Belmont Multifamily Zoning

MBTA Communities Advisory Committee

December 18, 2023

Agenda

I. **Review result of second compliance model run**
   I. Review total number of units
   II. Comparison to previous compliance model run
   III. Review subdistrict maps
   IV. Discuss revised dimensional regulations

II. **Additional helpful information**
   I. Parcel list
   II. Compliance unit counts by geographic areas
   III. Subdistrict illustrations

I. Review result of second compliance model run

Compliance Model Results

WORKING DRAFT IN PROGRESS

	Required	Results
		Total (Compliance Model Run 2)
Acreage	28	**133**
Unit Capacity	1,632	**4,393**
Dwelling Unit/Acre	15	**34**

Compliance Model Results

WORKING DRAFT IN PROGRESS

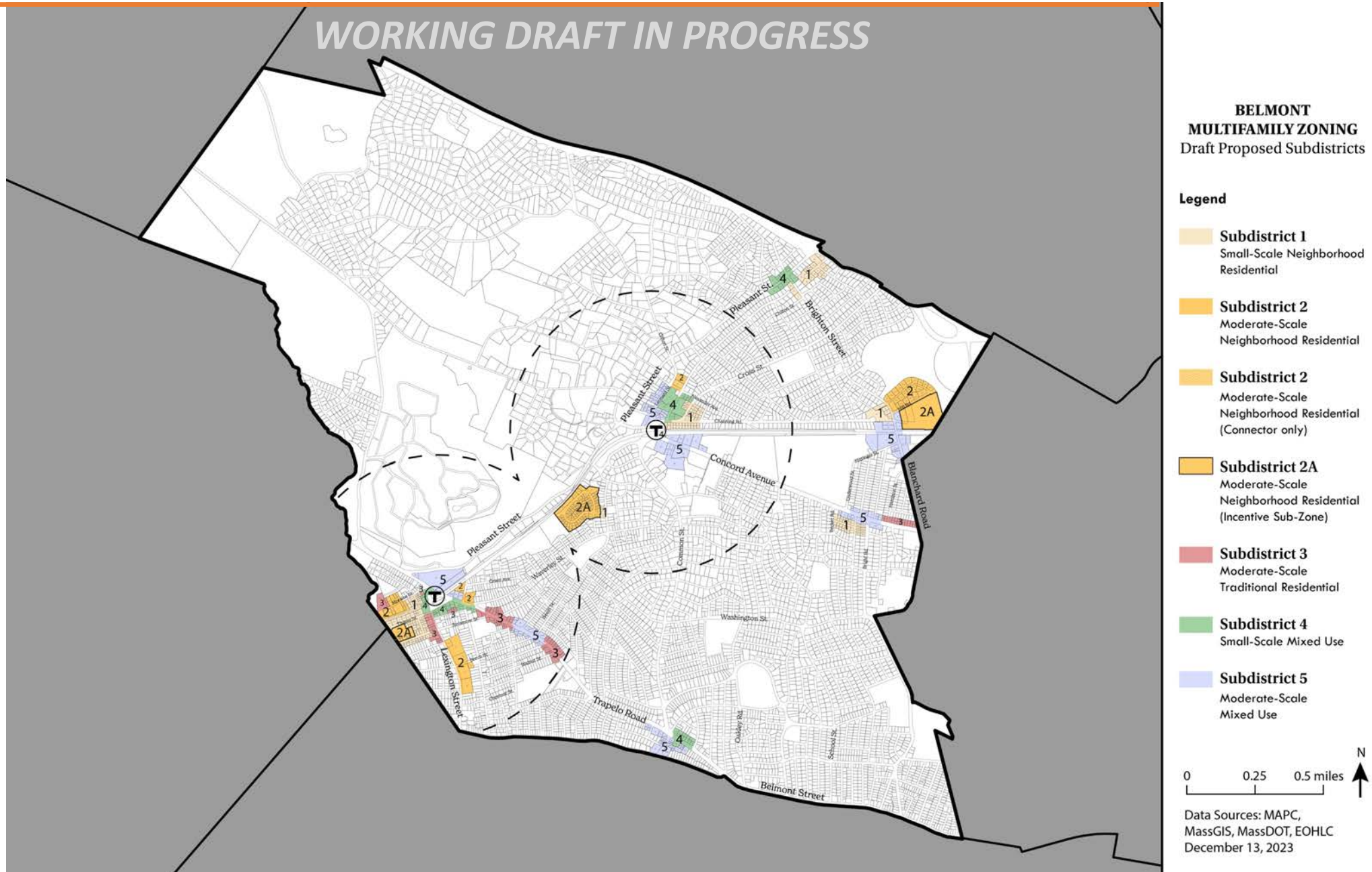
	Required	Results	
		Total (Compliance Model Run 2)	**Total** (Compliance Model Run 1)
Acreage	28	**133**	**141**
Unit Capacity	1,632	**4,393**	**5,795**
Dwelling Unit/Acre	15	**34**	**54**

Compliance Model Results

WORKING DRAFT IN PROGRESS

	Required	Results					
		Total	Sub-district 1	Sub-district 2	Sub-district 3	Sub-district 4	Sub-district 5
Acreage	28	Run #2 **133**	**25**	**42**	**11**	**13**	**42**
		Run #1 141	26	41	24	5	45
Unit Capacity	1,632	Run #2 **4,393**	**496**	**953**	**589**	**561**	**1,794**
		Run #1 5,795	733	617	1,113	244	3,088
Dwelling Unit/Acre	15	Run #2 **34**	**20**	**23**	**53**	**43**	**44**
		Run #1 54	28	31	55	49	83

Updated Working Subdistrict Boundaries (12/13/23)



