

# SINGLE RESIDENCE B ZONING DISTRICT | Lot Size Conformity

Date: 12/4/2018

## District Analysis

46 percent of lots within the Single Residence B Zoning District (SR-B) do not conform to either the 9,000 SF minimum lot size requirements of the Single Residence C Zoning District nor the 12,000 SF minimum lot size of the SR-B.

### Legend

#### LotSize

- 3,910 - 8,999 (154)
- 9,000 - 11,999 (73)
- 12,000 - 130,680 (107)
- Other Parcels
- Buildings
- Town Boundary



0 125 250 500 Feet





# SINGLE RESIDENCE B ZONING DISTRICT | Lot Size Conformity

Date: 12/4/2018

## District Analysis

68 percent of lots within the Single Residence B Zoning District do not conform to the 12,000 sf minimum lot size requirement.

### Legend

#### Lot Size Conformity

■ Nonconforming (Less than 12,000 SF) (227)

■ Conforming (At least 12,000 SF) (107)

□ Other Parcels

■ Buildings

--- Town Boundary



0 125 250 500 Feet





# SR-B ZONING DISTRICT | Building Permit Distribution Over Last Four Years

Date: 1/15/2019

## District Analysis

Since 2015, 18 building permits have been issued for 17 different properties within the SR-B.





# SR-B ZONING DISTRICT | Building Permit Distribution Over Last Four Years by Project TLA

Date: 1/15/2019

## District Analysis

Of the 18 building permits issued since 2015, 17% were for projects with a TLA of 100 sf or less (projects with 0 TLA consisted of garages, porches, etc.), while 22% were for projects with more than 300 sf of TLA.

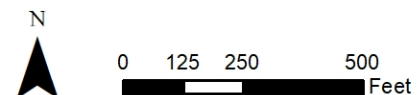
For properties seeking a building permit, the median TLA before construction was 2,060 sf (compared to 2,270 sf for the neighborhood as a whole, and 2,104 sf for houses on nonconforming lots).

The median TLA for projects receiving a building permit was 171 sf, which increased the median TLA for these properties to 2,323 after construction.

## Legend

### Project TLA in Square Feet

- No Data (2)
- 0 (3)
- 1 - 100 (3)
- 101 - 300 (5)
- 301 - 500 (1)
- 501 - 1,028 (3)
- Buildings
- Other SR-B Parcels
- Other Parcels
- Town Boundary





# SR-B ZONING DISTRICT | Building Permit Type Over Last Four Years

Date: 1/15/2019

## District Analysis

Of the 18 building permits issued in the last four years, 16 (only 15 are indicated on the map as two permits were issued for the same address) were for additions, one was for a dormer, and one was for new construction.





# SR-B ZONING DISTRICT | Building Permit Distribution Over Last Four Years

Date: 1/15/2019

## District Analysis

On average, over the last four years there have been 4.5 building permits issued per year in the SR-B, with 2015 and 2018 having the most at 5 per year each.

There is a slight concentration of building permit activity at the southern end of Scott and Leicester Roads and Prospect Street, with 28% (5 total) of all SR-B permits being issued in this area. Three of which were issued in 2015 for properties at the southern end of Scott Road.

### Legend

#### Properties Receiving Building Permits

##### Year of Permit Issuance

- 2015 (5)
- 2016 (4)
- 2017 (3)
- 2018 (5)
- Other SR-B Parcels (334)
- Buildings
- Other Parcels
- Town Boundary



0 125 250 500 Feet





# SR-B ZONING DISTRICT | Building Permit Distribution Over Last Four Years

Date: 1/15/2019

## District Analysis

In the last three years, 18 building permits have been issued for 17 different properties in the SR-B Zoning District. Of these properties, 53% were on nonconforming lots, and the property receiving two permits was on a conforming lot.

### Legend

#### Properties Receiving Building Permits

- Building Permits for Nonconforming Lots (9)
- Building Permits for Conforming Lots (8)
- Other SR-B Parcels (334)
- Buildings
- Other Parcels
- Town Boundary



0 125 250 500 Feet





# SINGLE RESIDENCE B ZONING DISTRICT | Lots Below the District Median Lot Size

Date: 12/18/2018

## District Analysis

Total Properties: 334

Median Lot Size = 9,373 SF

Minimum Lot Size Requirement = 12,000 SF





# SINGLE RESIDENCE B ZONING DISTRICT | Properties Over the District Median FAR

Date: 12/18/2018

## District Analysis

Total Properties: 334

Median FAR = 0.24



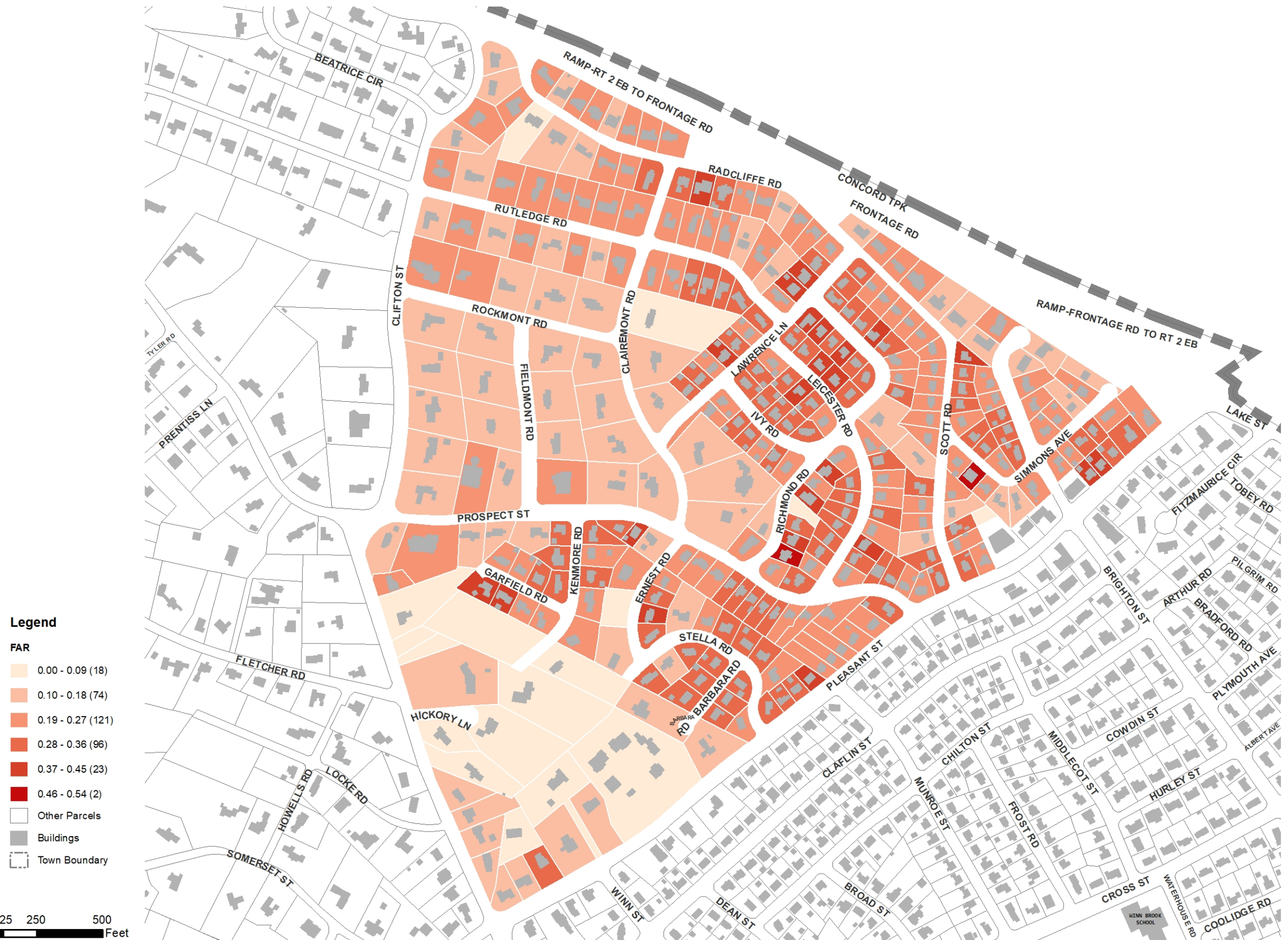


# SINGLE RESIDENCE B ZONING DISTRICT | Floor Area Ratio (FAR) by Parcel

Date: 12/4/2018

## District Analysis

Median Floor Area Ratio (FAR) = 0.24





# SINGLE RESIDENCE B ZONING DISTRICT | Lot Size by Parcel

Date: 12/4/2018

## District Analysis

Median Lot Size = 9,353 SF

## Minimum Lot Size Requirements for Single-Family Homes in all Residential Zoning Districts

General Residence (GR): 5,000 SF  
 Single Residence A (SR-A): 25,000 SF  
 Single Residence B (SR-B): 12,000 SF  
 Single Residence C (SR-C): 9,000 SF  
 Single Residence D (SR-D): 25,000 SF



