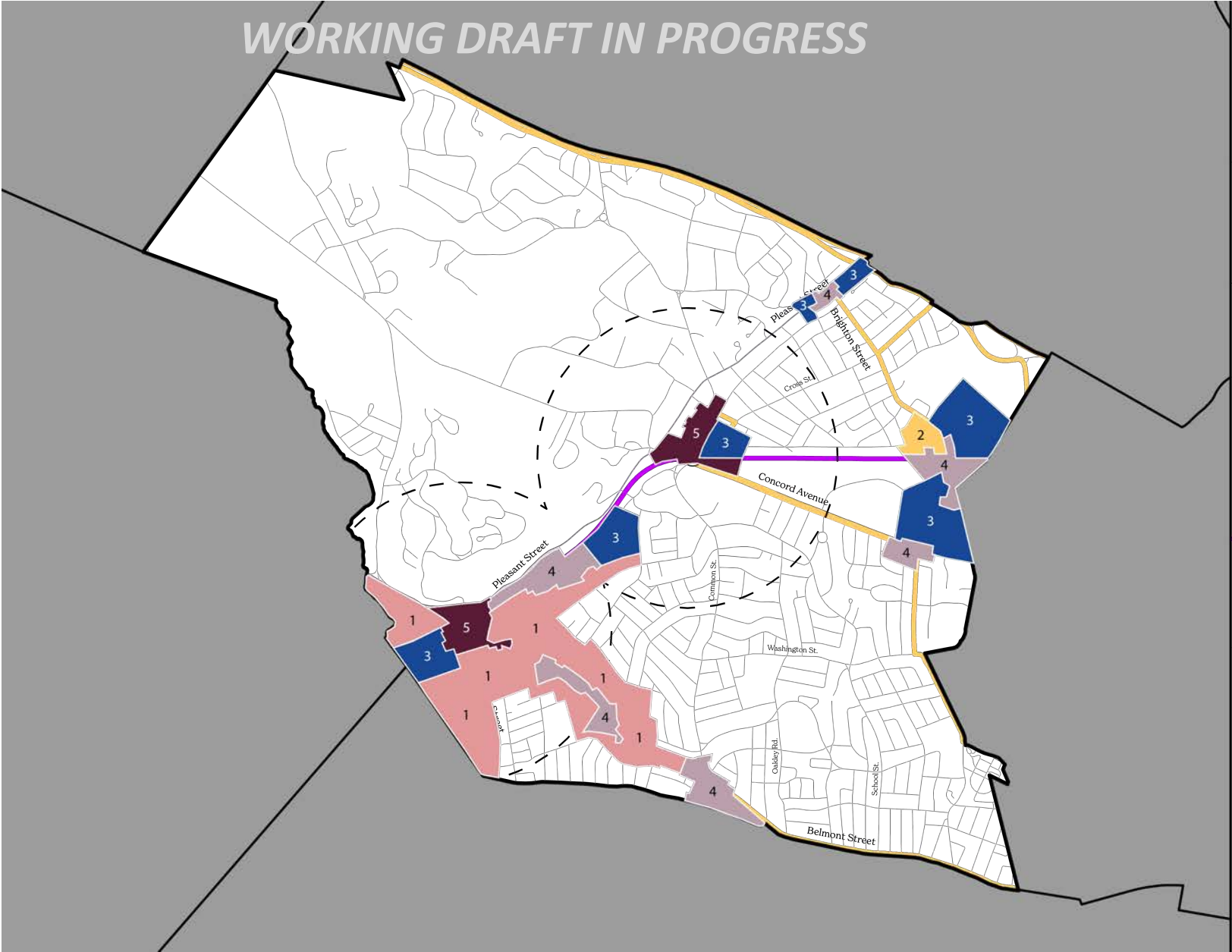

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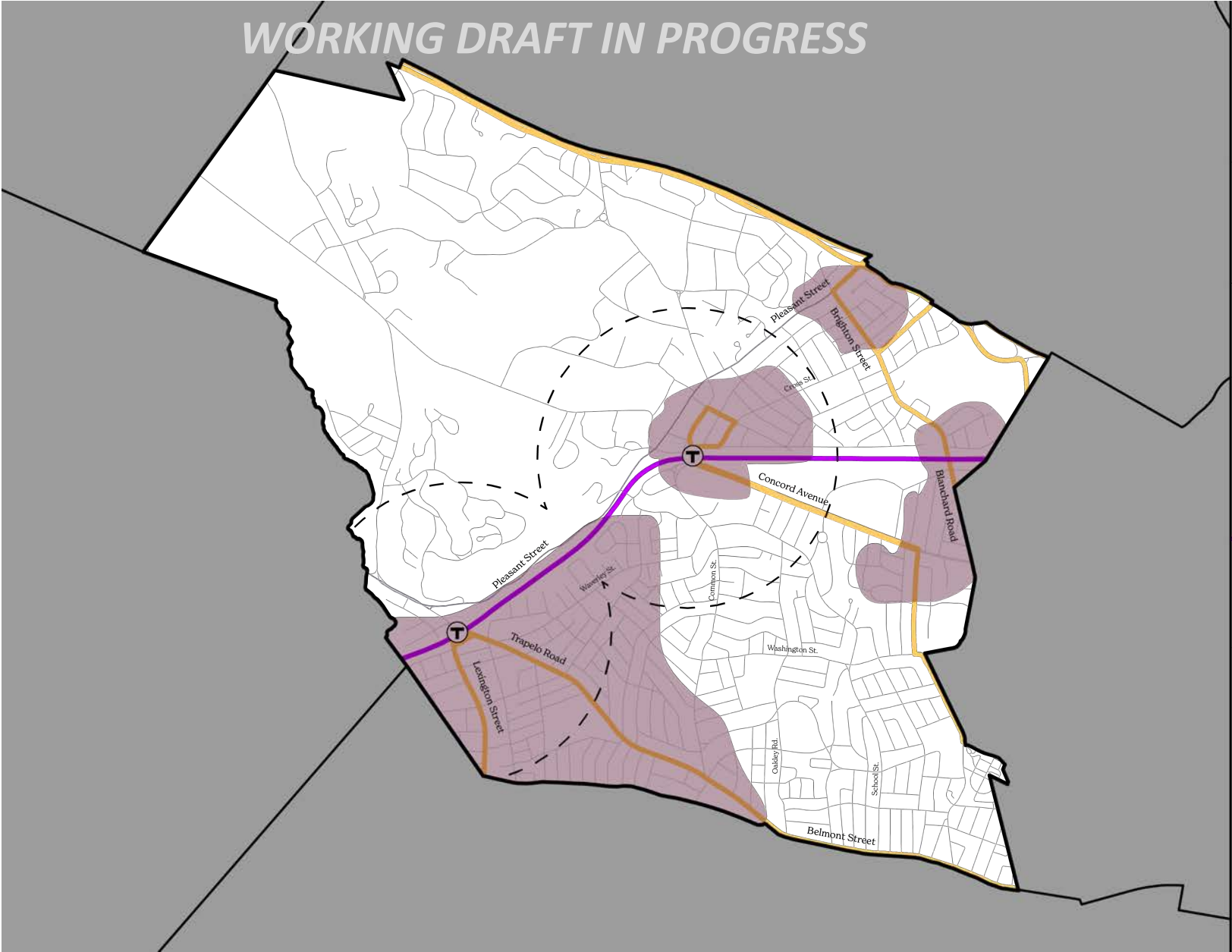
Forum Feedback Area Boundaries

