

ARTICLE 52

Zoning Bylaw Amendment / Rezoning of Certain Parcels From R-1 to R-2

Presented by Steve McKenna

Current Zoning

- Zoning District**
- B2: Neighborhood Business
 - B2A: Major Business
 - B3: Village Business
 - B4: Vehicular Oriented Business
 - B5: Central Business
 - I: Industrial
 - MU: Multi-Use
 - OS: Open Space
 - PUD: Planned Unit Development
 - R0: Large Lot Single Family
 - R1: Single Family
 - R2: Two Family
 - R3: Three Family
 - R4: Town House
 - R5: Apartments Low Density
 - R6: Apartments Med Density
 - R7: Apartments High Density
 - T: Transportation
 - W: Water
 - Parcels with Assessor Info



Current Zoning Nonconforming Use

- Zoning District**
- B2: Neighborhood Business
 - B2A: Major Business
 - B3: Village Business
 - B4: Vehicular Oriented Business
 - B5: Central Business
 - I: Industrial
 - MU: Multi-Use
 - OS: Open Space
 - PUD: Planned Unit Development
 - R0: Large Lot Single Family
 - R1: Single Family
 - R2: Two Family
 - R3: Three Family
 - R4: Town House
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Proposed Zoning

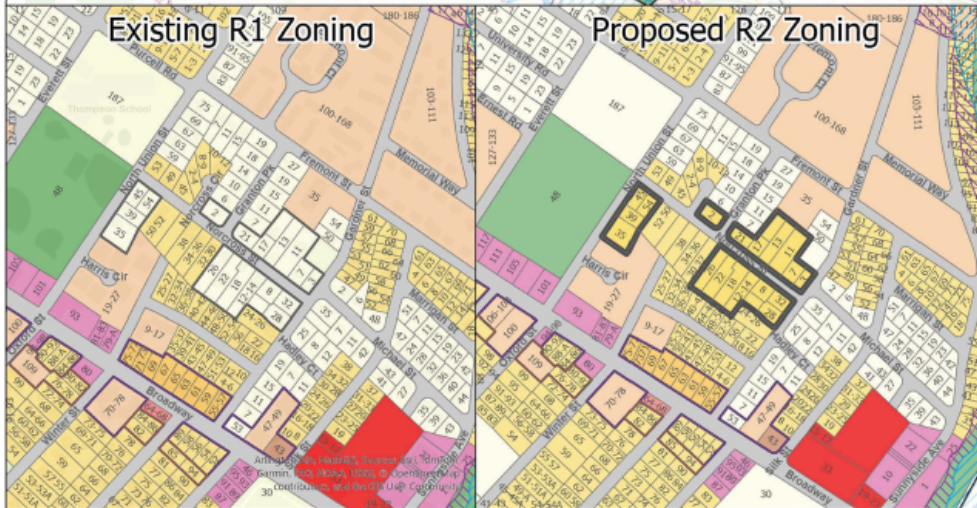
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Proposed R2 Zoning Changes

- Proposed Changes**
- R2: Two Family
- Zoning Overlay Districts**
- Place Area/Broadway Multi-Family Housing
 - Neighborhood Multi-Family Housing
- Floodplain Overlay (2025)**
- A: 1% Annual Chance of Flooding, no BFE
 - AE: 1% Annual Chance of Flooding, with BFE
 - AE: Regulatory Floodway



This map is representation of zoning districts and overlays with changes adopted at the April 2025 Town Meeting.

It shows the proposed 2026 article amendment to rezone multiple parcels in East Arlington from R-1 to R-2. Parcel 035.0-0002-0025.A (24-26 Gardner St) is split zoned. The change would rezone a portion of that parcel from R-1 to R-2 so the entire parcel would be R-2.

Floodplain overlay A and AE represents the 100-year or 1% flood hazard area as defined by FEMA, based on the effective 7/8/2025 update.

The information shown on this map is from the Arlington Geographic Information System (GIS) database and is intended for informational purposes only. The Town of Arlington has made reasonable efforts to ensure accuracy of the content, but does not guarantee the accuracy of the information. Users are responsible for determining its suitability for their intended use or purpose.

Map for planning purposes only, created by the Arlington GIS Office, last update 2/25/2026

IMPACTED ADDRESSES
35 NORTH UNION ST
39 NORTH UNION ST
45 NORTH UNION ST
54 NORCROSS ST
2 GRANTON PK
21 NORCROSS ST
17 NORCROSS ST
15 NORCROSS ST
13 NORCROSS ST
11 NORCROSS ST
7 NORCROSS ST
3 NORCROSS ST
32 GARDNER ST
28 GARDNER ST
24-26 GARDNER ST (partial)
8 NORCROSS ST
12-14 NORCROSS ST
18 NORCROSS ST
22 NORCROSS ST
26 NORCROSS ST