### Legend

- Lot Size (Square Feet)
- 0 - 4,999 (1)
  - 5,000 - 6,999 (76)
  - 7,000 - 8,999 (77)
  - 9,000 - 11,999 (73)
  - 12,000 - 24,999 (62)
  - 25,000 - 130,680 (45)
  - Other Parcels
  - Buildings
  - Town Boundary



0 125 250 500 Feet



# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Properties Summary

Date: 12/18/2018

## District Analysis

Total Properties: 334

## Nonconforming Lot Analysis (Lots less than 12,000 SF)

Total Nonconforming Lots: 227

25% of nonconforming lots are "nonconforming" on all four issues (below the minimum lot size requirement, below the median lot size, above the median TLA, and above the median FAR).

## Legend

### Nonconforming Lots (Less than 12,000 SF)

- Less than four "nonconformities" (173)
- Nonconforming on all four issues (54)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# Should nonconforming "large" houses be allowed to increase by 30% by-right?

## TLA After 30% Increase

Date: 3/5/2019

SR-B Median TLA = 2,270 SF

Median TLA for Nonconforming Lots = 2,104 sf  
30% Increase = 631 sf (2,735 sf)

Median TLA for Nonconforming "Large" Houses = 2,417 sf  
30% Increase = 725 sf (3,142 sf)

### Draft Amendment Text:









If the Building Commissioner determines that such proposed alteration or structural change increases the gross floor area of the nonconforming structure by:

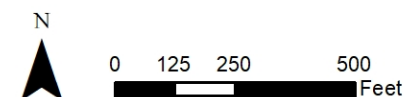
- a) More than thirty percent (30%) or 700 sf, whichever is least; or,
- b) Any amount that results in a structure with a gross floor area (including basements and any interior parking and loading areas, but not including cellars or areas having less than six feet floor-to-ceiling height) of 2,950 sf or greater;

Either as a standalone application, in and of itself, or when combined with the gross floor area added to the structure during the five-year period preceding the date of the pending application, then the proposed alteration or structural change shall require a Special Permit from the Planning Board.

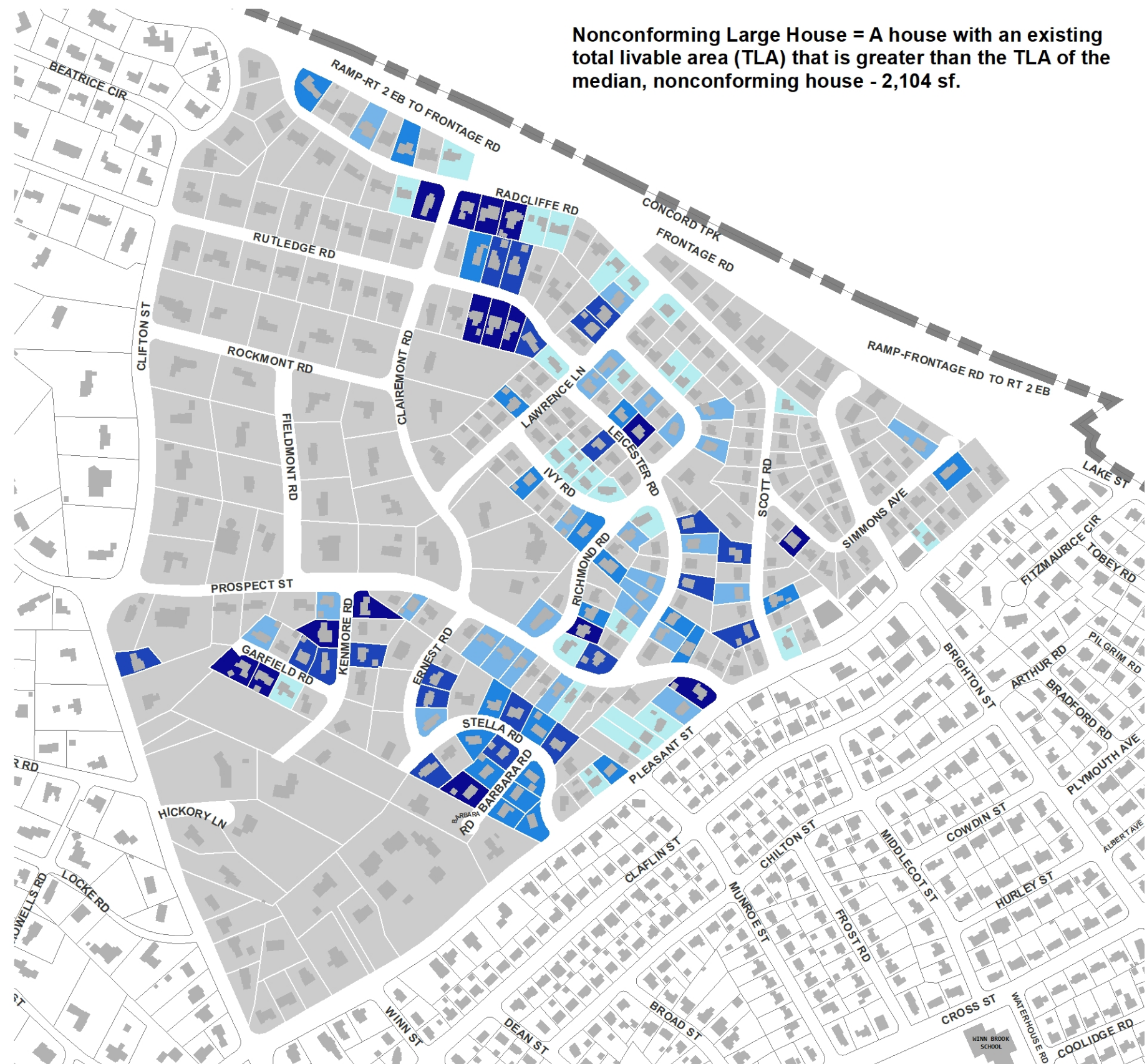
### Legend

30% Increase for Existing Nonconforming with More than 2,104 sf TLA

-  2,738 - 2,896 (27)
-  2,897 - 3,082 (27)
-  3,083 - 3,388 (22)
-  3,389 - 3,822 (21)
-  3,823 - 4,703 (16)
-  SR-B Parcels (334)
-  Other Parcels
-  Town Boundary



Nonconforming Large House = A house with an existing total livable area (TLA) that is greater than the TLA of the median, nonconforming house - 2,104 sf.





# Should nonconforming "large" houses be allowed to increase by 30% by-right?

## Existing TLA

Date: 3/5/2019

SR-B Median TLA = 2,270 SF

Median TLA for Nonconforming Lots = 2,104 sf  
30% Increase = 631 sf (2,735 sf)

Median TLA for Nonconforming "Large" Houses = 2,417 sf  
30% Increase = 725 sf (3,142 sf)

### Draft Amendment Text:

If the Building Commissioner determines that such proposed alteration or structural change increases the gross floor area of the nonconforming structure by:

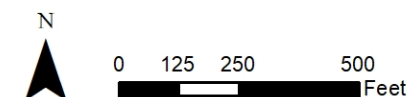
- a) More than thirty percent (30%) or 700 sf, whichever is least; or,
- b) Any amount that results in a structure with a gross floor area (including basements and any interior parking and loading areas, but not including cellars or areas having less than six feet floor-to-ceiling height) of 2,950 sf or greater;

Either as a standalone application, in and of itself, or when combined with the gross floor area added to the structure during the five-year period preceding the date of the pending application, then the proposed alteration or structural change shall require a Special Permit from the Planning Board.