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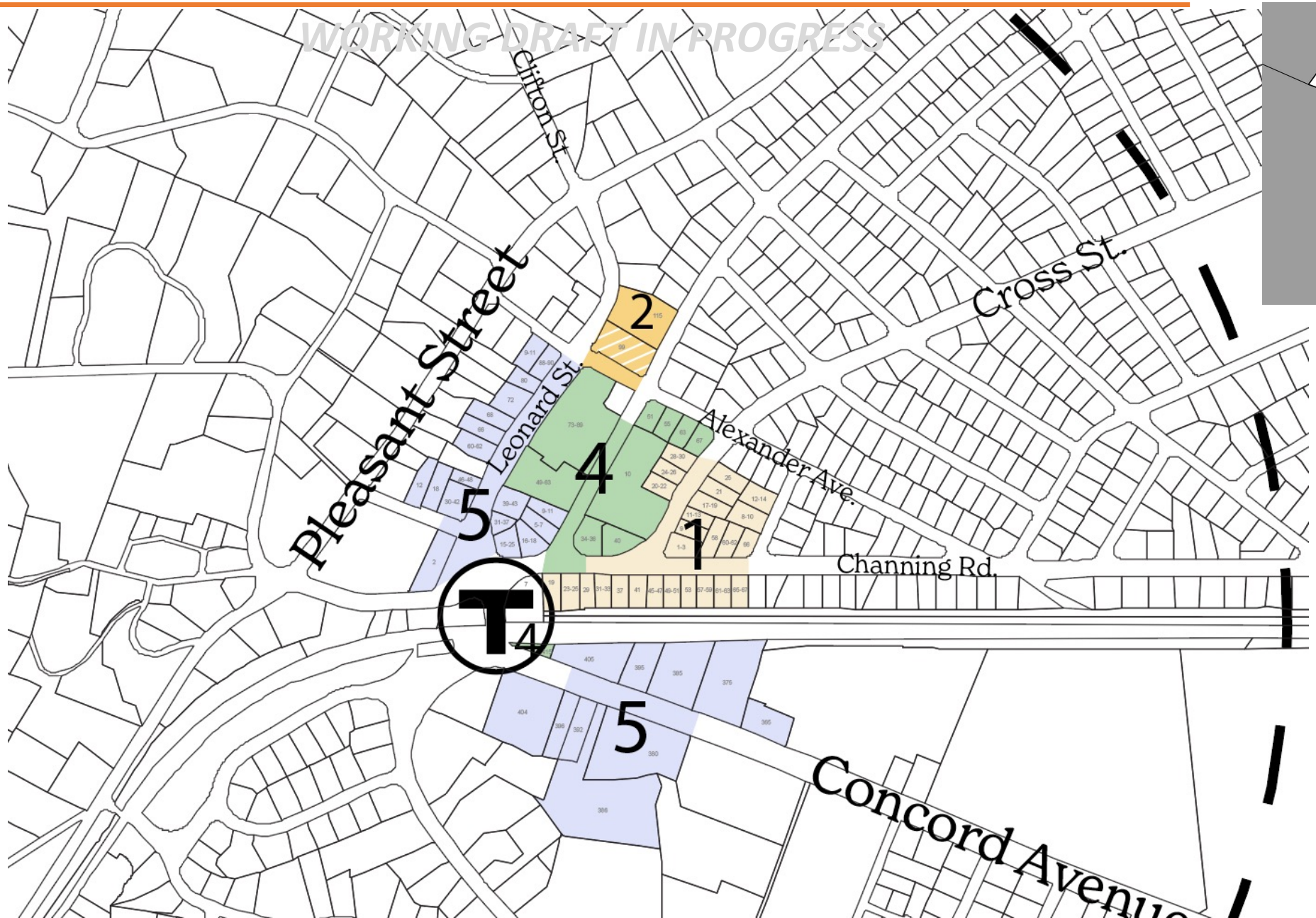

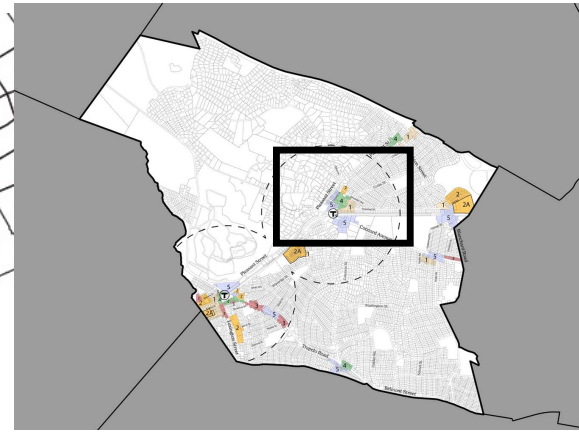

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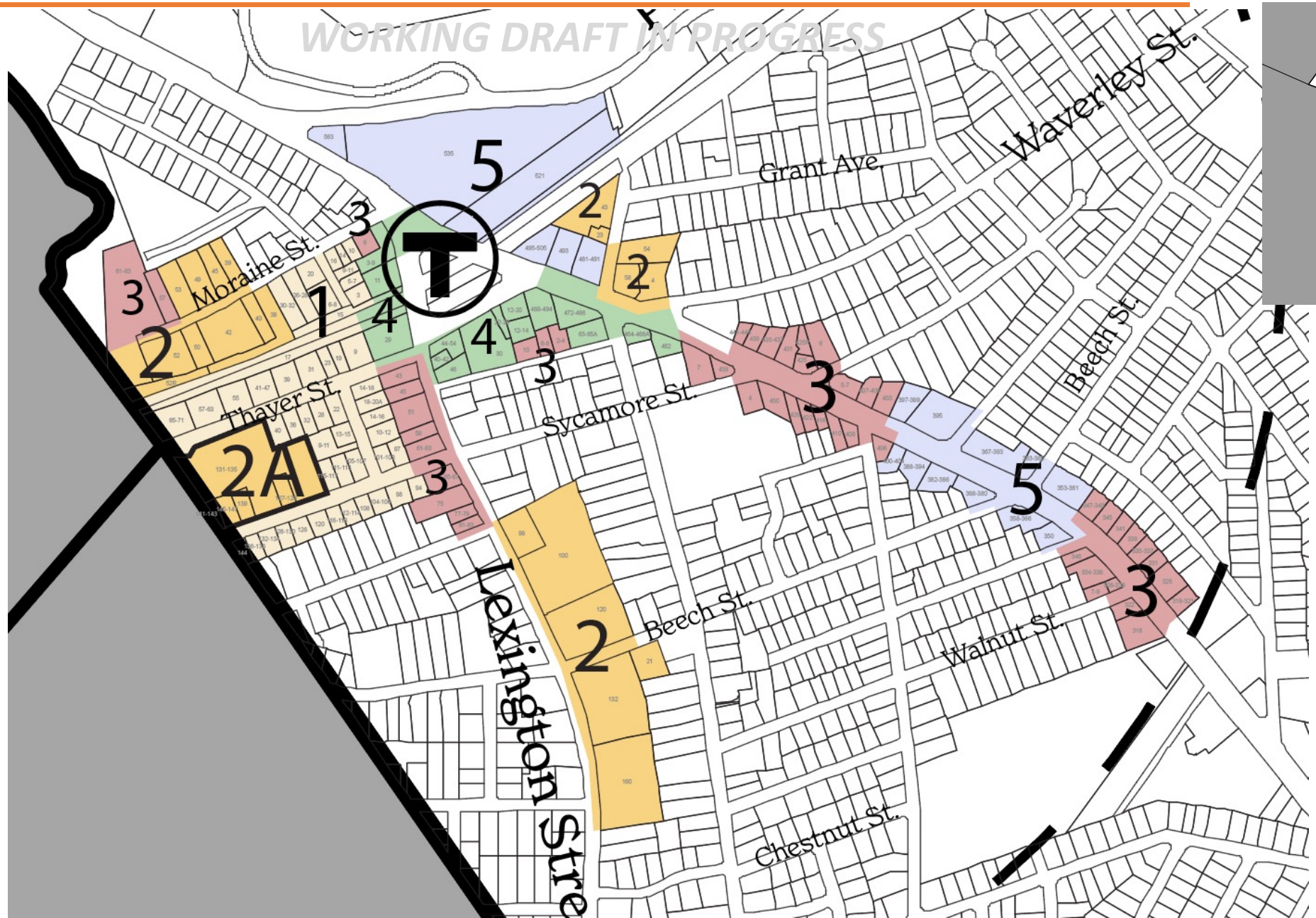