Compiled Initial Area Boundaries

Existing Zoning Boundaries
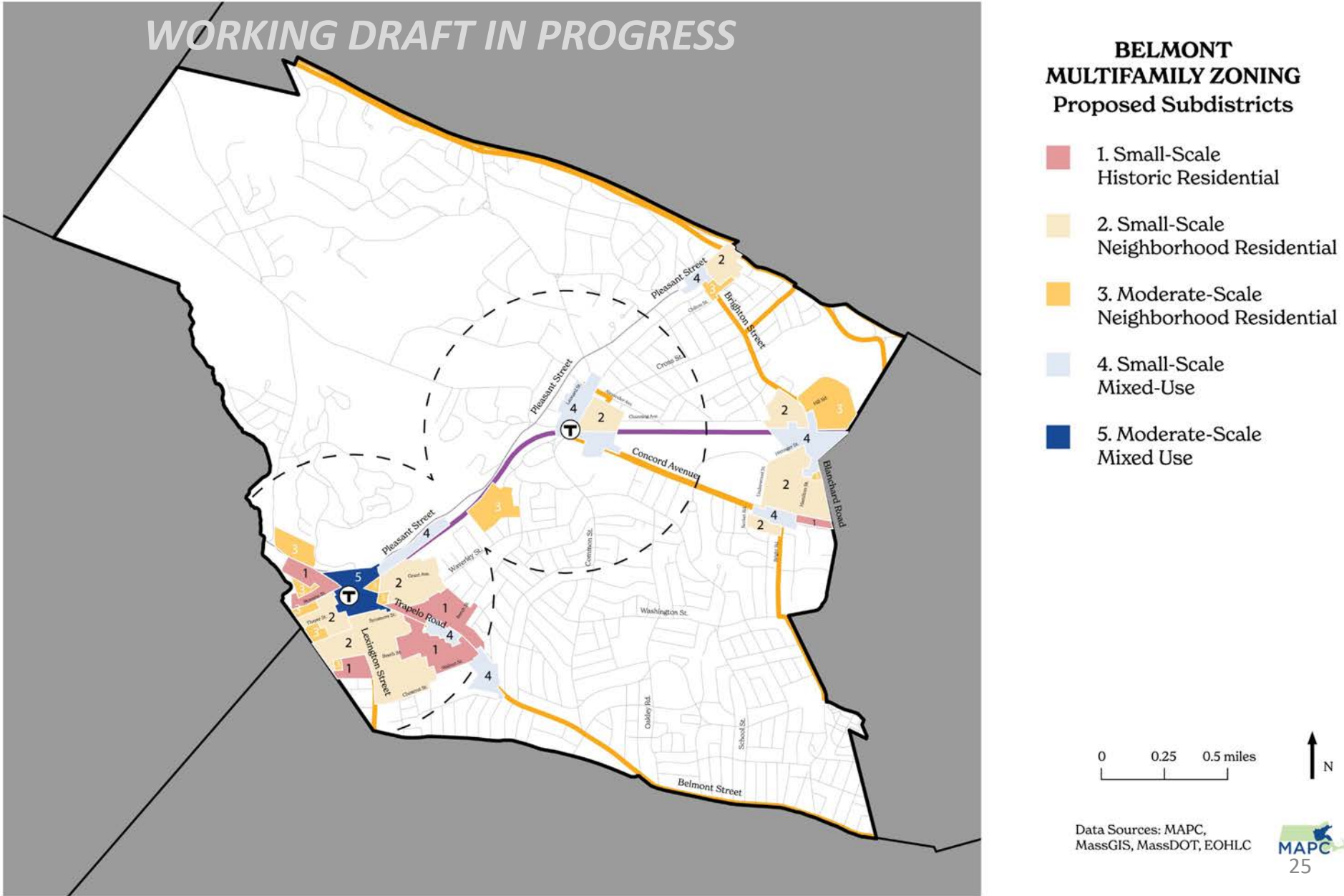