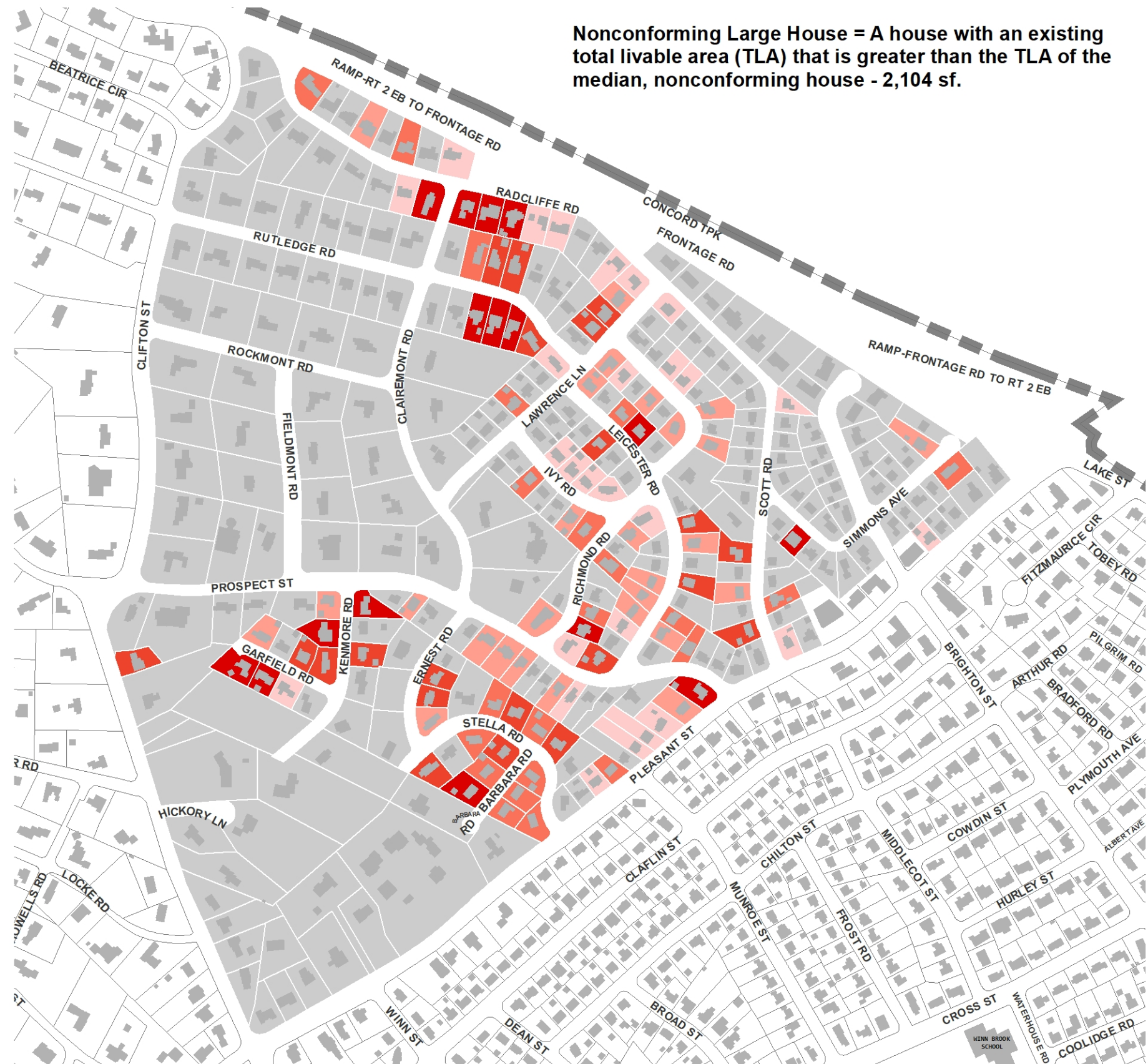
### Legend

Existing Nonconforming with more than 2,104 sf of TLA

- 2,106 - 2,228 (27)
- 2,229 - 2,371 (27)
- 2,372 - 2,606 (22)
- 2,607 - 2,940 (21)
- 2,941 - 3,618 (16)
- SR-B Parcels (334)
- Other Parcels
- Town Boundary



Nonconforming Large House = A house with an existing total livable area (TLA) that is greater than the TLA of the median, nonconforming house - 2,104 sf.





# Should nonconforming "large" houses be allowed to increase by 30% by-right?

## Existing Nonconforming "Large" Houses

Date: 3/5/2019

SR-B Median TLA = 2,270 SF

Median TLA for Nonconforming Lots = 2,104 sf  
30% Increase = 631 sf (2,735 sf)

Median TLA for Nonconforming "Large" Houses = 2,417 sf  
30% Increase = 725 sf (3,142 sf)

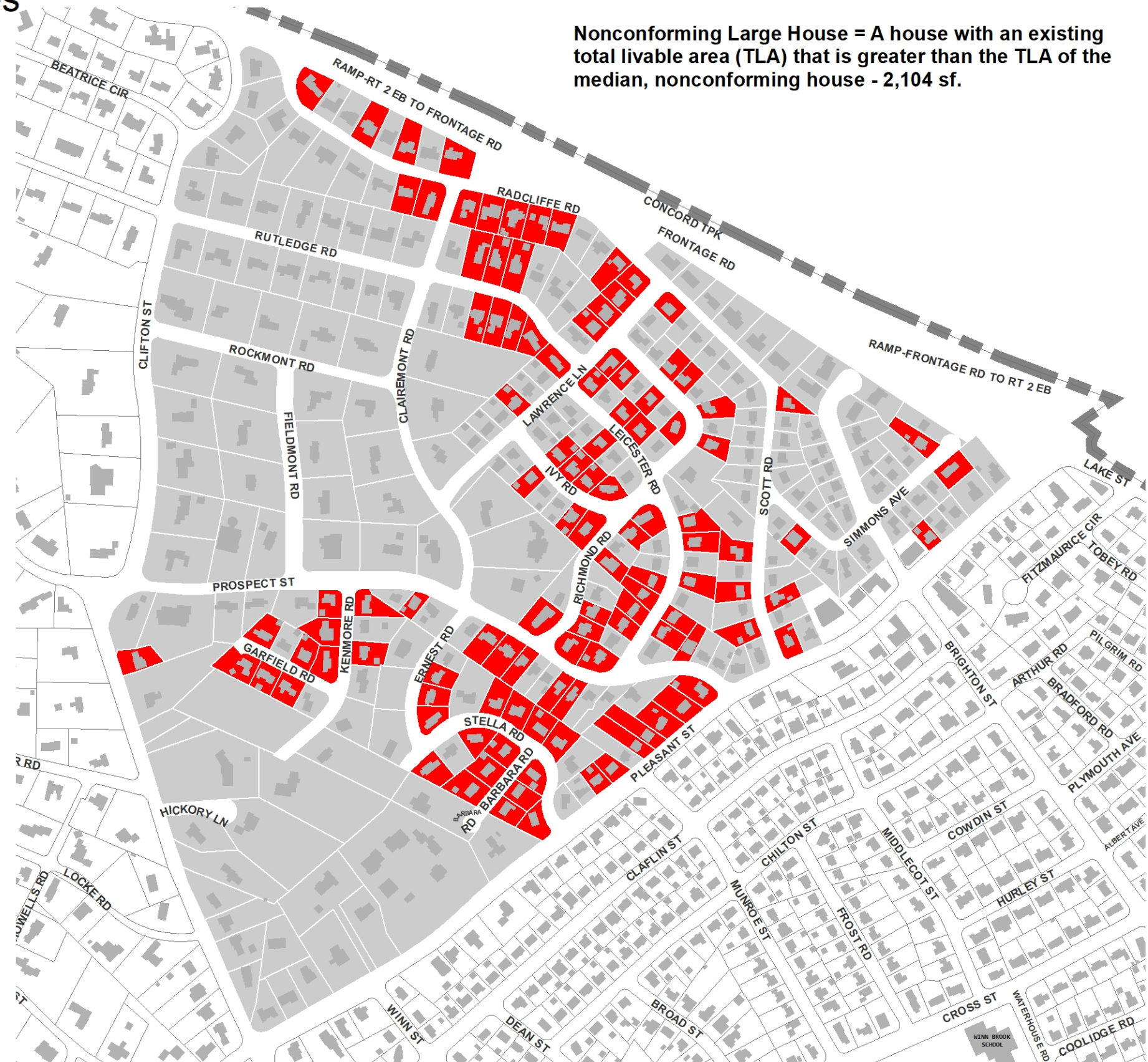
### Draft Amendment Text:

If the Building Commissioner determines that such proposed alteration or structural change increases the gross floor area of the nonconforming structure by:

- a) More than thirty percent (30%) or 700 sf, whichever is least; or,
- b) Any amount that results in a structure with a gross floor area (including basements and any interior parking and loading areas, but not including cellars or areas having less than six feet floor-to-ceiling height) of 2,950 sf or greater;

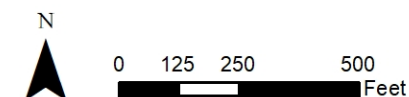
Either as a standalone application, in and of itself, or when combined with the gross floor area added to the structure during the five-year period preceding the date of the pending application, then the proposed alteration or structural change shall require a Special Permit from the Planning Board.

Nonconforming Large House = A house with an existing total livable area (TLA) that is greater than the TLA of the median, nonconforming house - 2,104 sf.



### Legend

- Conforming or Nonconforming with 2,104 sf TLA or less (221)
- Nonconforming and more than 2,104 sf TLA (113)
- Other Parcels
- - - Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots with Structures Over the Median TLA

Date: 12/18/2018

## District Analysis with 10% increase in TLA

Total Properties: 334

Median TLA = 2,270 SF  
 10% Increase = 227 SF  
 Median TLA + 10% = 2,497 SF

36% of properties in the district could increase their TLA by 10% and still remain below the median TLA;  
 14% of properties in the district would go from being below the median TLA to above the median TLA with a 10% increase; and,  
 50% of the properties in the district are above the median TLA as existing.

Houses with an existing TLA of 2,063 SF can increase by 10% (206 SF) and still be below the current district median TLA of 2,270 SF.

For the largest house (11,014 SF), a 10% increase would be equal to 1,101 SF and a total of 12,215 SF.

For the smallest house (1,384 SF), a 10% increase would be equal to 138 SF and a total of 1,522 SF.

## Nonconforming Lot Analysis (Lots less than 12,000 SF) with 10% Increase in TLA

Total Properties: 227 (68% of all properties)

Median TLA = 2,104 SF  
 10% Increase = 210 SF  
 Median TLA + 10% = 2,314 SF

46% of nonconforming properties could increase their TLA by 10% and still remain below the district median TLA (2,270 SF);  
 17% of nonconforming properties would go from being below the district median TLA to above with a 10% increase; and,  
 37% of nonconforming properties are above the district median TLA as existing.

For the largest house (3,618 SF) on a nonconforming lot (10,000 SF), a 10% increase would be equal to 362 SF and a total of 3,980 SF.

The smallest house (1,384 SF) in the district is on a nonconforming lot (11,495 SF), and a 10% increase would be equal to 138 SF and a total of 1,522 SF.

## Legend

### Nonconforming Lots (Less than 12,000 SF)

- Equal to or below district median TLA after 10% increase (105)
- Above district median TLA after 10% increase (39)
- Above district median TLA as existing (83)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots with Structures Over the Median TLA

Date: 12/18/2018

## District Analysis with 20% increase in TLA

Total Properties: 334

Median TLA = 2,270 SF  
 20% Increase = 454 SF  
 Median TLA + 20% = 2,724 SF

23% of properties in the district could increase their TLA by 20% and still remain below the median TLA;  
 27% of properties in the district would go from being below the median TLA to above the median TLA with a 20% increase; and,  
 50% of the properties in the district are above the median TLA as existing.

Houses with an existing TLA of 1,891 SF can increase by 20% (378 SF) and still be below the current district median TLA of 2,270 SF.

For the largest house (11,014 SF), a 20% increase would be equal to 2,203 SF and a total of 13,217 SF.

For the smallest house (1,384 SF), a 20% increase would be equal to 277 SF and a total of 1,661 SF.

## Nonconforming Lot Analysis (Lots less than 12,000 SF) with 20% increase in TLA

Total Properties: 227 (68% of all properties)

Median TLA = 2,104 SF  
 20% Increase = 421 SF  
 Median TLA + 20% = 2,525 SF

30% of nonconforming properties could increase their TLA by 20% and still remain below the district median TLA (2,270 SF);  
 33% of nonconforming properties would go from being below the district median TLA to above with a 20% increase; and,  
 37% of nonconforming properties are above the district median TLA as existing.

For the largest house (3,618 SF) on a nonconforming lot (10,000 SF), a 20% increase would be equal to 724 SF and a total of 4,342 SF.

The smallest house (1,384 SF) in the district is on a nonconforming lot (11,495 SF), and a 20% increase would be equal to 277 SF and a total of 1,661 SF.

## Legend

### Nonconforming Lots (Less than 12,000 SF)

- Equal to or below district median TLA after 20% increase (68)
- Above district median TLA after 20% increase (76)
- Above district median TLA as existing (83)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots with Structures Over the Median TLA

Date: 12/18/2018

## District Analysis with 30% increase in TLA

Total Properties: 334

Median TLA = 2,270 SF  
 30% Increase = 681 SF  
 Median TLA + 30% = 2,951 SF

14% of properties in the district could increase their TLA by 30% and still remain below the median TLA;  
 36% of properties in the district would go from being below the median TLA to above the median TLA with a 30% increase; and,  
 50% of the properties in the district are above the median TLA as existing.

Houses with an existing TLA of 1,745 SF can increase by 30% (523 SF) and still be below the current neighborhood median TLA of 2,270 SF.

For the largest house (11,014 SF), a 30% increase would be equal to 3,304 SF and a total of 14,318 SF.

For the smallest house (1,384 SF), a 30% increase would be equal to 415 SF and a total of 1,799 SF.

## Nonconforming Lot Analysis (Lots less than 12,000 SF) with 30% Increase in TLA

Total Properties: 227 (68% of all properties)

Median TLA = 2,104 SF  
 30% Increase = 631 SF  
 Median TLA + 30% = 2,735 SF

17% of nonconforming properties could increase their TLA by 30% and still remain below the district median TLA (2,270 SF);  
 46% of nonconforming properties would go from being below the district median TLA to above with a 30% increase; and,  
 37% of nonconforming properties are above the district median TLA as existing.

For the largest house (3,618 SF) on a nonconforming lot (10,000 SF), a 30% increase would be equal to 1,085 SF and a total of 4,703 SF.

The smallest house (1,384 SF) in the district is on a nonconforming lot (11,495 SF), and a 30% increase would be equal to 415 SF and a total of 1,799 SF.

## Legend

### Nonconforming Lots (Less than 12,000 SF)

- Equal to or below district median TLA after 30% increase (38)
- Above district median TLA after 30% increase (106)
- Above district median TLA as existing (83)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots Over the Median FAR

Date: 12/18/2018

## District Analysis with 10% increase in TLA

Total Properties: 334  
 Median FAR = 0.24  
 Median FAR after 10% increase in TLA = 0.26

44% of properties are equal to or below the median FAR after a 10% increase in TLA;  
 09% of properties would go from being below the median FAR to above after a 10% increase in TLA; and,  
 48% of properties are above the median FAR as existing

## Nonconforming Lot Analysis (Lots less than 12,000 SF) with 10% increase in TLA

Total Properties: 227 (68% of all properties)  
 Median FAR = 0.28  
 Median FAR after 10% increase in TLA = 0.30

22% of nonconforming properties are equal to or below the district median FAR after a 10% increase in TLA;  
 10% of nonconforming properties would go from being below the district median FAR to above after a 10% increase in TLA; and  
 68% of nonconforming properties are above the district median FAR as existing.

