



TOWN OF ARLINGTON
DEPARTMENT OF PLANNING and
COMMUNITY DEVELOPMENT

TOWN HALL, 730 MASSACHUSETTS AVENUE
ARLINGTON, MASSACHUSETTS 02476
TELEPHONE 781-316-3090

MEMORANDUM

To: Greg Christiana, Town Moderator

From: Claire Ricker, Director, DPCD

Date: May 5, 2026

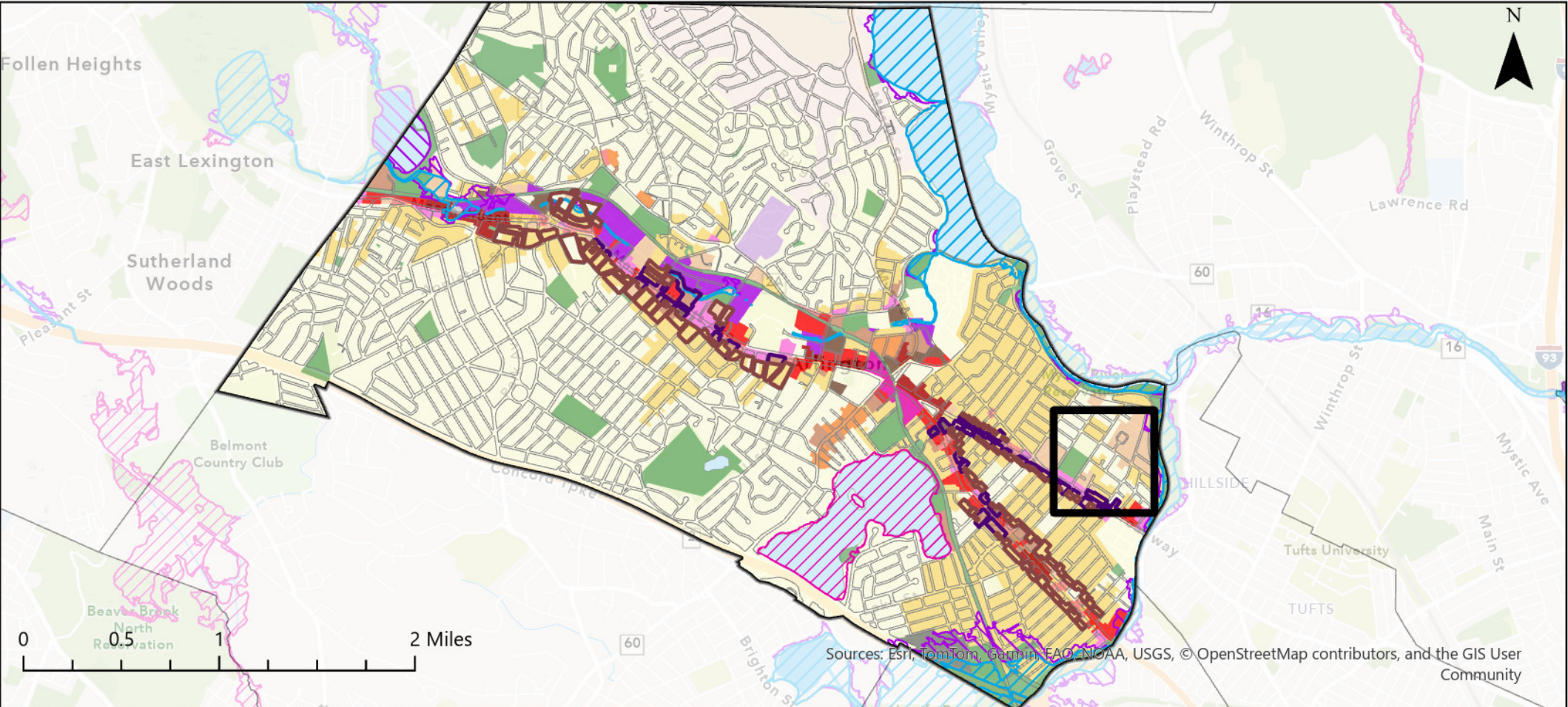
RE: Town Meeting Annotated Warrant attachments for Article 52

Attached are two zoning maps to be added to the Annotated Warrant for Article 52. One was produced by the Town's GIS Director to show the parcels proposed to be rezoned by Article 52 and the surrounding area. The other was produced by DPCD staff using the Town's GIS data, showing the parcels proposed to be rezoned with data about square footage and current use.