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23
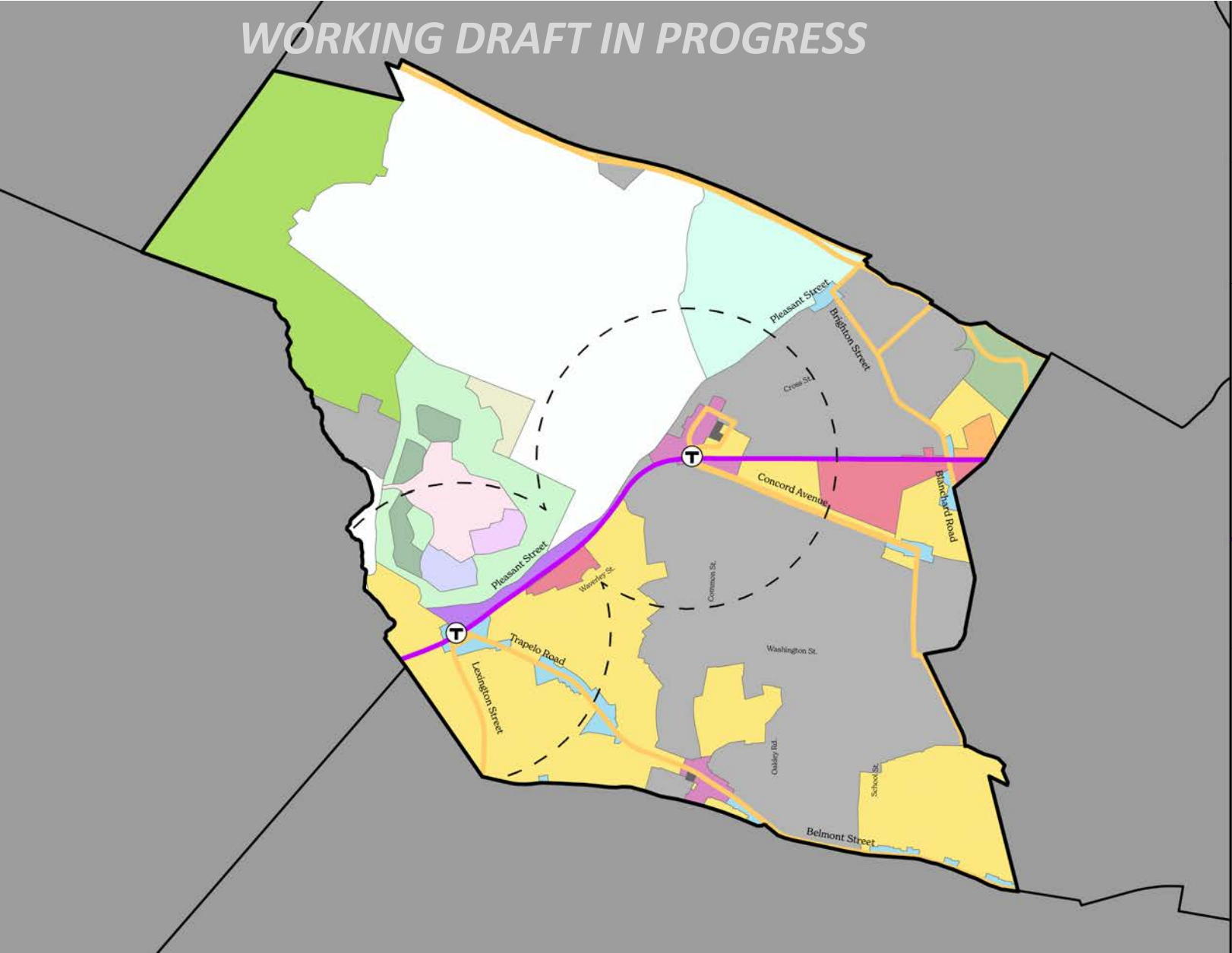
Working Subdistrict Boundaries (8/21/23)