The highest FAR (0.54) in the district is associated with a nonconforming lot that has a total of 6,002 SF and a house with a TLA of 3,224 SF. After a 10% increase in TLA, the FAR would increase to 0.59

The lowest FAR (0.12) in the district is associated with a nonconforming lot that has a total of 11,495 SF and a house with a TLA of 1,384 SF. After a 10% increase in TLA, the FAR would increase to 0.13.



## Legend

### Nonconforming Lots (Less than 12,000 SF)

- Equal to or below district median FAR after 10% increase in TLA (51)
- Above district median FAR after 10% increase in TLA (22)
- Above district median FAR as existing (154)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary



# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots Over the Median FAR

Date: 12/18/2018

## District Analysis with 20% increase in TLA

Total Properties: 334  
 Median FAR = 0.24  
 Median FAR after 20% increase in TLA = 0.28

33% of properties are equal to or below the median FAR after a 20% increase in TLA;  
 19% of properties would go from being below the median FAR to above after a 20% increase in TLA; and,  
 48% of properties are above the median FAR as existing.

## Nonconforming Lot Analysis (Lots less than 12,000 SF) with 20% increase in TLA

Total Properties: 227 (68% of all properties)  
 Median FAR = 0.28  
 Median FAR after 20% increase in TLA = 0.33

12% of nonconforming properties are equal to or below the district median FAR after a 20% increase in TLA;  
 20% of nonconforming properties would go from being below the district median FAR to above after a 20% increase in TLA; and  
 68% of nonconforming properties are above the district median FAR as existing.

The highest FAR (0.54) in the district is associated with a nonconforming lot that has a total of 6,002 SF and a house with a TLA of 3,224 SF. After a 20% increase in TLA, the FAR would increase to 0.64

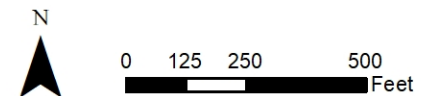
The lowest FAR (0.12) in the district is associated with a nonconforming lot that has a total of 11,495 SF and a house with a TLA of 1,384 SF. After a 20% increase in TLA, the FAR would increase to 0.14.



## Legend

### Nonconforming Lots (Less than 12,000 SF)

- Equal to or below district median FAR after 20% increase in TLA (28)
- Above district median FAR after 20% increase in TLA (45)
- Above district median FAR as existing (154)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots Over the Median FAR

Date: 12/18/2018

## District Analysis with 30% increase in TLA

Total Properties: 334  
 Median FAR = 0.24  
 Median FAR after 30% increase in TLA = 0.31

28% of properties are equal to or below the median FAR after a 30% increase in TLA;  
 24% of properties would go from being below the median FAR to above after a 30% increase in TLA; and,  
 48% of properties are above the median FAR as existing.

## Nonconforming Lot Analysis (Lots less than 12,000 SF) with 30% increase in TLA

Total Properties: 227 (68% of all properties)  
 Median FAR = 0.28  
 Median FAR after 30% increase in TLA = 0.36

09% of nonconforming properties are equal to or below the district median FAR after a 30% increase in TLA;  
 23% of nonconforming properties would go from being below the district median FAR to above after a 30% increase in TLA; and  
 68% of nonconforming properties are above the district median FAR as existing.

The highest FAR (0.54) in the district is associated with a nonconforming lot that has a total of 6,002 SF and a house with a TLA of 3,224 SF. After a 30% increase in TLA, the FAR would increase to 0.70

The lowest FAR (0.12) in the district is associated with a nonconforming lot that has a total of 11,495 SF and a house with a TLA of 1,384 SF. After a 30% increase in TLA, the FAR would increase to 0.15.



## Legend

### Nonconforming Lots (Less than 12,000 SF)

- Equal to or below district median FAR after 30% increase in TLA (20)
- Above district median FAR after 30% increase in TLA (53)
- Above district median FAR as existing (154)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary



# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots Over the Median FAR

Date: 12/18/2018

## District Analysis

Total Properties: 334  
Median FAR = 0.24

## Nonconforming Lot Analysis (Lots less than 12,000 SF)

Total Properties: 227 (68% of all properties)  
Median FAR = 0.28

32% of nonconforming properties are equal to or below the district median FAR as existing; and  
68% of nonconforming properties are above the district median FAR as existing.





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots Below the District Median Lot Size

Date: 12/18/2018

## District Analysis

Total Properties: 334  
Median Lot Size = 9,373 SF

## Nonconforming Lot Analysis (Lots less than 12,000 SF)

Total Properties: 227 (68% of all properties)  
Median Lot Size = 7,708 SF

74% of nonconforming lots are below the district median lot size, and 26% of nonconforming lots are above the district median lot size.



- Legend**
- Nonconforming Lots (Less than 12,000 SF)
    - 3,910 - 9,372 (167)
    - 9,373 - 11,945 (60)
  - Conforming Lots
  - Parcels outside of the SR-B District
  - Buildings
  - Town Boundary



# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Lots with Structures Over the Median TLA

Date: 12/18/2018

## District Analysis

Total Properties: 334  
Median TLA = 2,270 SF

## Nonconforming Lot Analysis (Lots less than 12,000 SF)

Total Properties: 227 (68% of all properties)  
Median TLA = 2,104 SF

63% of nonconforming lots have structures that are below the district median TLA; and, 37% of nonconforming lots have structures over the median district TLA.



- Legend**
- Nonconforming Lots and TLA
  - 0 - 2,270 (144)
  - 2,271 - 3,618 (83)
  - Conforming Lots
  - Parcels outside of the SR-B District
  - Buildings
  - Town Boundary



# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Properties Summary

Date: 12/18/2018

## District Analysis

Total Properties: 334

## Nonconforming Lot Analysis (Lots less than 12,000 SF) after 10% increase in TLA

Total Nonconforming Lots: 227

10% of nonconforming lots are "conforming" with regards to the other three issues (above median lot size, below median TLA, and below median FAR),  
 13% of nonconforming lots have one additional "nonconformity,"  
 40% of nonconforming lots have two additional "nonconformities," and,  
 37% of nonconforming lots are "nonconforming" on all four issues (below the minimum lot size requirement, below the median lot size, above the median TLA, and above the median FAR).

## Legend

### Nonconforming Lots (Less than 12,000 SF)

- No additional "nonconformity" identified (24)
- One additional "nonconformity" (29)
- Two additional "nonconformities" (90)
- "Nonconforming" on all four issues (84)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Properties Summary

Date: 12/18/2018

## District Analysis

Total Properties: 334

## Nonconforming Lot Analysis (Lots less than 12,000 SF) after 20% increase in TLA

Total Nonconforming Lots: 227

07% of nonconforming lots are "conforming" with regards to the other three issues (above median lot size, below median TLA, and below median FAR),  
 05% of nonconforming lots have one additional "nonconformity,"  
 36% of nonconforming lots have two additional "nonconformities," and,  
 52% of nonconforming lots are "nonconforming" on all four issues (below the minimum lot size requirement, below the median lot size, above the median TLA, and above the median FAR).

## Legend

### Nonconforming Lots (Less than 12,000 SF)

- No additional "nonconformity" identified (17)
- One additional "nonconformity" (12)
- Two additional "nonconformities" (81)
- "Nonconforming" on all four issues (117)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Properties Summary

Date: 12/18/2018

## District Analysis

Total Properties: 334









## Nonconforming Lot Analysis (Lots less than 12,000 SF) after 30% increase in TLA

Total Nonconforming Lots: 227

03% of nonconforming lots are "conforming" with regards to the other three issues (above median lot size, below median TLA, and below median FAR),  
06% of nonconforming lots have one additional "nonconformity,"  
31% of nonconforming lots have two additional "nonconformities," and,  
60% of nonconforming lots are "nonconforming" on all four issues (below the minimum lot size requirement, below the median lot size, above the median TLA, and above the median FAR).

## Legend

### Nonconforming Lots (Less than 12,000 SF)

-  No Additional "nonconformity" identified (7)
-  One additional "nonconformity" (13)
-  Two additional "nonconformities" (71)
-  "Nonconforming" on all four issues (136)
-  Conforming Lots
-  Parcels outside of the SR-B District
-  Buildings
-  Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Nonconforming Properties Summary

Date: 12/18/2018

## District Analysis

Total Properties: 334

## Nonconforming Lot Analysis (Lots less than 12,000 SF)

Total Nonconforming Lots: 227

14% of nonconforming lots are "conforming" with regards to the other three issues (above median lot size, below median TLA, and below median FAR),  
 19% of nonconforming lots have one additional "nonconformity,"  
 44% of nonconforming lots have two additional "nonconformities," and,  
 25% of nonconforming lots are "nonconforming" on all four issues (below the minimum lot size requirement, below the median lot size, above the median TLA, and above the median FAR).