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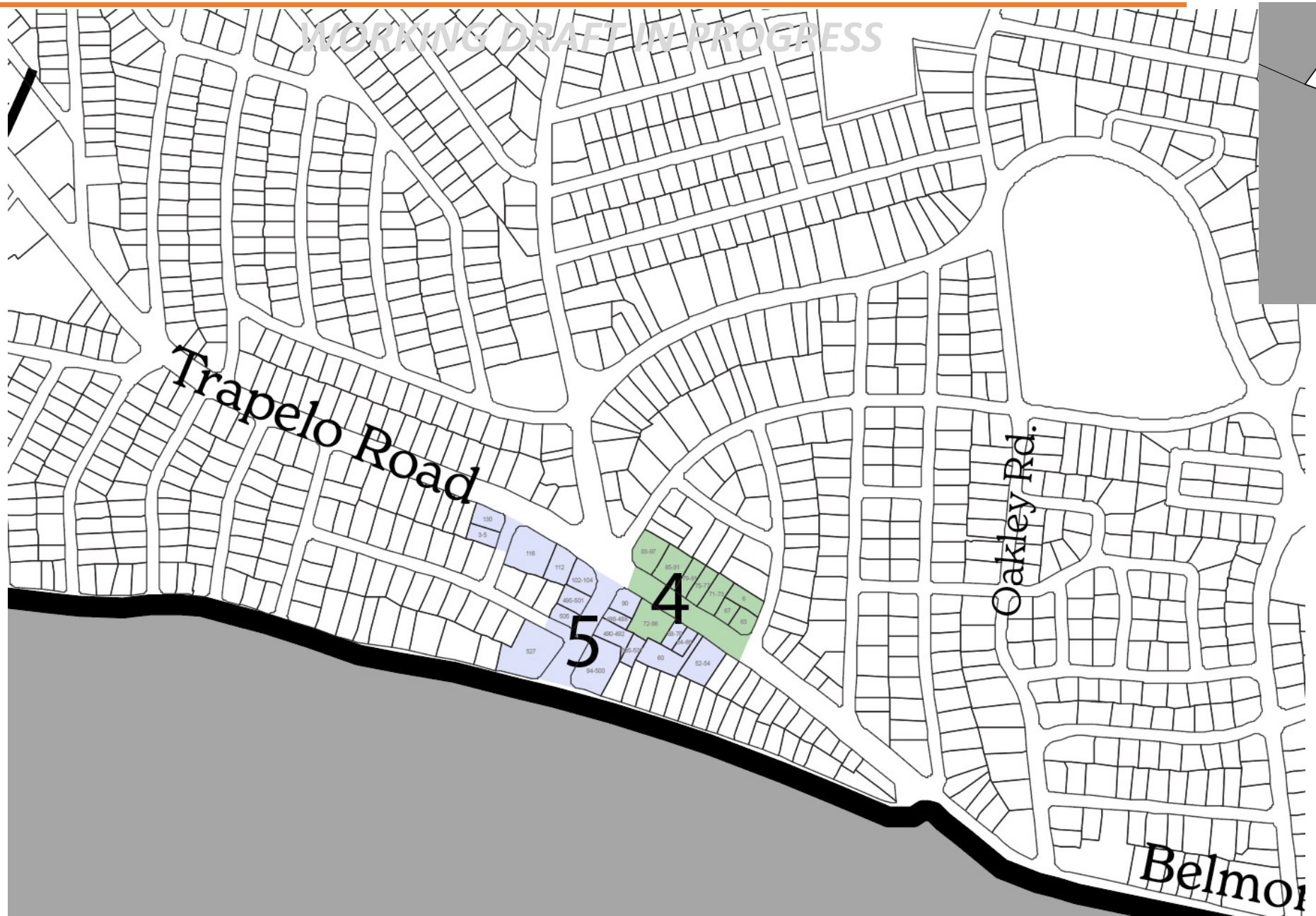

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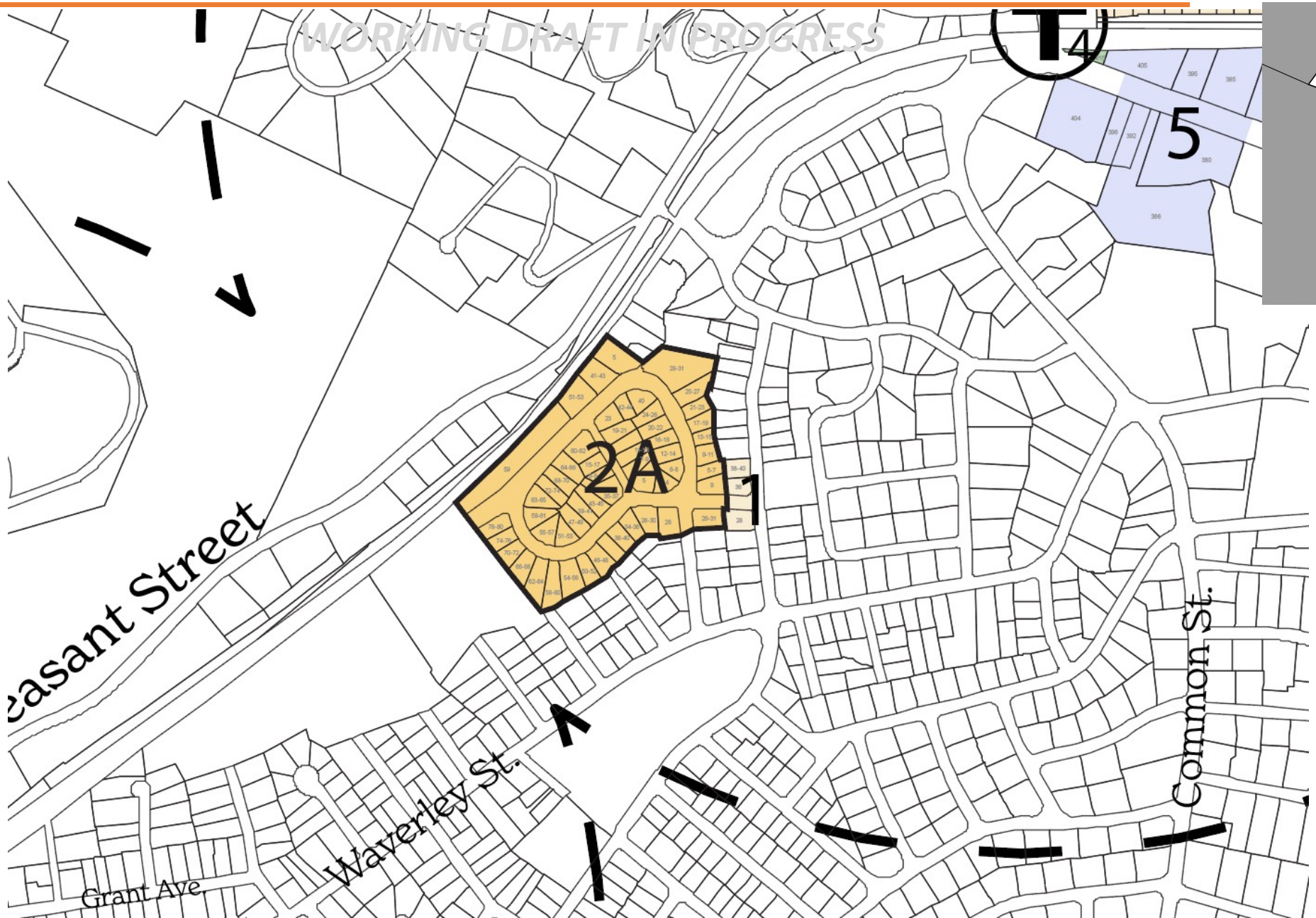