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WORKING DRAFT IN PROGRESS

BELMONT
MULTIFAMILY ZONING
Proposed Subdistricts

1. Small-Scale Historic Residential

2. Small-Scale Neighborhood Residential

3. Moderate-Scale Neighborhood Residential

4. Small-Scale Mixed-Use

5. Moderate-Scale Mixed Use

0   0.25   0.5 miles

N

Data Sources: MAPC,
MassGIS, MassDOT, EOHLC

MAPC

25

Working Subdistrict Boundaries (9/11/23)
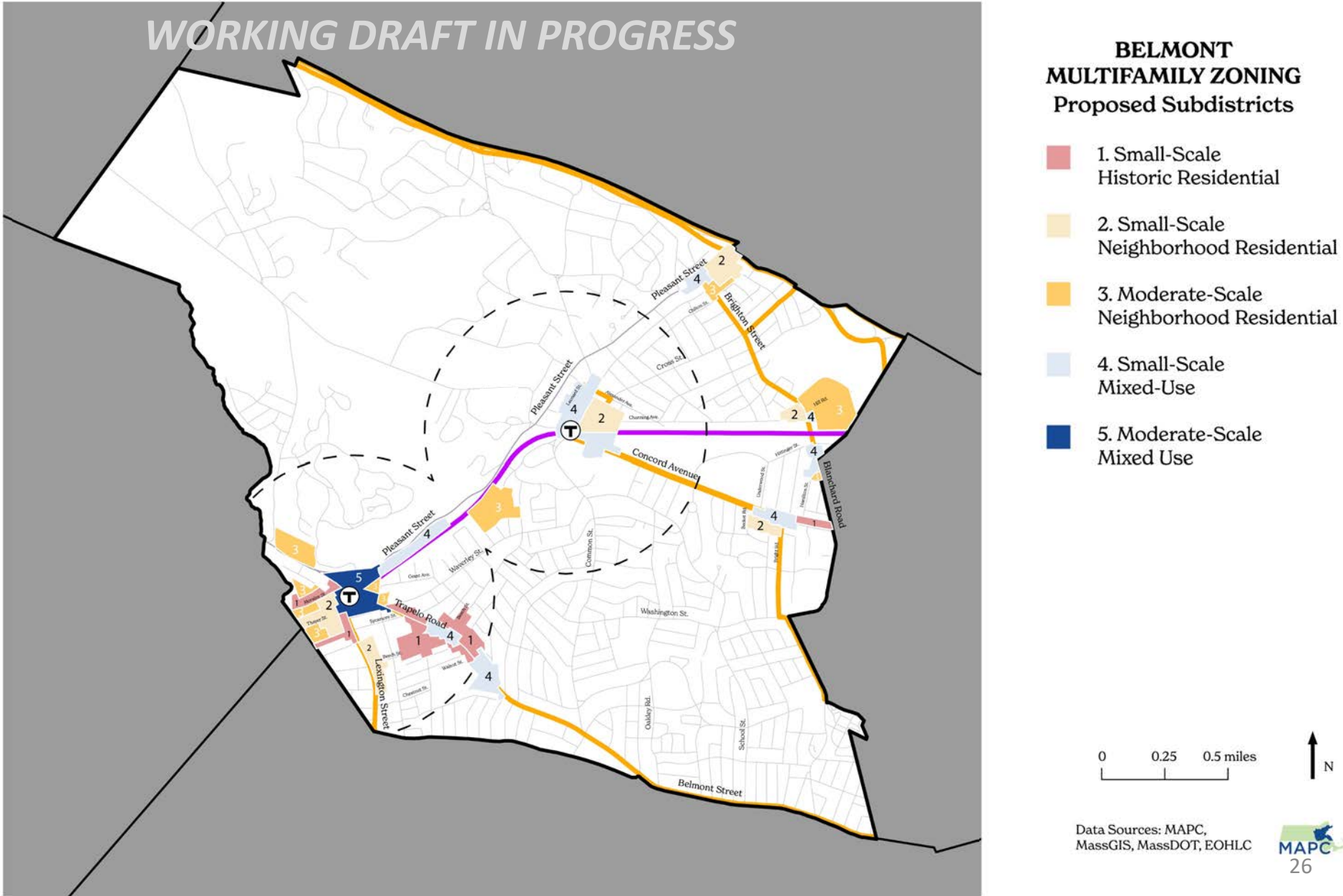
Draft Proposed Subdistricts