## Legend

### Nonconforming Lots (Less than 12,000 SF)

- No additional "nonconformity" identified (31)
- One additional "nonconformity" (42)
- Two additional "nonconformities" (100)
- "Nonforming" on all four issues (54)
- Conforming Lots
- Parcels outside of the SR-B District
- Buildings
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Number of Stories by Parcel

Date: 12/4/2018

## District Analysis

Median Number of Stories = 2.0



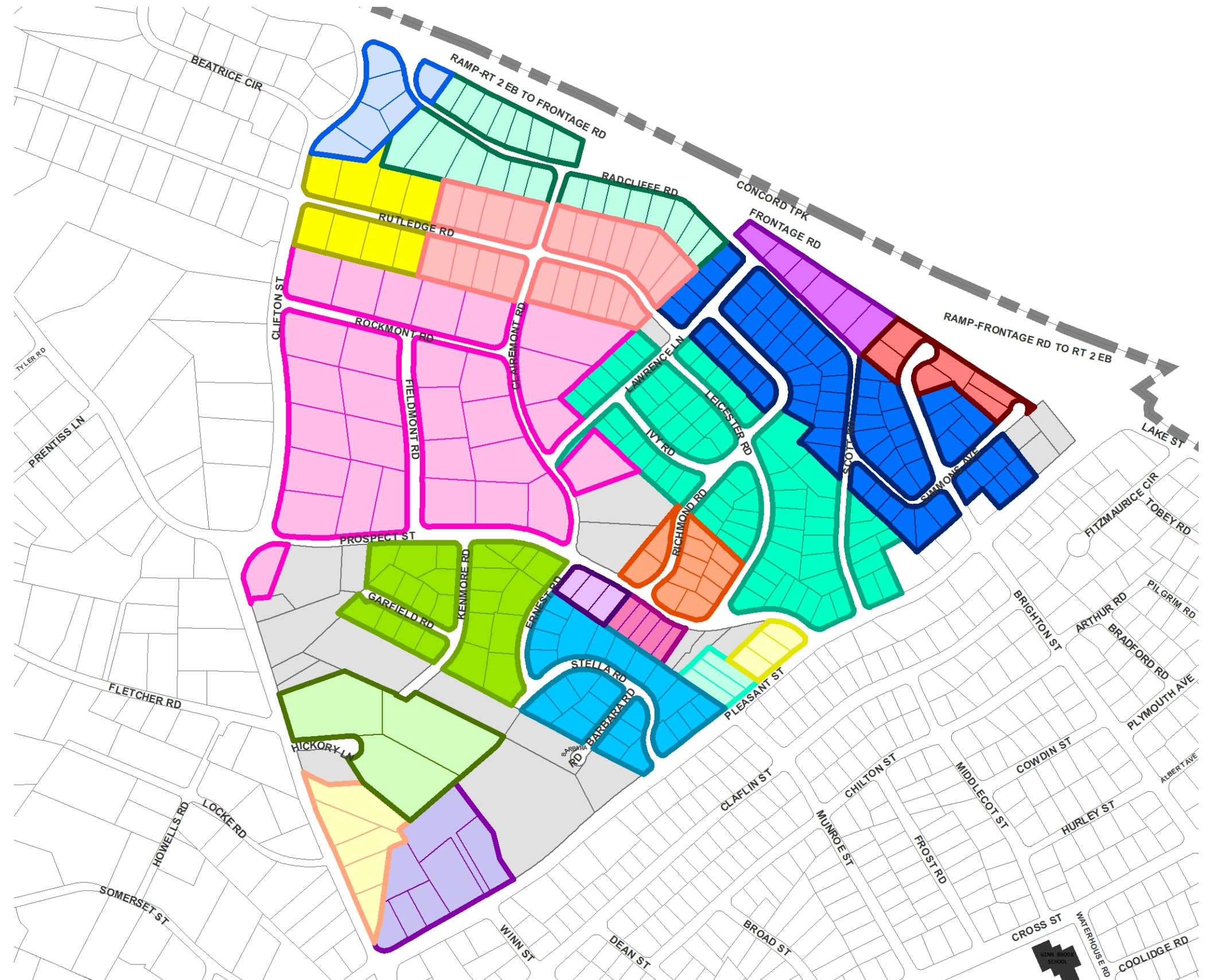


# SINGLE RESIDENCE B ZONING DISTRICT | Subdivisions

Date: 12/4/2018

## Legend

- Subdivision N-99
- Subdivision 4-12-23
- Subdivision F-77
- Subdivision L-11-A
- Subdivision 10-16-H
- Subdivision C-31
- Subdivision M-16-4
- Subdivision A-33
- Subdivision C-45
- Subdivision G-43
- Subdivision C-63
- Subdivision A-37
- Subdivision B-53
- Subdivision C-38
- Subdivision Q-29
- Subdivision M-13
- Subdivision C-37
- Subdivision B-18
- Subdivision G-25-11
- Parcels not within a major subdivision
- Other Parcels
- Town Boundary