Proposed R2 Zoning Changes

- Proposed Changes
- R2: Two Family
- Zoning Overlay Districts
- Mass Ave/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
- 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



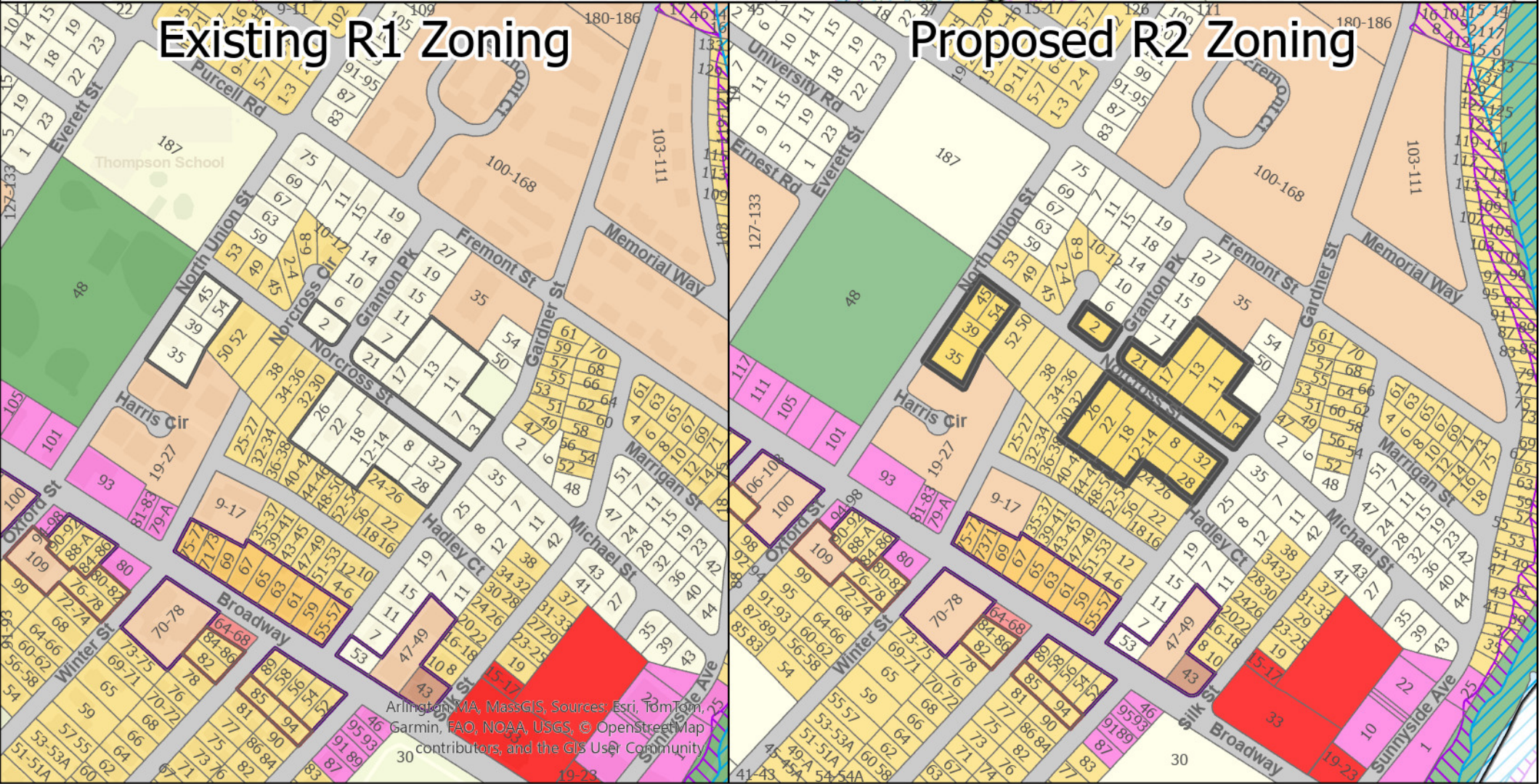
This map is representation of zoning districts and overlays with changes adopted at the April 2025 Town Meeting.