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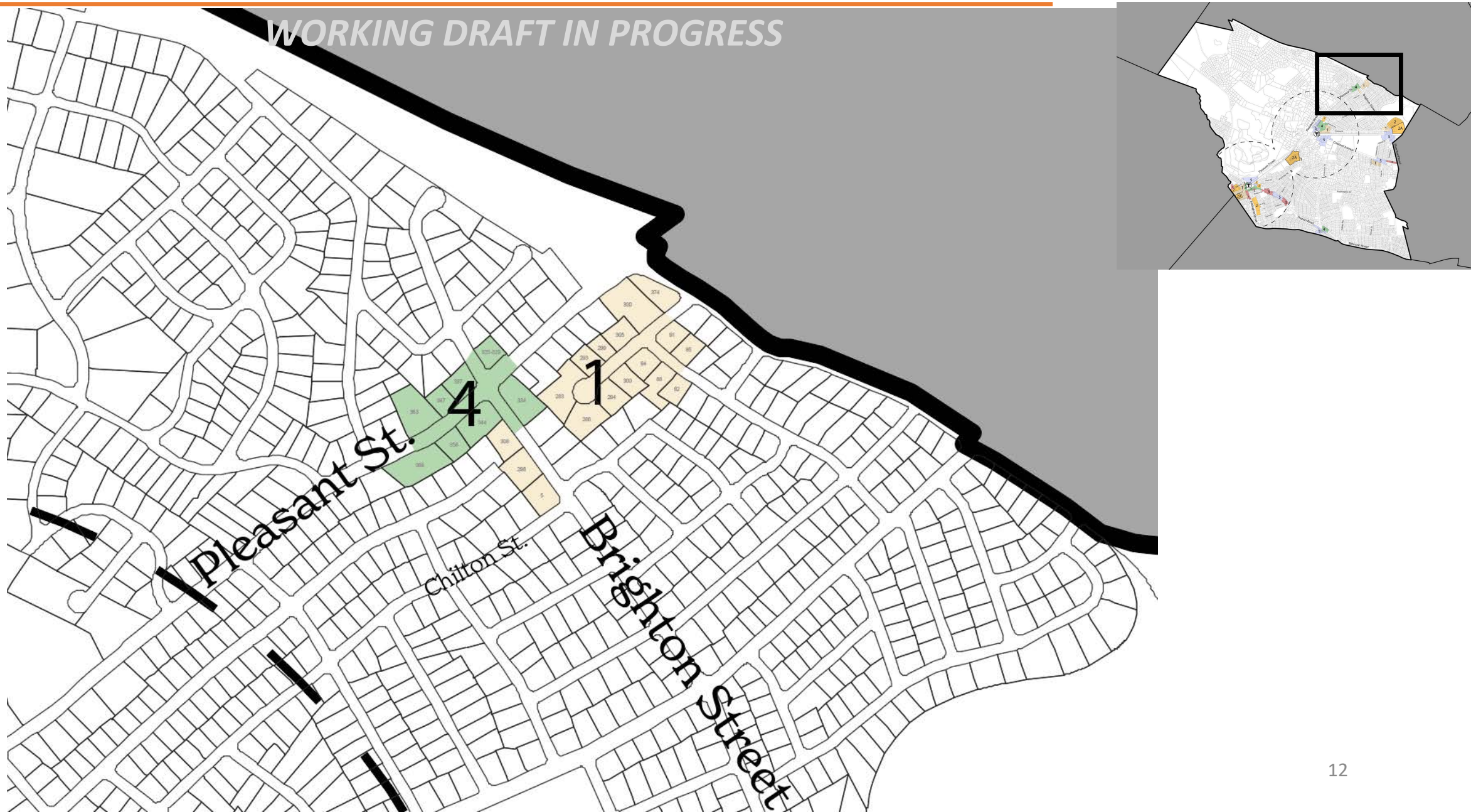

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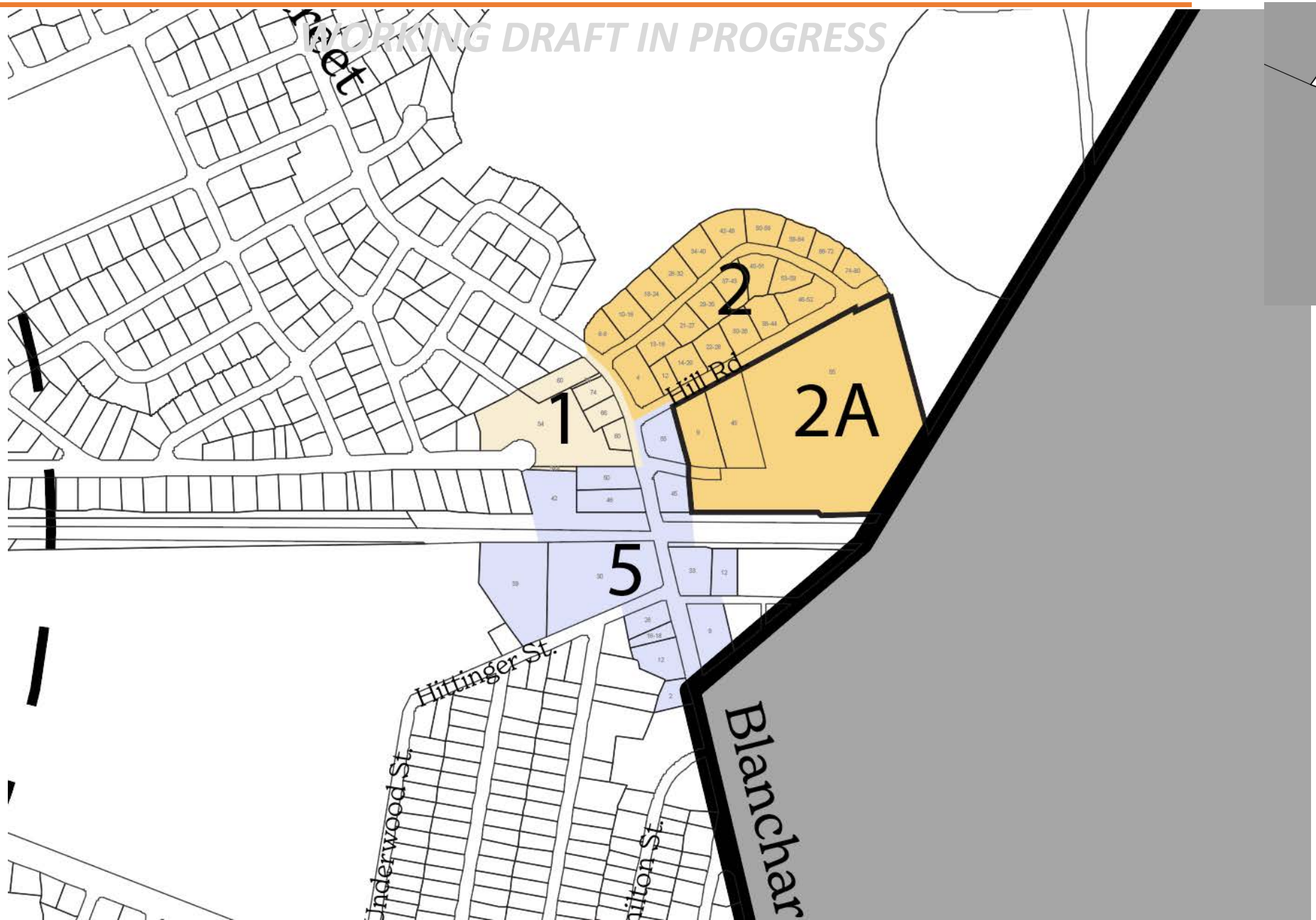