# SINGLE RESIDENCE B ZONING DISTRICT | Structures Over the District Median TLA

## District Analysis

Total Properties: 334  
Median TLA = 2,270 SF





# SINGLE RESIDENCE B ZONING DISTRICT | Total Livable Area (TLA) by Parcel

Date: 12/4/2018

## District Analysis

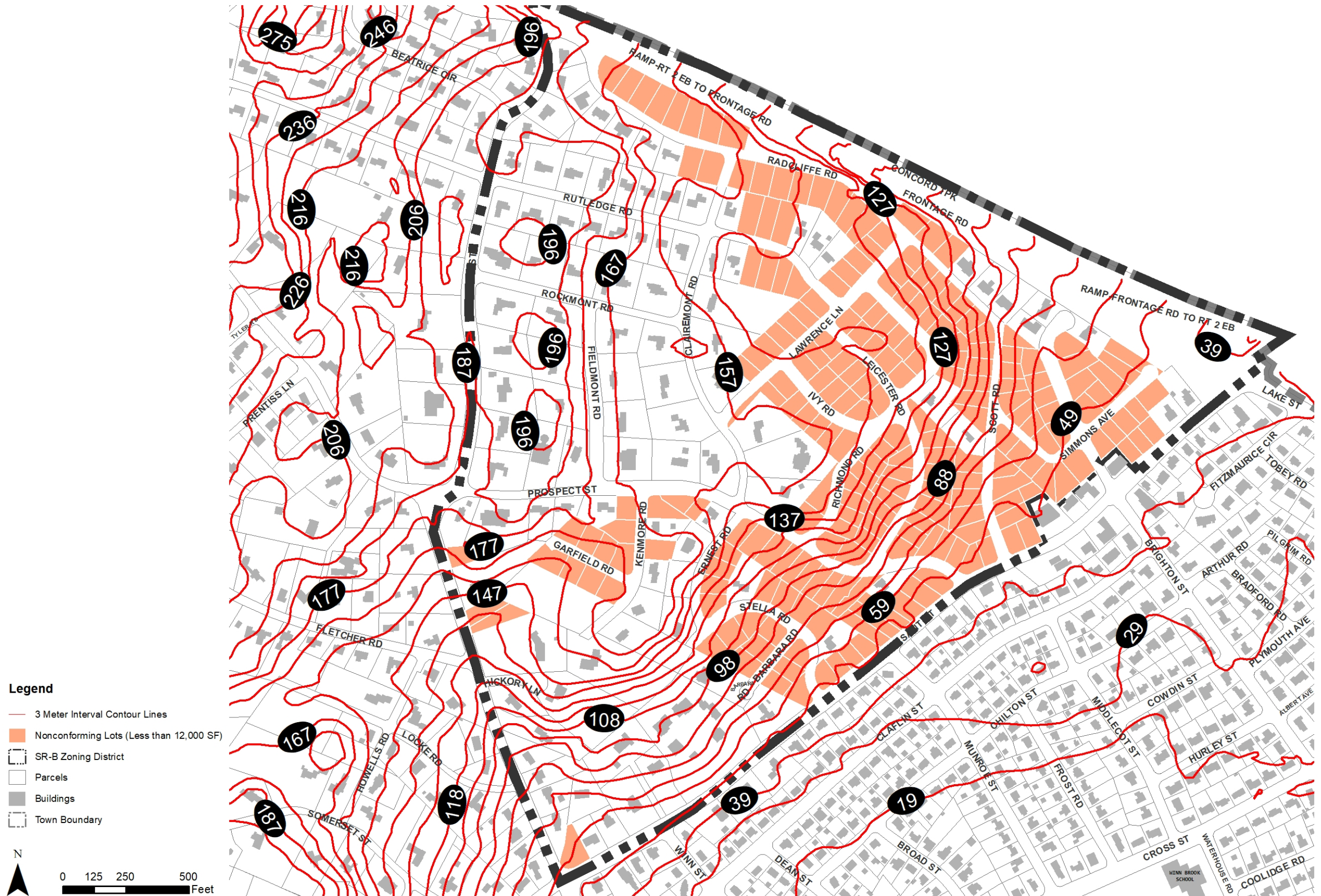
Median TLA = 2,270 SF





# SINGLE RESIDENCE B ZONING DISTRICT | Topography and Nonconforming Lots

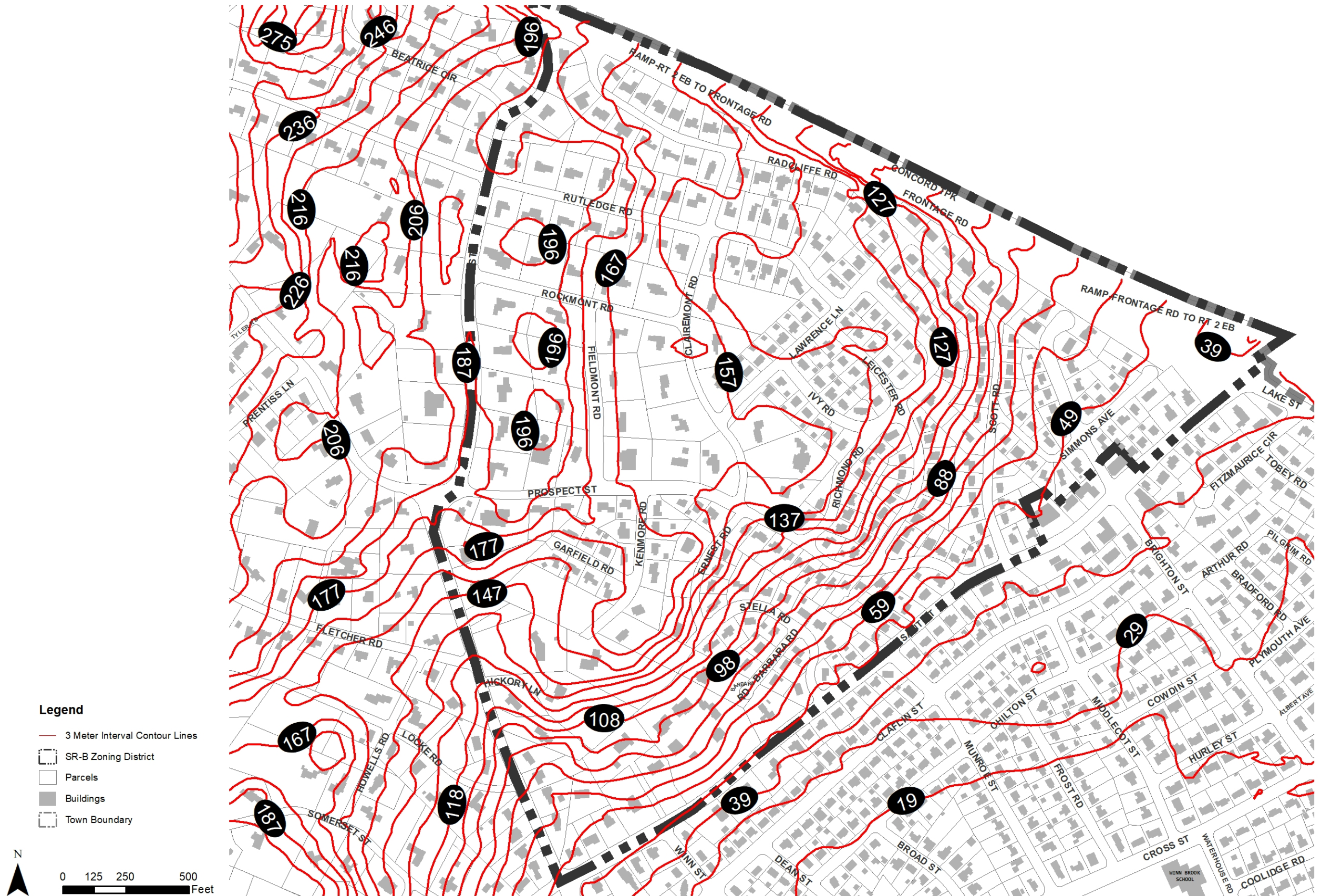
Date: 12/18/2018



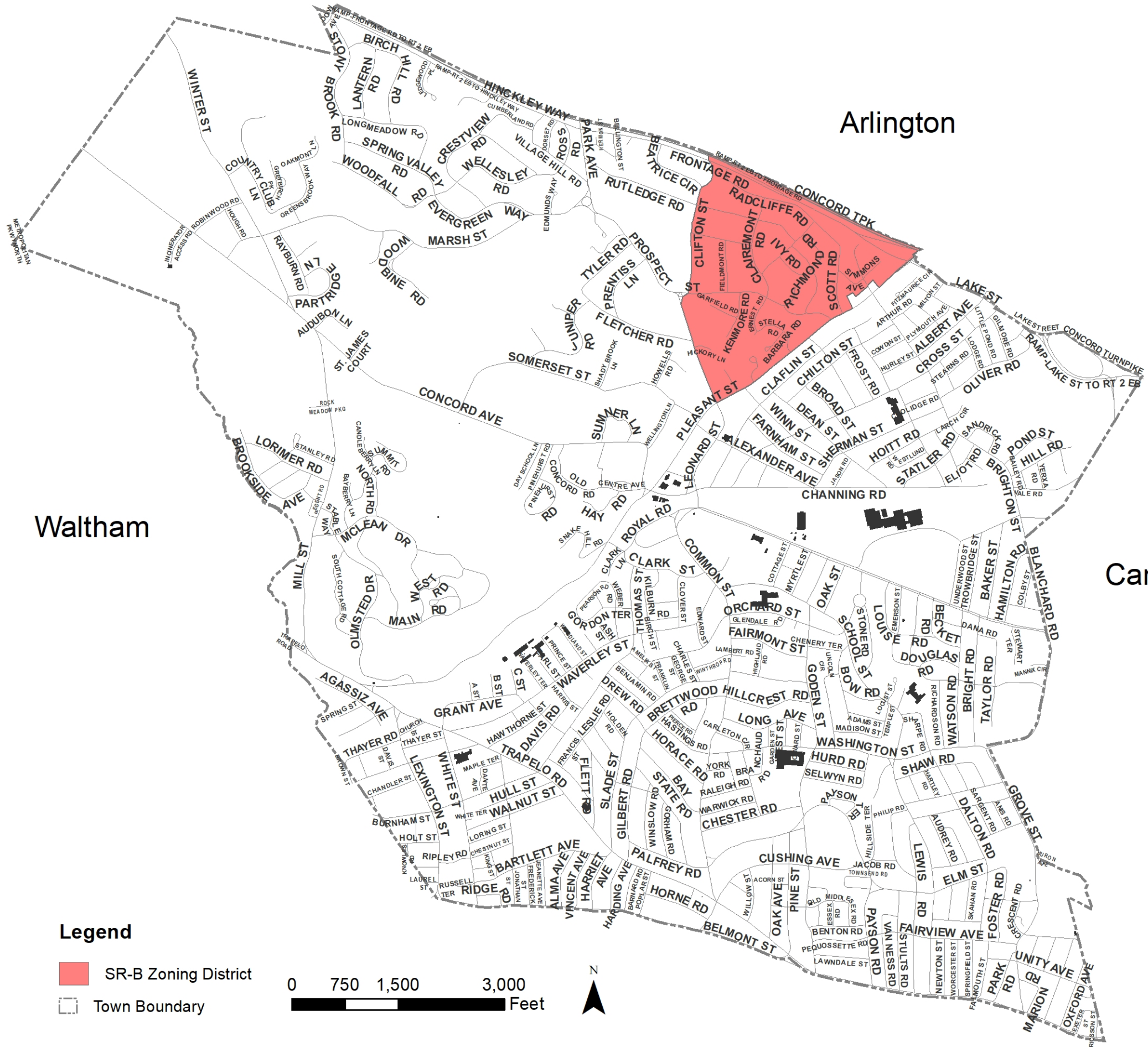


# SINGLE RESIDENCE B ZONING DISTRICT | Topography

Date: 12/18/2018







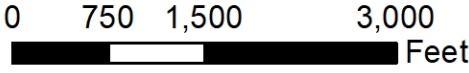
Arlington

Waltham

Cambridge

**Legend**

- SR-B Zoning District
- Town Boundary





# SR-B ZONING DISTRICT | Townwide Conforming and Nonconforming (Lot Size) Residential Lots

Date: 1/3/2019

## Townwide Analysis

### SR-A District:

Lot Size Requirement = 25,000 sf

Median Lot Size = 20,000 sf  
 Median TLA = 2,735 sf  
 Median FAR = 0.13

Nonconforming Lot Count = 614 (73% of district total)  
 Median Nonconforming Lot Size = 17,342 sf  
 Median Nonconforming Lot TLA = 2,575 sf (6.2% smaller)  
 Median Nonconforming Lot FAR = 0.15

### SR-B District:

Lot Size Requirement = 12,000 sf

Median Lot Size = 9,373 sf  
 Median TLA = 2,270 sf  
 Median FAR = 0.24

Nonconforming Lot Count = 227 (68% of district total)  
 Median Nonconforming Lot Size = 7,708 sf  
 Median Nonconforming Lot TLA = 2,104 sf  
 Median Nonconforming Lot FAR = 0.28

### SR-C District:

Lot Size Requirement = 9,000 sf

Median Lot Size = 7,350 sf  
 Median TLA = 2,036 sf  
