Belmont Multifamily Zoning

MBTA Communities Advisory Committee

August 21, 2023

Agenda

I. **Subdistrict Concepts**
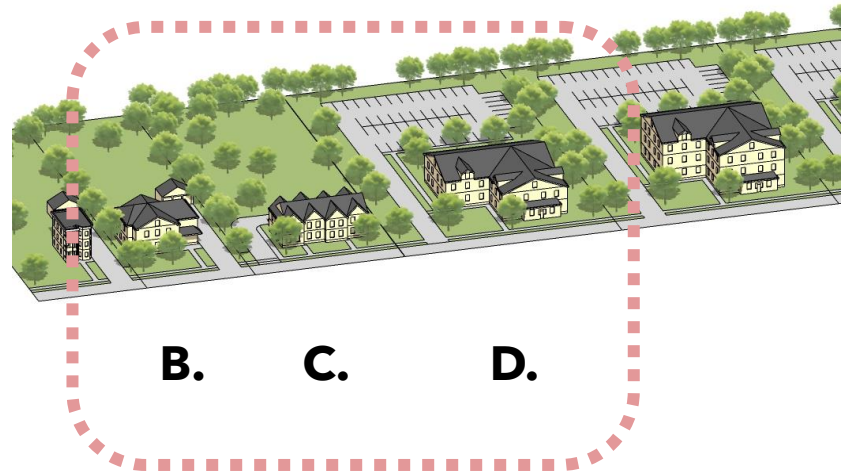
II. **Subdistrict Zoning Standards**

III. **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
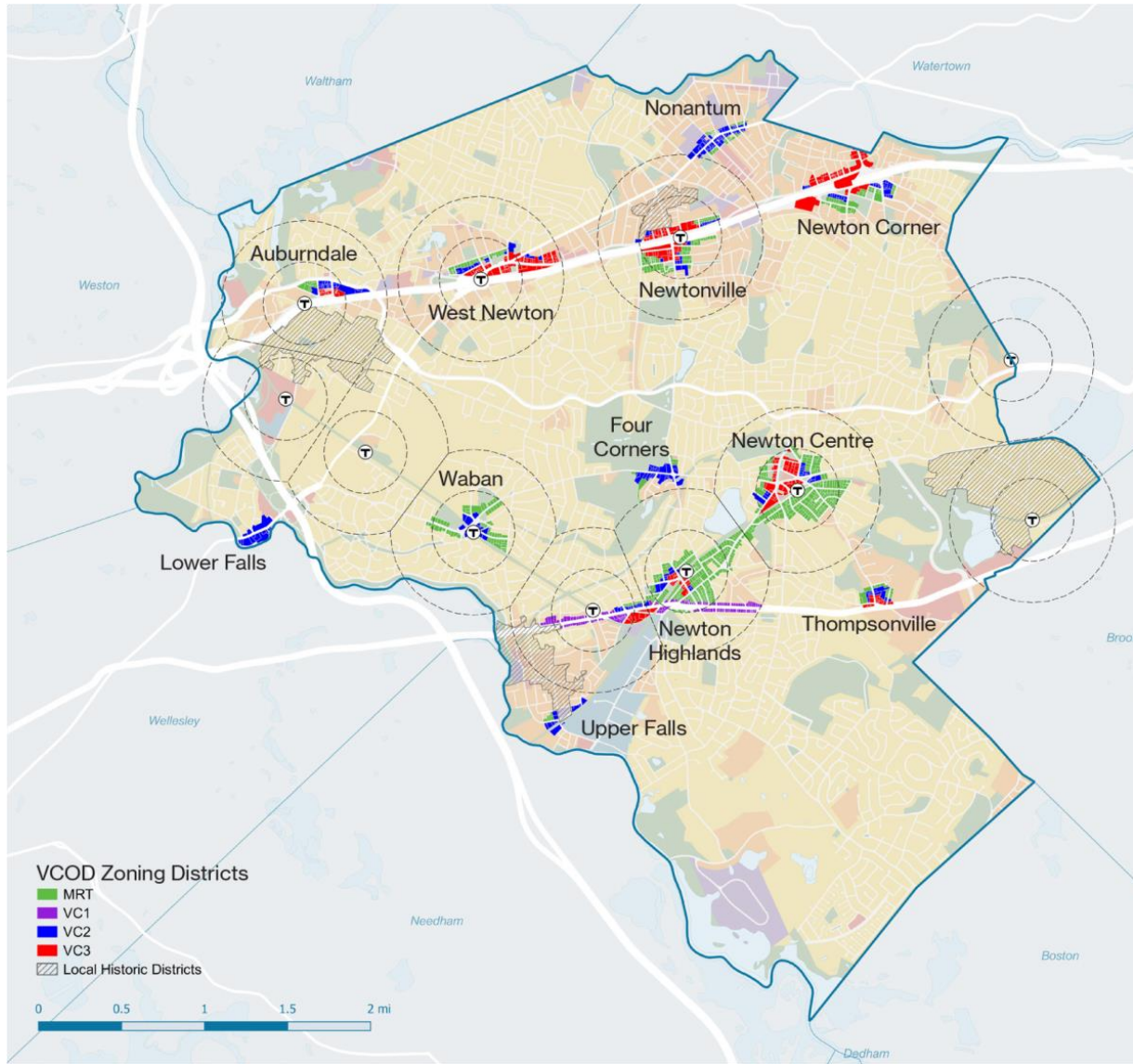
Outstanding Question

Will the 3A district be a zoning overlay that leaves the base zoning in place?