WORKING DRAFT IN PROGRESS

Area	Acres	Percent Total
Sub-district 1 (Small-Scale Historic Residential)	27.1	17%
Sub-district 2 (Small-Scale Neighborhood Residential)	33.4	20%
Sub-district 3 (Moderate-Scale Neighborhood Residential)	45.3	28%
Sub-district 4 (Small-Scale Mixed Use)	43.8	27%
Sub-district 5 (Moderate-Scale Mixed Use)	13.8	8%
Total	163.4*	100%

*Acreage calculations do not yet include EOHLC Density Denominator Deductions that may reduce contributing acreage

Draft Proposed Subdistricts

WORKING DRAFT IN PROGRESS

Area	Acres	Percent Total
Waverley Square	81.4	50%
Belmont Village	10.9	7%
Belmont Center	24.9	15%
Pleasant Street	12.6	8%
Brighton/Blanchard	33.6	20%
Total	163.4*	100%

*Acreage calculations do not yet include EOHLC Density Denominator Deductions that may reduce contributing acreage

Draft Proposed Subdistricts

*WORKING DRAFT IN PROGRESS*

Subdistrict				3A Requirement (minimum)			Recommended Characteristics						Other Considerations	
	Sub-district	Description	Location Diagram	Area (acres)	Uses	Afford-ability	Area (acres)	Percent of Total Area	Uses	Underlying Zone	Change from underlying	Affordability	40R Option	Mixed Use District Option
	Sub-district 1	Small-Scale Historic Residential		5.6	Multi-family (3+ unit)	10%	**27.1**	17%	Two-family, day care home	To be confirmed	To be confirmed	10/12/ 15% to match existing inclusionary	?	No
	Sub-district 2	Small-Scale Neighborhood Residential		5.6	Multi-family (3+ unit)	10%	**33.4**	20%	Two-family, day care home	To be confirmed	To be confirmed	10/12/ 15% to match existing inclusionary	?	No
	Sub-district 3	Moderate-Scale Neighborhood Residential		5.6	Multi-family (3+ unit)	10%	**45.3**	28%	Two-family, day care home	To be confirmed	To be confirmed	10/12/ 15% to match existing inclusionary	?	No
	Sub-district 4	Small-Scale Mixed Use		5.6	Multi-family (3+ unit)	10%	**43.8**	27%	Two-family, day care home, mixed use incentive	To be confirmed	To be confirmed	10/12/ 15% to match existing inclusionary	Yes, affordability to 20%, mixed use incentive	Yes, mixed use required, up to 25% unit offset, area doesn't count
	Sub-district 5	Moderate-Scale Mixed Use		5.6	Multi-family (3+ unit)	10%	**13.8**	8%	Two-family, day care home, mixed use incentive	To be confirmed	To be confirmed	10/12/ 15% to match existing inclusionary	Yes, affordability to 20%, mixed use incentive	Yes, mixed use required, up to 25% unit offset, area doesn't count
	Total			**28 acres**			**163.4 acres**	**100%**						