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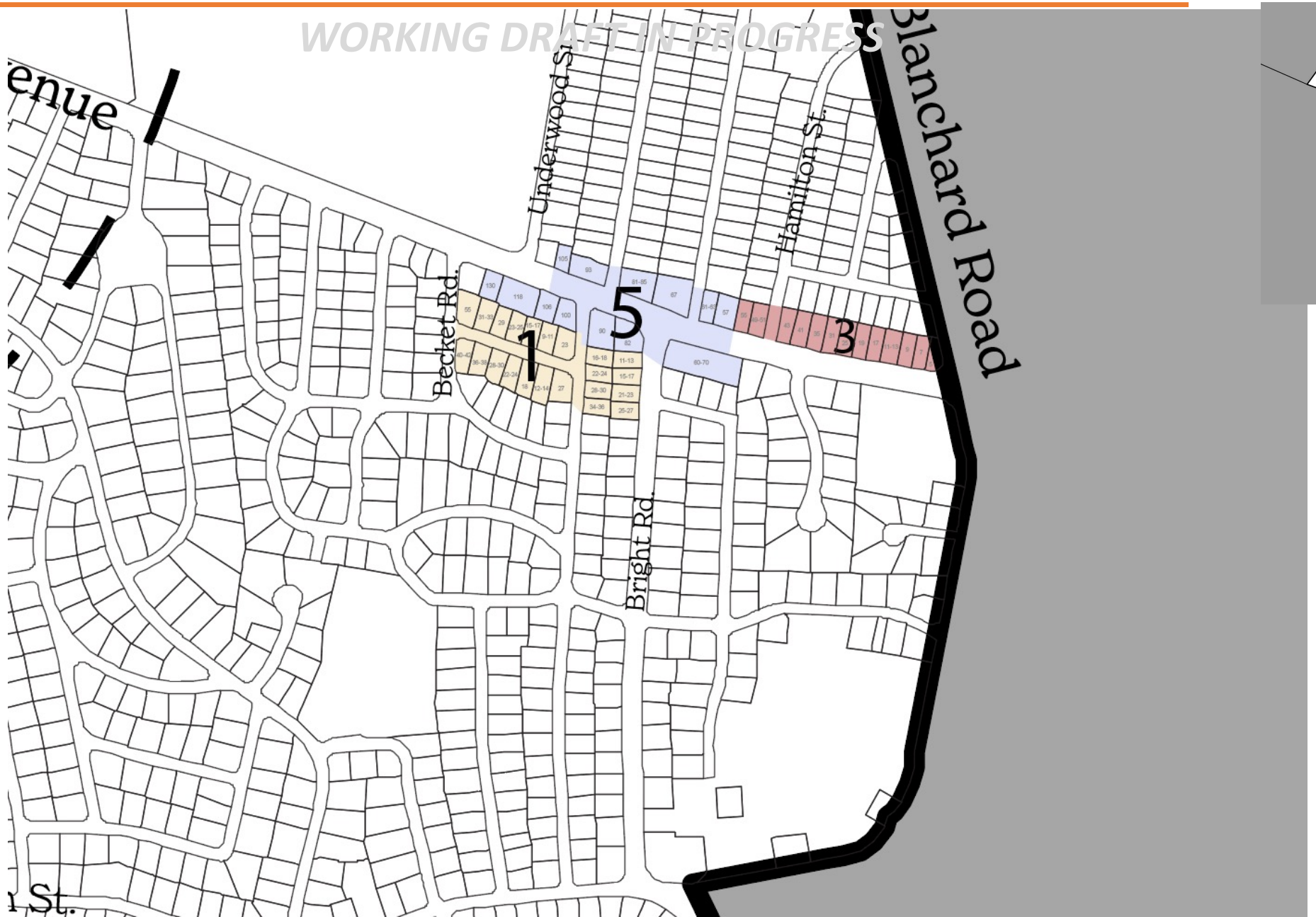
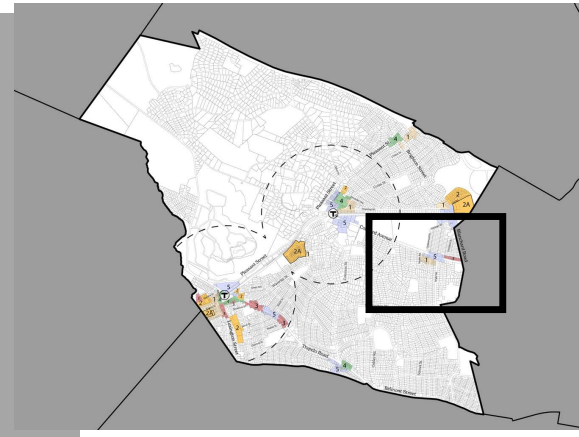




Compliance Model Results

WORKING DRAFT IN PROGRESS

	Required	Results	
		Total (Run 2 Parking 1.0)	**Total** (Run 2 Parking 0.5)
Acreage	28	**133**	**133**
Unit Capacity	1,632	**4,393**	**5,635**
Dwelling Unit/Acre	15	**34**	**43**

Compliance Model Results

WORKING DRAFT IN PROGRESS

	Required	Results					
		Total	Sub-district 1	Sub-district 2	Sub-district 3	Sub-district 4	Sub-district 5
Acreage	28	Run 2 @ .5 **133**	**25**	**42**	**11**	**13**	**42**
		Run 2 @ 1 133	25	42	11	13	42
Unit Capacity	1,632	Run 2 @ .5 **5,635**	**647**	**1,217**	**757**	**716**	**2,298**
		Run 2 @ 1 4,393	496	953	589	561	1,794
Dwelling Unit/Acre	15	Run 2 @ .5 **43**	**26**	**29**	**68**	**55**	**57**
		Run 2 @ 1 34	20	23	53	43	44

Compliance Model Results (Run 2 at 0.5 spaces/unit)

WORKING DRAFT IN PROGRESS

	Required	**Results**					
		Total	Sub-district 1	Sub-district 2	Sub-district 3	Sub-district 4	Sub-district 5
Acreage	28	**133**	25	42	11	13	42
Unit Capacity	1,632	**5,635**	647	1,217	757	716	2,298
Dwelling Unit/Acre	15	**43**	26	29	68	55	57

Compliance Model Results (Run 2 at 1.0 spaces/unit)

WORKING DRAFT IN PROGRESS

	Required	Results					
		Total	Sub-district 1	Sub-district 2	Sub-district 3	Sub-district 4	Sub-district 5
Acreage	28	**133**	25	42	11	13	42
Unit Capacity	1,632	**4,393**	496	953	589	561	1,794
Dwelling Unit/Acre	15	**34**	20	23	53	43	44

Compliance Model Results (Run 1 at 1.0 spaces/unit)