In other words, can a property owner choose to follow the base zoning **OR** choose to follow the overlay zoning?

Example: A property owner wants to redevelop a property in a General Residence district. They can choose to follow the base zoning and apply for a special permit to construct a two-family building **OR** they can choose to follow the overlay zoning to construct a three-family building. If they build a two-family, they must do so following the less permissive standards in the base zoning (e.g., height, setbacks, parking, open space).

II. Subdistrict Zoning Standards

Draft Proposed Subdistricts

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

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

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

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

Subdistrict 5

Moderate-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)	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

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

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)
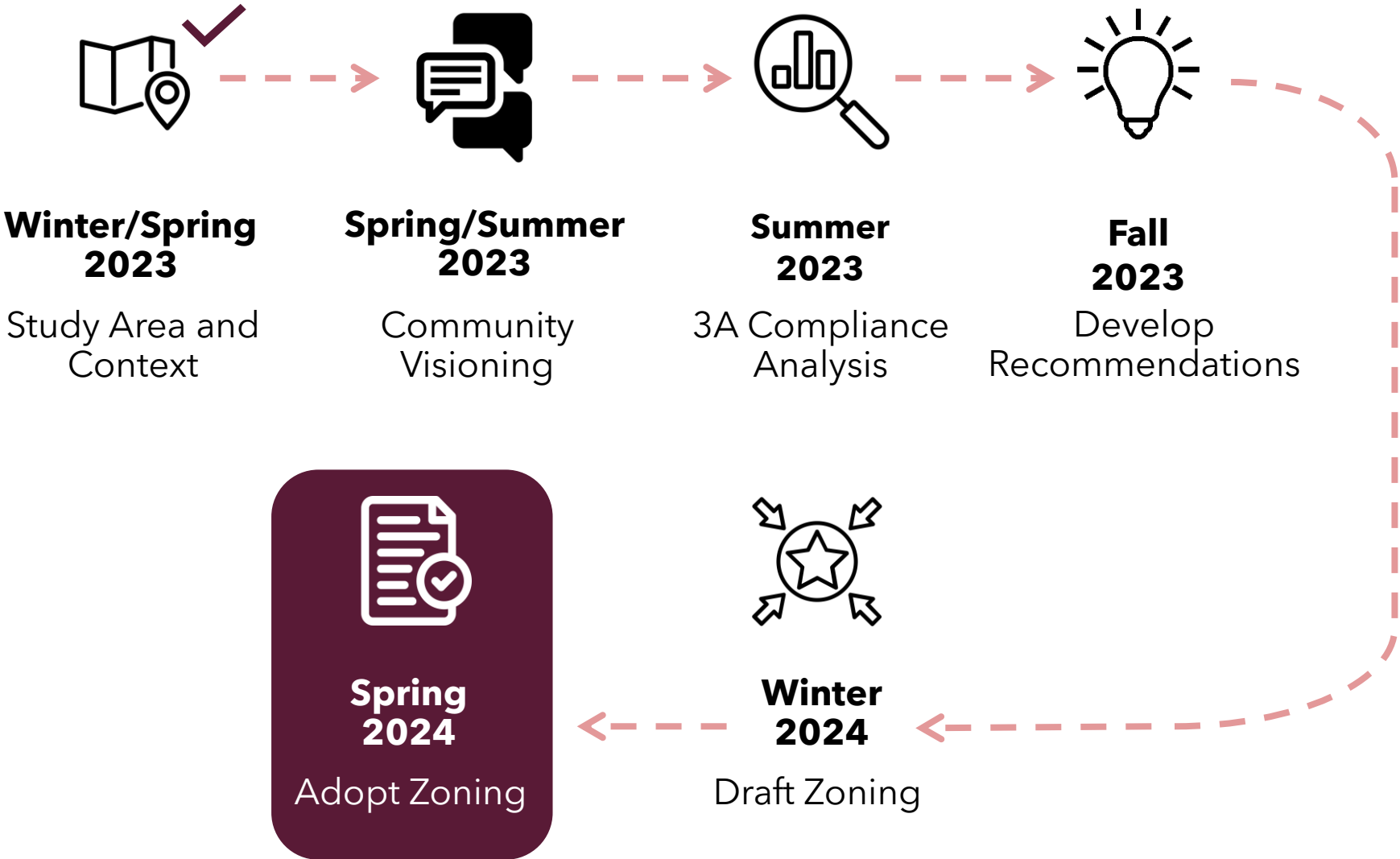
Example:

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

III. 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

Project Info + Resources

Webpage: mapc.ma/BelmontZoning

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

Contacts:

- Josh Fiala, AICP, AIA, and LEED AP, MAPC Principal Planner
- jfiala@mapc.org
- Sarah Scott, MAPC Regional Planner II
  sscott@mapc.org
- Gabriel Distler, Town of Belmont Staff Planner
  gdistler@belmont-ma.gov