

Belmont 3A
Draft Proposed Overlay Zoning Standards
August 16, 2023

Subdistrict Concepts Overview

Subdistrict 1

- Moderate-scale residential development
- Suitable for areas with narrow lots where existing buildings include three-deckers and six-plexes
- Allow taller buildings in scale of three-deckers

Subdistrict 2

- Small-scale residential development
- Suitable for areas with wide lots where existing buildings include two-families
- Allow shorter buildings such as four-plexes or townhouses

Subdistrict 3

- Moderate-scale residential development
- Suitable for areas with large lots that can accommodate one or more buildings (e.g., Housing Authority properties)
- Allow shorter buildings and cluster development

Subdistrict 4

- Small-scale mixed use
- Suitable for areas with existing commercial uses and smaller lots
- Allow shorter buildings and require ground-story commercial uses

Subdistrict 5

- Moderate-scale mixed use
- Suitable for areas with existing commercial or light industrial uses and larger lots
- Allow taller buildings and require ground-story commercial uses

Use Regulations

N.B. if a use isn't identified, then base zoning prevails

	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
Character	Small-scale historic residential (small lots, tall buildings)	Small-scale neighborhood residential (wide lots, short buildings)	Moderate-scale neighborhood residential (large lots, taller buildings)	Small-scale mixed use (smaller lots, shorter buildings)	Moderate-scale mixed use (larger lots, taller buildings)
Allow by-right	<ul style="list-style-type: none">Two-family dwellingMultifamily dwellingFamily day care home	<ul style="list-style-type: none">Two-family dwellingMultifamily dwellingFamily day care home	<ul style="list-style-type: none">Elderly housingCluster developmentMultifamily dwellingFamily day care home	<ul style="list-style-type: none">Two-family dwellingMultifamily dwellingMixed-Use	<ul style="list-style-type: none">Multifamily DwellingMixed-Use
Allow by special permit	<ul style="list-style-type: none">Elderly housingCluster developmentLodging and Boarding for daily or weekly periods	<ul style="list-style-type: none">Elderly housingCluster developmentLodging and Boarding for daily or weekly periods	<ul style="list-style-type: none">Lodging and Boarding for daily or weekly periods	<ul style="list-style-type: none">Lodging and Boarding for daily or weekly periods	<ul style="list-style-type: none">Lodging and Boarding for daily or weekly periods

Dimensional Standards

N.B. asterisk (“*”) denotes a required input for 3A compliance model

Area Requirements

	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
Character	Small scale residential, narrow lots, tall buildings	Small scale residential, wide lots, shorter buildings	Moderate-scale residential, large lots, shorter buildings	Small-scale mixed use	Moderate-scale mixed use
LOT AREA (min.)*	3,200 sf	5,000 sf	25,000 sf	0 sf	0 sf
LOT FRONTAGE (min.)	40'	50'	90'	20'	20'
LOT COVERAGE*					
Maximum	50%	50%	40%	65%	65%
Maximum w/GSI	75%	70%	60%	80%	80%
OPEN SPACE (min.)*	25%	30%	40%	15%	15%

Linear Requirements

	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
Character	Small scale residential, narrow lots, tall buildings	Small scale residential, wide lots, shorter buildings	Moderate-scale residential, large lots, shorter buildings	Small-scale mixed use	Moderate- to large-scale mixed use
SETBACKS (min./max.)*					
Front	5'/10'	10' or average/20'	20'/30'	0'/10'	0'/10'
Rear	15'/none	15'/none	20'/none	15'/none	15'/none
Side	7.5'/none	10'/none	10'/none	0'/none	0'/none

- Commented [SS1]: Based on existing conditions on Beech Street, Marion Road, etc.
- Commented [SS2]: Based on GR district req.
- Commented [SS3]: Based on existing conditions and SR-A district req.
- Commented [SS4]: Based on LB districts req.
- Commented [SS5]: Based on existing conditions on Beech Street, Marion Road, etc.
- Commented [SS6]: Based on GR district req.
- Commented [SS7]: Based on LB districts req.
- Commented [SS8]: Based on existing conditions on Beech Street, Marion Road, etc.
- Commented [SS9]: Based on existing conditions on Beech Street, Marion Road, etc.
- Commented [SS10]: Compared to 30% in GR
- Commented [SS11]: Based on existing conditions in LB districts
- Commented [SS12]: Calculated based on open space
- Commented [SS13]: Based on existing conditions on Beech Street, Marion Road, etc.
- Commented [SS14]: Based on GR district req.
- Commented [SS15]: Based on Cambridge's moderate-density district req.
- Commented [SS16]: Based on existing conditions on Beech Street, Marion Road, etc.
- Commented [SS17]: Based on Newton's 3A for lower-density
- Commented [SS18]: Based on range of front setbacks for Newton's 3A
- Commented [SS19]: Based on 8.3.1.B.1
- Commented [SS20]: Based on Newton's 3A lower-density
- Commented [SS21]: Based on GR district
- Commented [SS22]: Compared to 20' in 8.3.1.B.1
- Commented [SS23]: Based on Newton's 3A lower-density
- Commented [SS24]: Based on GR and OL districts
- Commented [SS25]: Based on 8.3.1.B.1