WORKING DRAFT IN PROGRESS

	Required	**Results**					
		Total	Sub-district 1	Sub-district 2	Sub-district 3	Sub-district 4	Sub-district 5
Acreage	28	**141**	26	41	24	5	45
Unit Capacity	1,632	**5,795**	733	617	1,113	244	3,088
Dwelling Unit/Acre	15	**54**	28	31	55	49	83

Compliance Model Results (Run 2 at 0.5 spaces/unit)

WORKING DRAFT IN PROGRESS

Compliance Standard	Required	Modeled	Compliance Result
Housing units	1,632 units	5,635 units	☑
Housing units from MMU	408 units (25% of minimum)	n/a	☑
Land area (acres)	28 acres	133 acres	☑
Dwelling units per acre	15 UPA	43 UPA	☑
Number of acres within transit station area	14 acres (50% of minimum)	79 acres	☑
Number of units within station area	816 units (50% of minimum)	3,211 units	☑
Percent of district that's contiguous	50%	36%	

Draft Proposed Subdistricts

WORKING DRAFT IN PROGRESS

Subdistrict 1

Small-Scale
Neighborhood
Residential

Subdistrict 2

Moderate-Scale
Neighborhood
Residential

Subdistrict 3

Moderate-Scale
Traditional
Residential

Subdistrict 4

Small-Scale
Mixed Use

Subdistrict 5

Moderate-Scale
Mixed Use

Draft Proposed Subdistricts

Belmont 3A Updated Subdistricts and Characteristics

12/12/23

WORKING DRAFT IN PROGRESS

57, 61-63 Moraine potentially change to Subdistrict 2?

Name	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
Example Photo					
Abbreviation	1	2	3	4	5
Sub-Zone(s)	None	2A (Affordability Incentive for BHA); 2 Connector (Fire Station)	None	None	None
Overview					
Description	Small-Scale Neighborhood Residential	Moderate-Scale Neighborhood Residential	Moderate-Scale Traditional Residential	Small-Scale Mixed Use	Moderate-Scale Mixed Use
Photo					
Character	Residential, wide lots, shoter buildings	Residential, larger lots, taller buildings	Residential, narrower lots, taller buildings	Existing smaller scale mixed-use	Larger scale mixed-use
Intent	• Suitable for areas with wider lots where existing housing may include one- or two-family development that currently meet the minimum density requirements	• Suitable for areas with larger lots that can accommodate one or more buildings (e.g., Housing Authority properties)	• Suitable for areas with narrower lots where existing buildings include three-deckers and six-plexes	• Suitable for areas with existing commercial uses and smaller lots	• Suitable for areas with existing commercial or light industrial uses and larger lots
	• Encourage smaller scale fourplexes and small apartment building			• Intended to preserve existing viable two-story mixed-use buildings, encourage second story residential atop existing single-story storefront buildings, and encourage new two-story mixed-use buildings as appropriate.	
Desired Form	• Allow low-height buildings such as side-by-side four-plexes, townhouses, or smaller scale multifamily with individual or combined parking	• Allow denser low-height buildings and mid-rise buildings with shared parking similar to garden apartments	• Allow "skinny," taller buildings in scale of three-deckers	• Allow shorter buildings and ground-story commercial uses with upper floor residential limited to a second story	• Allow taller buildings with density bonuses and encourage ground-story commercial uses through the use of the bonus
	• Require moderate setbacks and open space	• Require larger setbacks and open space to create appearance of a housing "complex" or "community"	• Require minimal setbacks and open space to create a traditional New England denser development character	• Require minimal setbacks and open space to create walkable, mixed-use district	• Require minimal setbacks and open space to create walkable, mixed-use district
Uses					
Allow by-right	• Two-family (two per lot)	• Two-family (two per lot)	• Two-family (two per lot)	• Mixed-use	• Mixed-use
	• Townhouses	• Townhouses	• Three-family dwelling		
	• Four-family dwelling	• Three-family dwelling	• Multifamily dwelling		
	• Multifamily dwelling	• Multifamily dwelling			
		• Senior Housing			

Draft Proposed Subdistricts

Belmont 3A Updated Subdistricts and Characteristics					
12/12/23			57, 61-63 Moraine potentially change to Subdistrict 2?		

WORKING DRAFT IN PROGRESS

Name	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
Allow by-special permit	• Senior Housing		• Senior Housing		
	• Cluster development		• Cluster development		
Ancillary uses		• Ancillary community uses			
Prohibit	• Detached single-family dwelling	• Detached single-family dwelling	• Detached single-family dwelling	• Detached single-family dwelling	• Detached single-family dwelling
				• Two-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
Ground floor Requirements for Commercial Uses (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

Draft Proposed Subdistricts

Belmont 3A Updated Subdistricts and Characteristics

12/12/23

WORKING DRAFT IN PROGRESS

57, 61-63 Moraine potentially change to Subdistrict 2?

Name	Subdistrict 1	Subdistrict 2	Subdistrict 3	Subdistrict 4	Subdistrict 5
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
Units	733	617	1,113	244	3,088
Density	28	31	55	49	83
Run 2 (0.5 parking ratio)					
Acres	25	42	11	13	42
Units	647	1,217	757	716	2,298
Density	26	29	68	55	57
Run 2 (1.0 parking ratio)					
Acres	25	42	11	13	42
Units	496	953	589	561	1,794
Density	20	23	53	43	44