Key 3A District Requirements: Size
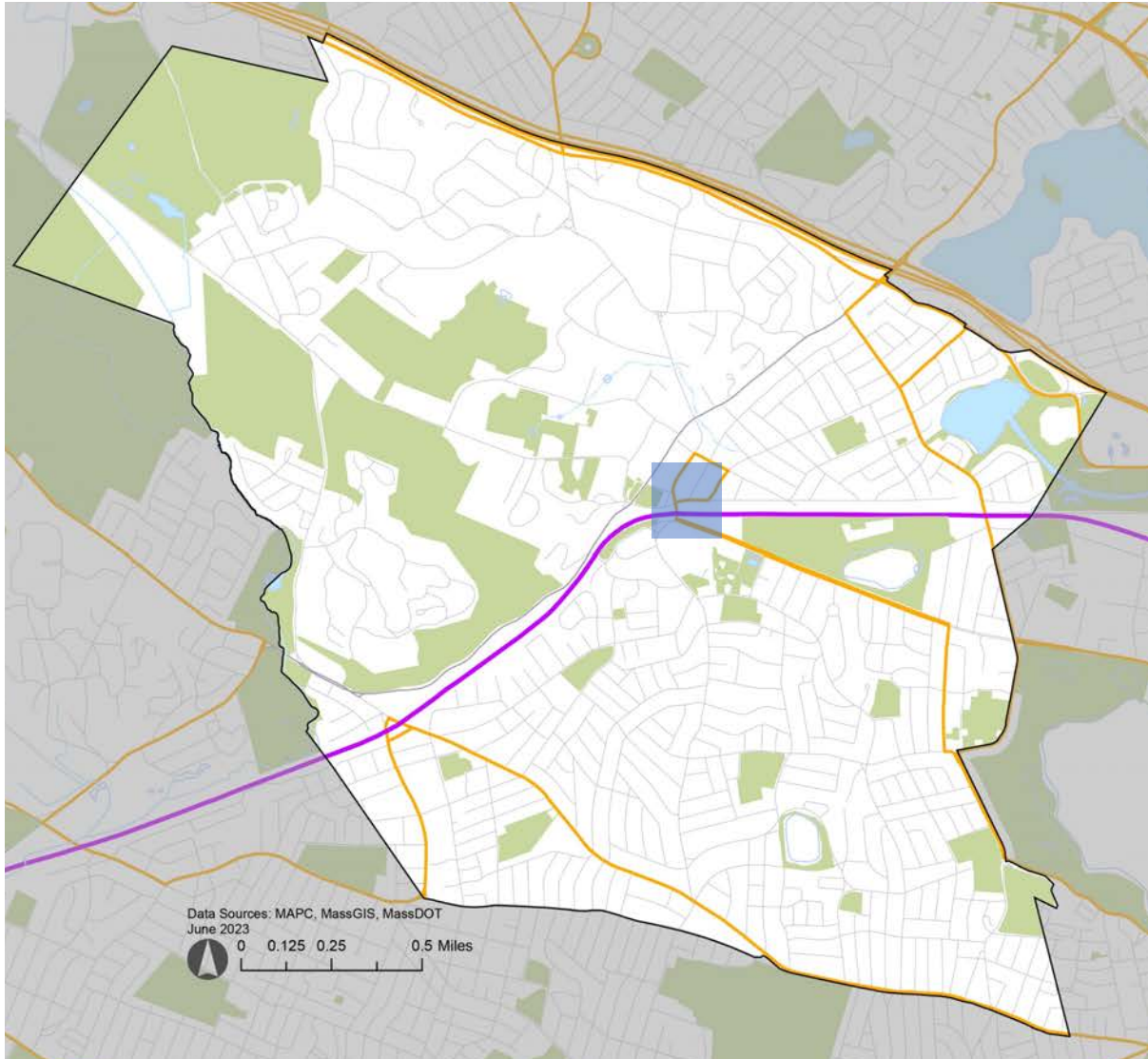
The minimum land area is 28 acres*

*This is roughly equivalent to the size of Belmont Center / shaded area

Data Sources: MAPC, MassGIS, MassDOT
June 2023

0   0.125   0.25   0.5 Miles

Belmont
Multifamily Zoning

Relationship of Requirements

Minimum

28 acres

15 units/acre

1,632 units

Minimum Land Area + Unit Density

28 acres x 15 units/acre = 420 units

Not enough units

Minimum Land Area + Unit Capacity

28 acres x 58 units/acre = 1,632 units

Higher density

Minimum Unit Density + Unit Capacity

110 acres x 15 units/acre = 1,632 units

Lower density

Belmont
Multifamily Zoning

Relationship of Requirements

If we want lower density overall, we need to plan for closer to 110 acres, not 28 acres.