Multiple Buildings on Lot	15'/none	15'/none	15'/none	15'/none	15'/none	Commented [SS26]: Based on Newton 3A zoning and Lawndale Street existing condition
FACADE BUILD-OUT RATIO (min.)	70% of lot width	60% of lot width	60% of lot width	70% of lot width	70% of lot width	Commented [SS27]: Based on appropriate existing conditions
HEIGHT (max.)*						
Pitched Roof	45'	38'	38'	45'	52'	Commented [SS28]: Based on Salem Bridge Street Neck zoning
Flat Roof	40'	28'	28'	40'	50'	Commented [SS29]: Based on Newton's 3A for lower-density residential
STORIES (max.)						Commented [SS30]: Based on 8.3.1.B.2
Pitched Roof	3.5	2.5	2.5	3	3.5	Commented [SS31]: Based on desired outcome
Flat Roof	3	2	2	3	4	Commented [SS32]: Based on desired outcome
STEPBACKS (min.)*						Commented [SS33]: Based on 8.3.1.B.2
GROUND FLOOR REQUIREMENTS FOR COMMERCIAL USES (min.)						Commented [SS34]: I didn't include these, but they're part of the compliance analysis, so if we add them later, they'll affect the calculations.
Active Use Ratio	n/a	n/a	n/a	100%	100%	
Active Use Depth	n/a	n/a	n/a	25'	25'	
Fenestration	n/a	n/a	n/a	70%	70%	Commented [SS35]: No commercial uses allowed
						Commented [SS36]: Based on Newton 3A mixed-use standards

Parking
N.B. following Section 6B, parking maximums are rounded up (for example, if a multifamily building has a parking maximum of 4.5 spaces, 5 spaces are allowed)

Parking Minimum and Maximum Requirements*

	Vehicle Parking (max.)	Short-Term Bicycle Parking (min.)	Long-Term Bicycle Parking (min.)
RESIDENTIAL			
Two-Family Dwelling	2 spaces/dwelling unit	n/a	n/a
Multifamily Dwelling	1.5 spaces/dwelling unit	0.1 space/dwelling unit	0.5 space/dwelling unit
BUSINESS			
Retail	1 space/1,000 sf	1 space/2,500 sf	1 space/2,500 sf
Office	1.5 spaces/1,000 sf	1 space/5,000 sf	1 space/2,000 sf
Restaurant	1 space/1,000 sf	1 space/2,000 sf	1 space/2,000 sf

- Commented [SS37]: Based on Oakley overlay
- Commented [SS38]: Based on utilization rate analysis of Perfect Fit Parking; compared to max. of 2 for Oakley
- Commented [SS39]: Based on Newton 3A standards
- Commented [SS40]: Based on Section 6B
- Commented [SS41]: Conservative numbers based on largest maximum allowed in outlying Boston neighborhoods
- Commented [SS42]: Based on Newton 3A standards

Inclusionary Zoning

Commented [SS43]: From Section 6.10

Residential Developments that result in six (6) or more new Dwelling Units shall provide Affordable Housing Units as outlined in the table below:

Size of Residential Development	Percent of Affordable Housing Units Required for Residential Developments
6 to 12 Housing Units	10%
13 to 20 Housing Units	12%
More than 20 Housing Units	15%

Where the calculation of Affordable Housing Units results in a fractional unit greater than one-half (.5), the fraction shall be rounded up to the next whole unit. Where the calculation results in a fractional unit less than or equal to one-half (.5), the fraction shall be rounded down to the next whole unit.

Rental Developments with units for households at 50% or less of Median Income may reduce the total number of required Affordable Housing Units by an amount equal to the number of units available to households at 50% or less of Median Income, or by 25% of the Affordable Housing Units required, whichever is less.