II. Additional helpful information

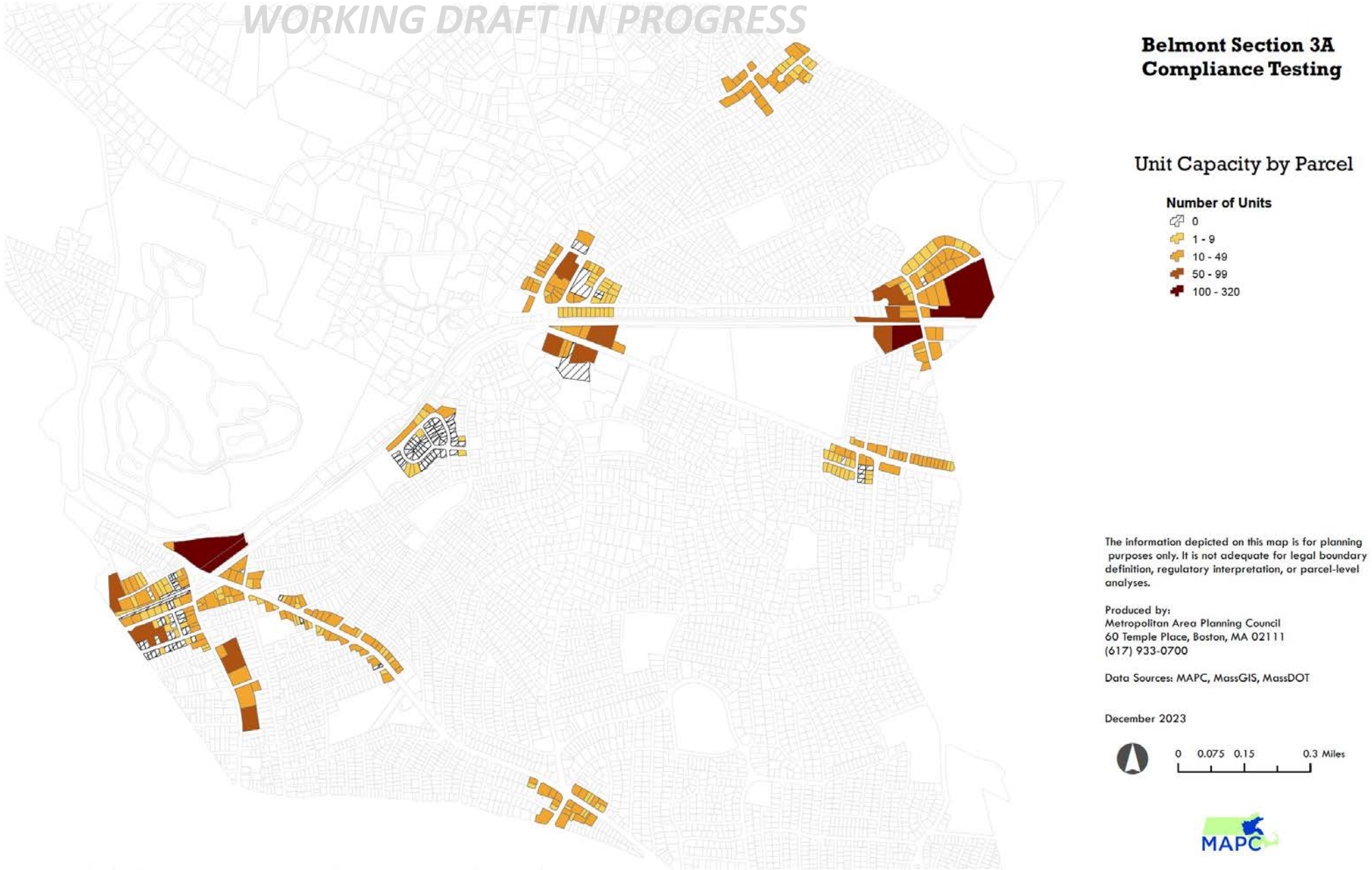
Parcel list

WORKING DRAFT IN PROGRESS

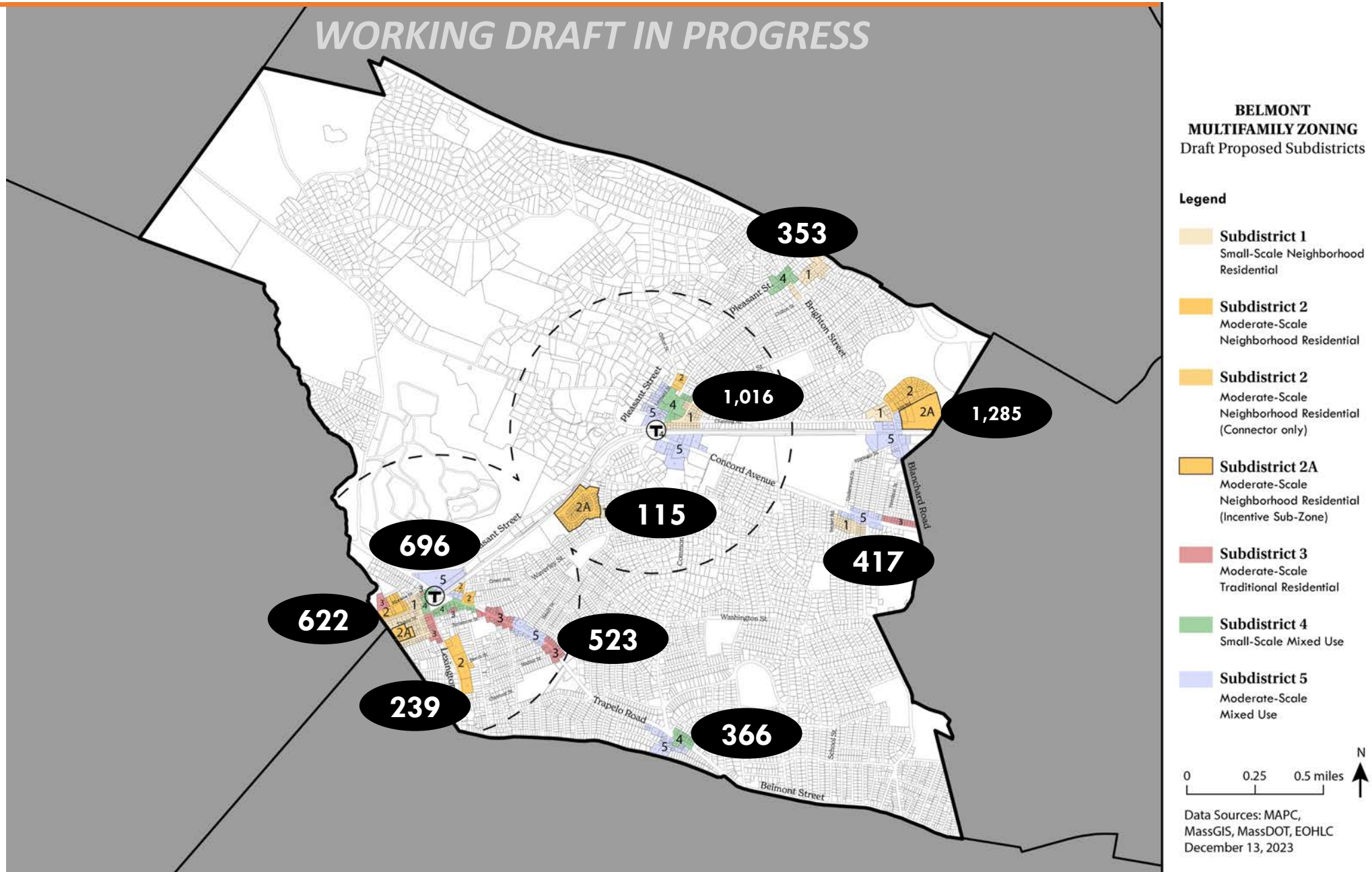
FID	Dev_sf	Excl_land_pct	Op_space_pct	Op_space_sf	Parking_area	Bldg_ftprint	Bldg_envlp	Lot_cover	Non_con	Unit_capacity	DPA
8	0	0	0.3	1424.904425	0	0	0	4.749681417	Y	0	0
330	6325.487189	0	0.3	1897.646157	1328.35231	3099.488723	6198.977445	6.325487189		6	41.31855653
331	0	0	0.3	1465.066741	0	0	0	4.883555803	Y	0	0
585	23890.83303	0.000316726	0.3	7177.089923	5016.393705	11704.91864	23409.83729	23.89840227		23	41.92246781
732	12070.527	0.000125316	0.3	3623.124764	2534.674515	5914.240536	11828.48107	12.07203982		11	39.691718
762	11616.95376	0.000950843	0.3	3499.459463	2438.565212	5689.985495	11379.97099	11.62801017		11	41.2073943
802	9084.170715	0.000715939	0.3	2733.712101	1907.090097	4449.876892	8899.753784	9.090679089		8	38.33376985
830	7219.118491	0.000238857	0.3	2167.977723	1515.859656	3537.005863	7074.011726	7.220843241		7	42.2277551
850	0	0	0.3	819.2312351	0	0	0	2.730770784	Y	0	0
851	0	0	0.3	635.5296732	0	0	0	2.118432244	Y	0	0
852	0	0	0.3	819.876281	0	0	0	2.732920937	Y	0	0
853	0	0	0.3	1241.548214	0	0	0	4.138494047	Y	0	0
954	7904.181295	1.72E-05	0.3	2371.431307	1659.865824	3873.020255	7746.040511	7.904317386		7	38.57638618
1280	10358.3352	0.000369256	0.3	3112.474742	2174.906025	5074.780726	10149.56145	10.36216149		10	42.0375614
1281	14526.15927	0	0.3	4357.847781	3050.493447	7117.818043	14235.63609	14.52615927		14	41.98219148
1347	0	0	0.3	1350.813981	0	0	0	4.502713269	Y	0	0
1402	9029.634099	0	0.3	2708.89023	1896.223161	4424.520709	8849.041417	9.029634099		8	38.59292593
1403	5421.114742	0	0.3	1626.334423	1138.434096	2656.346224	5312.692447	5.421114742		5	40.17623872
1452	19397.98586	2.68E-05	0.3	5820.070575	4073.530313	9504.904065	19009.80813	19.39850495		19	42.66514363
1611	6696.324249	0.000362194	0.3	2012.0514	1406.00973	3280.68937	6561.378739	6.698750499		6	39.01623146
1612	76523.68986	0	0.3	22957.10696	16069.97487	37496.60803	74993.21606	76.52368986		74	42.12342617
1622	15487.36088	0.000428978	0.3	4654.848824	3251.747593	7587.411051	15174.8221	15.49400747		15	42.17114271
1648	0	0	0.3	1493.404482	0	0	0	4.97801494	Y	0	0
1673	6861.00577	0	0.3	2058.301731	1440.811212	3361.892827	6723.785655	6.86100577		6	38.09354033
1679	0	0	0.3	1125.103196	0	0	0	3.750343987	Y	0	0
1695	0	0	0.3	1471.173938	0	0	0	4.903913125	Y	0	0
1965	6624.387175	0.000102228	0.3	1988.196603	1391.060353	3245.807489	6491.614978	6.625064445		6	39.45018228
2128	8392.051037	0	0.3	2517.615311	1762.330718	4112.105008	8224.210017	8.392051037		8	41.52500961
2129	7846.264051	0	0.3	2353.879215	1647.715451	3844.669385	7689.33877	7.846264051		7	38.8618071
2130	6073.97613	0	0.3	1822.192839	1275.534987	2976.248303	5952.496607	6.07397613		5	35.85789528
2205	0	0	0.3	1384.119815	0	0	0	4.613732717	Y	0	0
2486	6370.970079	0	0.3	1911.291024	1337.903717	3121.775339	6243.550678	6.370970079		6	41.02357989
2487	5580.812703	0	0.3	1674.243811	1171.970668	2734.598224	5469.196449	5.580812703		5	39.02657401
2488	5941.052046	0	0.3	1782.315614	1247.62093	2911.115503	5822.231005	5.941052046		5	36.66017371
2568	0	0	0.3	1458.731551	0	0	0	4.862438502	Y	0	0
2677	6362.863625	0	0.3	1908.859088	1336.201361	3117.803176	6235.606353	6.362863625		6	41.07584499
2679	5357.003678	0	0.3	1607.101104	1124.970772	2624.931802	5249.863605	5.357003678		5	40.65705627
2741	7671.726865	0	0.3	2301.51806	1611.062642	3759.146164	7518.292328	7.671726865		7	39.74594056
2879	8891.350145	0.000657736	0.3	2675.01266	1866.656849	4355.532649	8711.065297	8.897202158		8	39.167369
2957	0	0	0.3	1451.968466	0	0	0	4.839894886	Y	0	0