 Median FAR = 0.28

Nonconforming Lot Count = 2,438 (77% of district total)  
 Median Nonconforming Lot Size = 6,845 sf  
 Median Nonconforming Lot TLA = 1,964 sf (3.6% smaller)  
 Median Nonconforming Lot FAR = 0.29

### GR District (not including condominiums or uses other than 1- and 2-Families):

1-Family  
 Lot Size Requirement = 5,000 sf

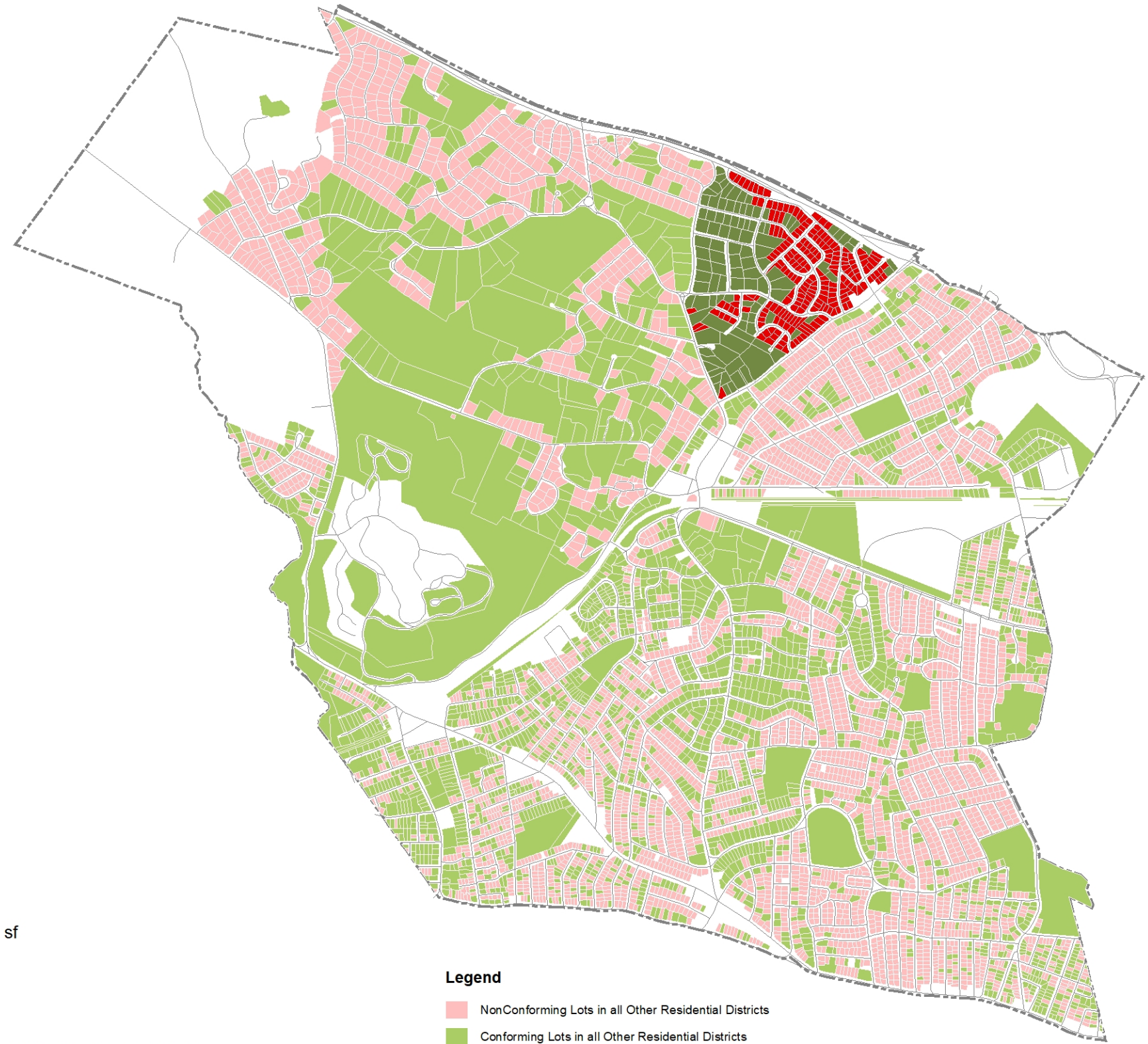
Median Lot Size = 5,345 sf  
 Median TLA = 1,662 sf  
 Median FAR = 0.30

Nonconforming Lot Count = 190 (26% of district total)  
 Median Nonconforming Lot Size = 4,258 sf  
 Median Nonconforming Lot TLA = 1,530 sf  
 Median Nonconforming Lot FAR = 0.36

2-Family  
 Lot Size Requirement = 7,000 sf

Median Lot Size = 5,160 sf  
 Median TLA = 2,587 sf  
 Median FAR = 0.50

Nonconforming Lot Count = 1,214 (46% of district total)  
 Median Nonconforming Lot Size = 5,019 sf  
 Median Nonconforming Lot TLA = 1,662 sf  
 Median Nonconforming Lot FAR = 0.51



### Legend

- NonConforming Lots in all Other Residential Districts
- Conforming Lots in all Other Residential Districts
- Nonconforming SR-B Lots
- Conforming SR-B Lots
- Town Boundary



0 550 1,100 2,200 Feet



# SINGLE RESIDENCE B ZONING DISTRICT | Year of Construction by Parcel

Date: 12/4/2018

## District Analysis

Median Year of Construction = 1935

### Legend

#### Year of Construction

- Vacant (7)
- 1763 - 1845 (4)
- 1880 - 1911 (5)
- 1916 - 1932 (117)
- 1933 - 1942 (136)
- 1945 - 1955 (31)
- 1957 - 1966 (15)
- 1969 - 1978 (8)
- 1981 - 1992 (5)
- 1997 - 2011 (6)
- Other Parcels
- Buildings
- Town Boundary



0 125 250 500  
Feet