We can create areas of different densities to be "context-sensitive"

IV. Next Steps

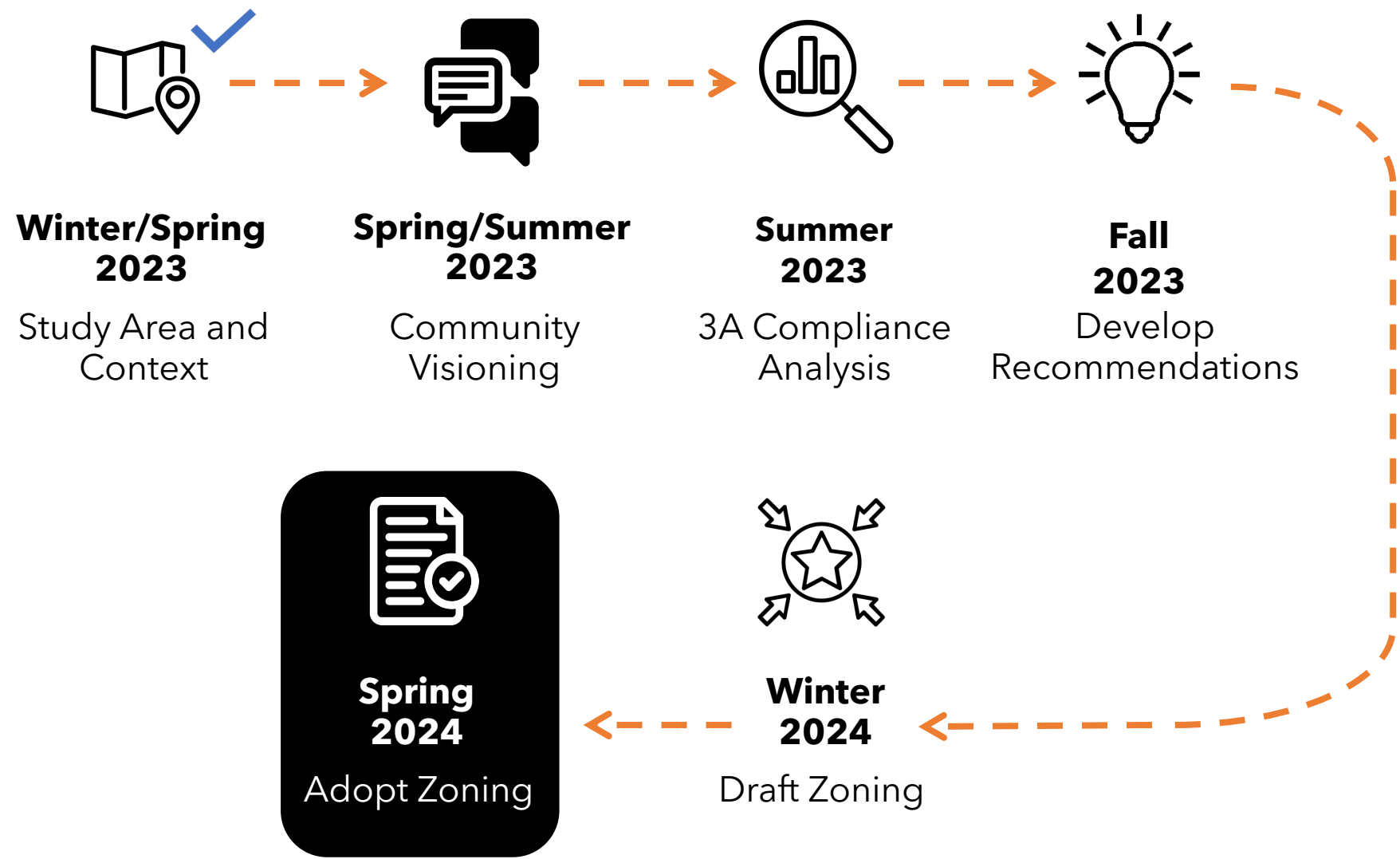# Timeline

Winter/Spring 2023

Study Area and Context

Spring/Summer 2023

Community Visioning

Summer 2023

3A Compliance Analysis

Fall 2023

Develop Recommendations

Spring 2024

Adopt Zoning

Winter 2024

Draft Zoning

Where We're At

Summer 2023

Community Visioning + 3A Compliance Analysis

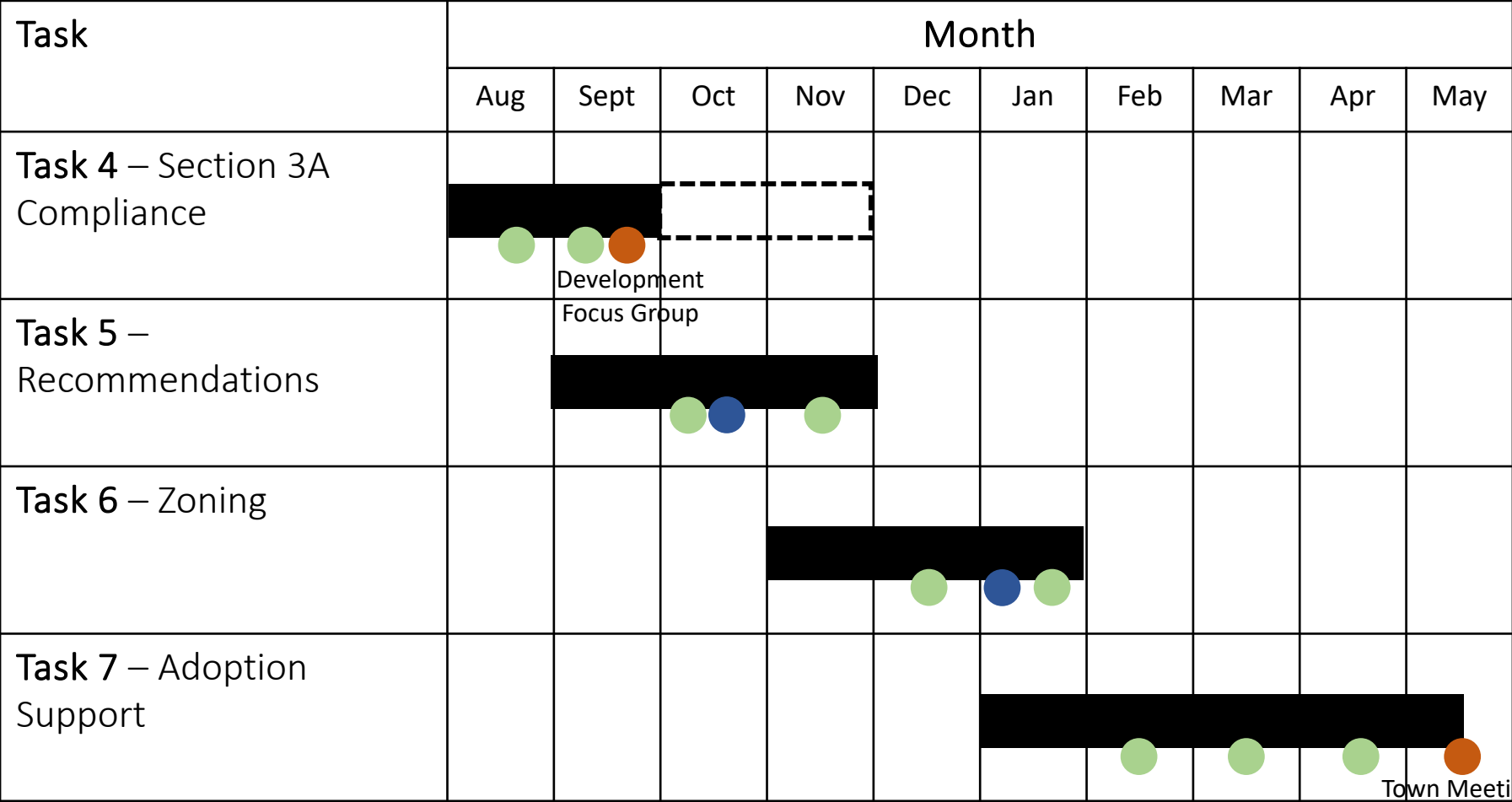| Deliverable	Timeline
Public forum	Done
Zoning audit	Done
Subdistrict development	Today
Developer focus group	September 2023
Initial 3A compliance modeling	September 2023

Next Steps

- Provide feedback on draft proposed subdistricts
  - Lead: Town, Advisory Committee
  - Timing: August-September 2023
- Draft map of 3A district subdistricts
  - Lead: MAPC
  - Timing: September 2023
- Organize a focus group with development stakeholders
  - Lead: MAPC
  - Timing: September 2023
- Run 3A compliance model
  - Lead: MAPC
  - Timing: October 2023

Next Steps

Task	Month									
	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Task 4 – Section 3A Compliance										
Task 5 – Recommendations										
Task 6 – Zoning										
Task 7 – Adoption Support										

Development Focus Group

Town Meeting

● Advisory Committee Meeting   ● Public Webinar/Open House

Project Info + Resources

Webpage: mapc.ma/BelmontZoning

DHCD 3A Guidelines: https://www.mass.gov/info-details/section-3a-guidelines

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