Compliance units by parcel (Compliance Run V2 at 0.5 spaces)

WORKING DRAFT IN PROGRESS

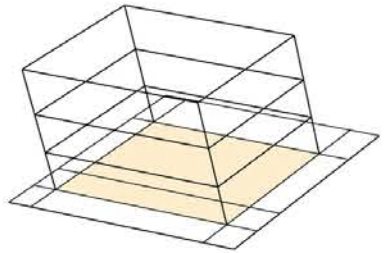


Compliance units by geographic area (Compliance Run V2 at 0.5 spaces)

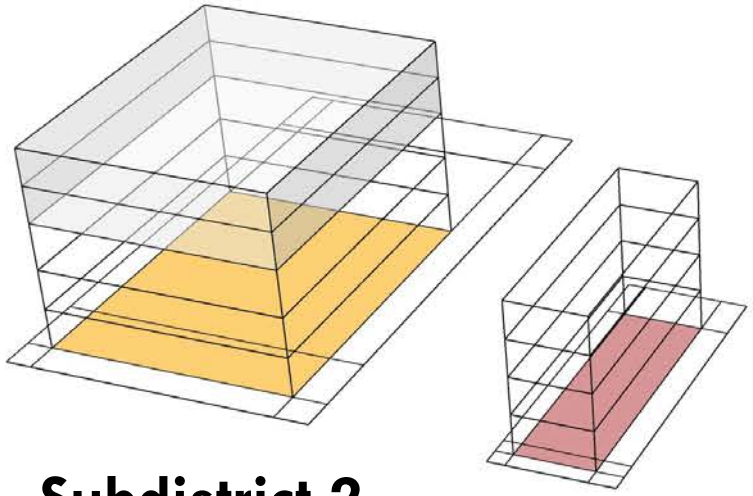


Subdistrict illustrations

WORKING DRAFT IN PROGRESS

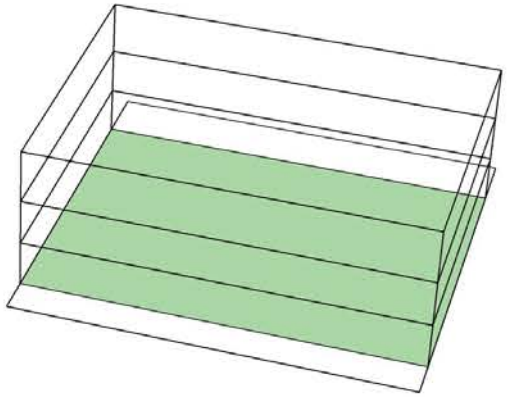


Subdistrict 1

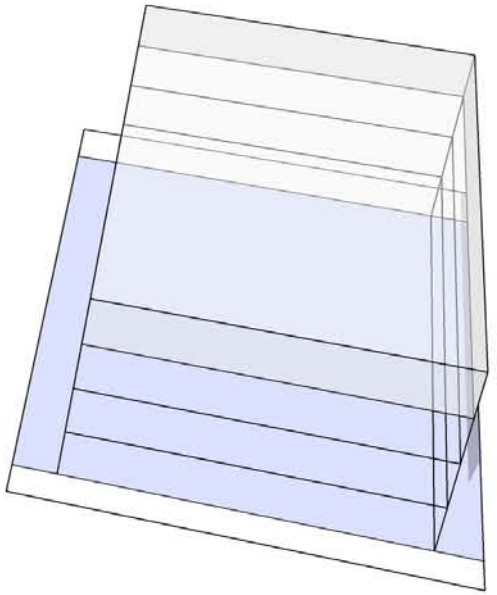


Subdistrict 2

Subdistrict 3



Subdistrict 4



Subdistrict 5