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

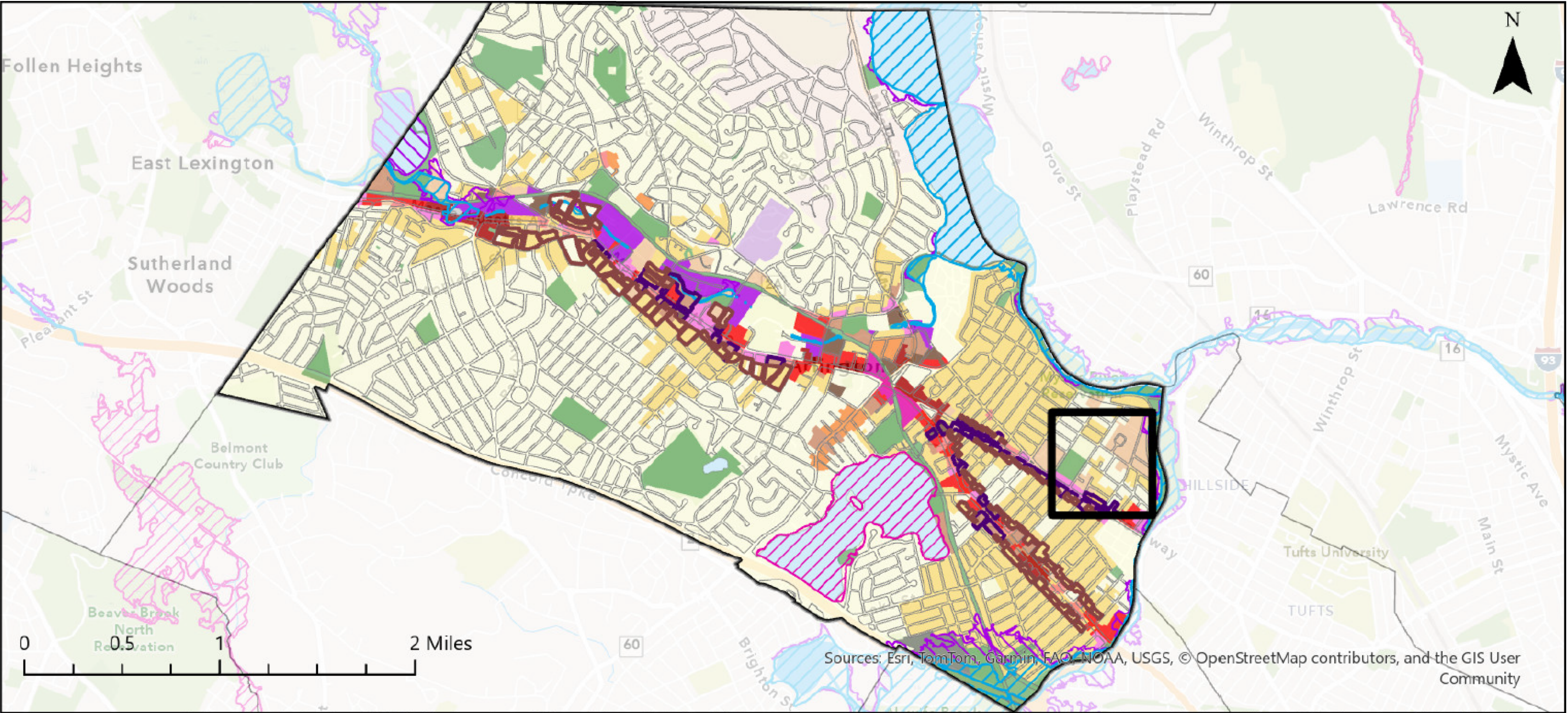


IMPACTED ADDRESSES

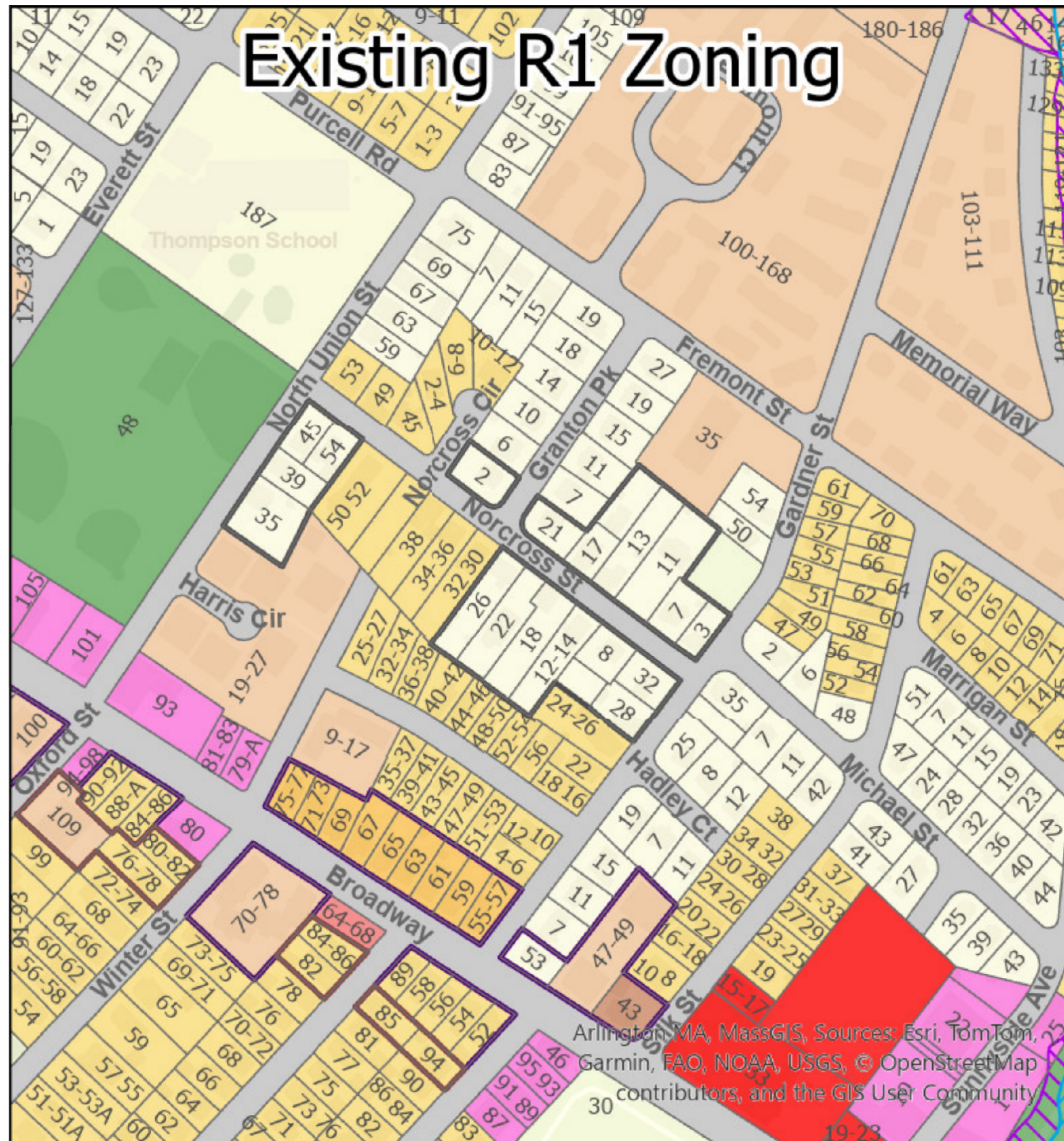
35 NORTH UNION ST
39 NORTH UNION ST
45 NORTH UNION ST
54 NORCROSS ST
2 GRANTON PK
21 NORCROSS ST
17 NORCROSS ST
15 NORCROSS ST
13 NORCROSS ST
11 NORCROSS ST
7 NORCROSS ST
3 NORCROSS ST
32 GARDNER ST
28 GARDNER ST
24-26 GARDNER ST (partial)
8 NORCROSS ST
12-14 NORCROSS ST
18 NORCROSS ST
22 NORCROSS ST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

Article 52

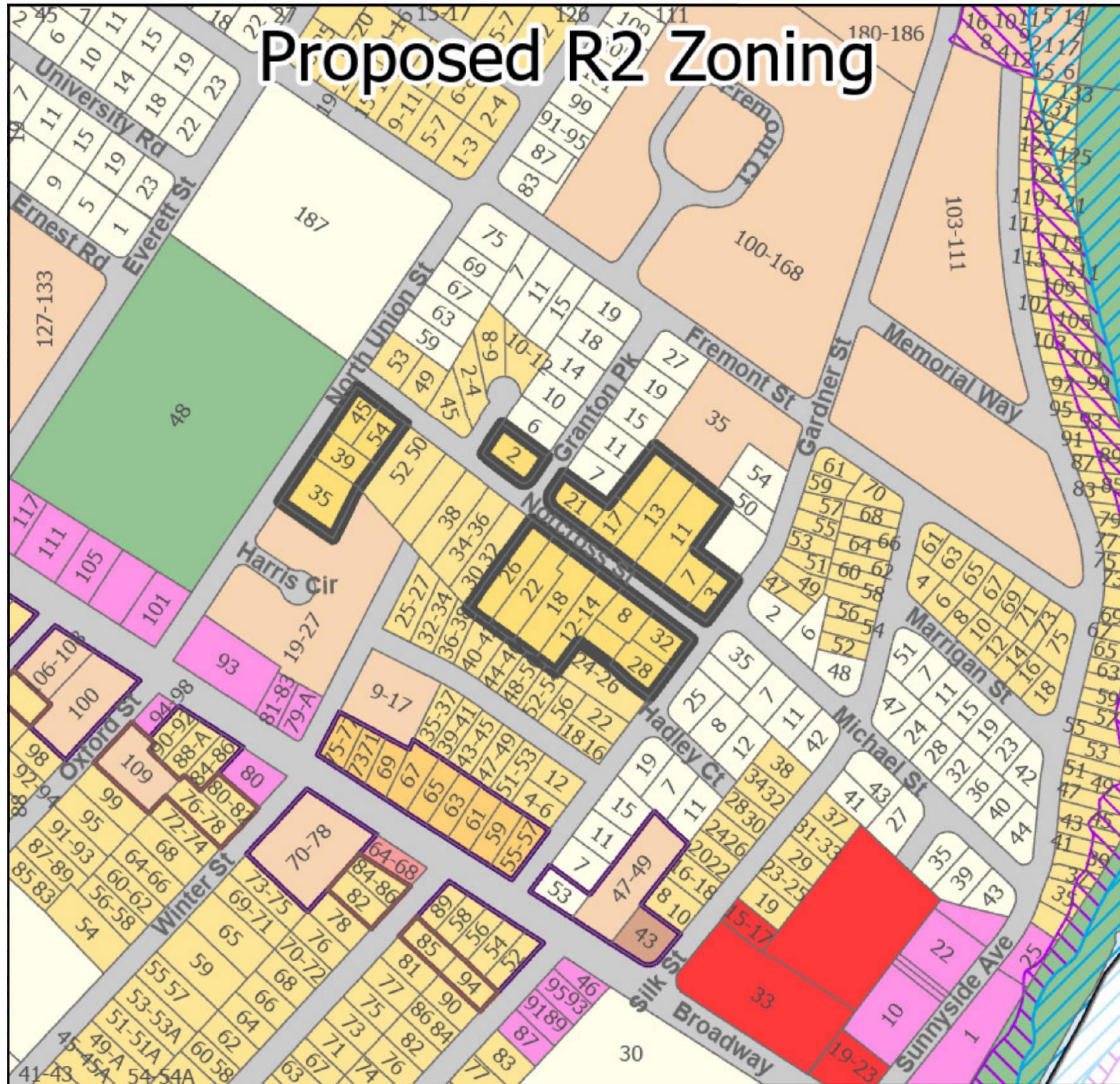
Submitted by Claire Ricker, DPCD Director



Existing R1 Zoning



Proposed R2 Zoning



Proposed R2 Zoning Changes by Article 52: Current Land Use Map



The map shows the proposed 2026 article to rezone multiple parcels in East Arlington from R-1 to R-2.

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Map for planning purposes only,
created by the Department of
Planning & Community Development,
last updated 5/1/2026

KEY

Zoning	Current Use
R1 Single-Family	1 FAM = Single-Family 2 FAM = Two-Family 3 FAM = Three-Family
R2 Two-Family	6,000 = Lot Square Footage = Potential R2 Zoning