



Article: 52

Warrant Article Title:

ZONING BYLAW AMENDMENT / REZONING OF CERTAIN PARCELS FROM R-1 TO R-2

Warrant Article Text:

To see if the Town will vote to amend the Zoning Map of the Town of Arlington by rezoning certain parcels presently located in the R-1 One-Family District to the R-2 Two-Family District, specifically parcels located on Norcross Street, North Union Street, Gardner Street and Granton Park; or take any action related thereto.

Requested By:

Stephen McKenna and ten registered voters

Report Excerpt:

The Board recommends Favorable Action (5-0).

Article 52 proposes a corrective zoning map change from R1 Single-Family District to R2 Two-Family District for certain parcels located on Norcross Street, North Union Street, Gardner Street and Granton Park in East Arlington. The proponent of the article has prepared a map showing 20 parcels, many of which have two- or three-family homes but are zoned R1. This warrant article proposes to make the zoning of the neighborhood more consistent by rezoning those properties as R2, thus expanding the abutting R2 district. The proponent also noted that the neighborhood is already fairly dense, and the included parcels are near the Mass Ave/Broadway Multi-Family Housing Overlay District.

The Board identified this article as a minor change, but a good step towards developing a targeted, more systematic method of

allowing more two-family dwellings by right in Arlington by focusing on areas with inconsistent zoning. Members also agreed that as a Board, they need to look more broadly at where to prioritize rezoning initiatives. The Department of Planning and Community Development confirmed that the proponent had met all state and local requirements for abutter notification. The proponent estimated that he has received responses from 65-70% of the neighbors who were notified. He has not made contact with all the owners of the parcels proposed for rezoning; he noted that some owners do not live locally, but they all were sent a letter from him. The Board recognized that this change would provide more flexibility to property owners and eliminate non-conforming uses on some parcels.

During the hearing, Board members responded to several questions about increasing existing non-conformities. They confirmed that single-family and two-family dwellings are treated identically under the section of state law that regulates non-conformities (M.G.L. c.40a, Section 6). Parcels with at least 5,000 square feet and 50 feet of frontage can be redeveloped as long as there was a previous structure which was erected in accordance with zoning at the time. Projects on parcels that did not meet these requirements would have to go to the Zoning Board of Appeals for approval.

The Board also briefly touched on dimensional standards in the Zoning Bylaw, such as setbacks and open space requirements, to demonstrate that rezoning parcels from R1 to R2 would have no impact on the size of the building allowed or amount of open space required, whether it is a single-family or two-family dwelling.

Vote Language:

That the Zoning Bylaw be and hereby is amended as follows:

Amend the Zoning Map as follows:

Maps showing the parcels to be rezoned are below.



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

AF: 1% Annual Chance of Flooding, with BFE

AF: Regulatory Floodway

Zoning District

B2: Neighborhood Business

B2A: Major Business

B3: Village Business

B4: Village-Oriented Business

B5: Central Business

I: Industrial

MU: Multi-Use

OS: Open Space

PD: Planned Unit Development

R0: Large Lot Single Family

R1: Single Family

R2: Two Family

R3: Three Family

R4: Town House

R5: Apartments Low Density

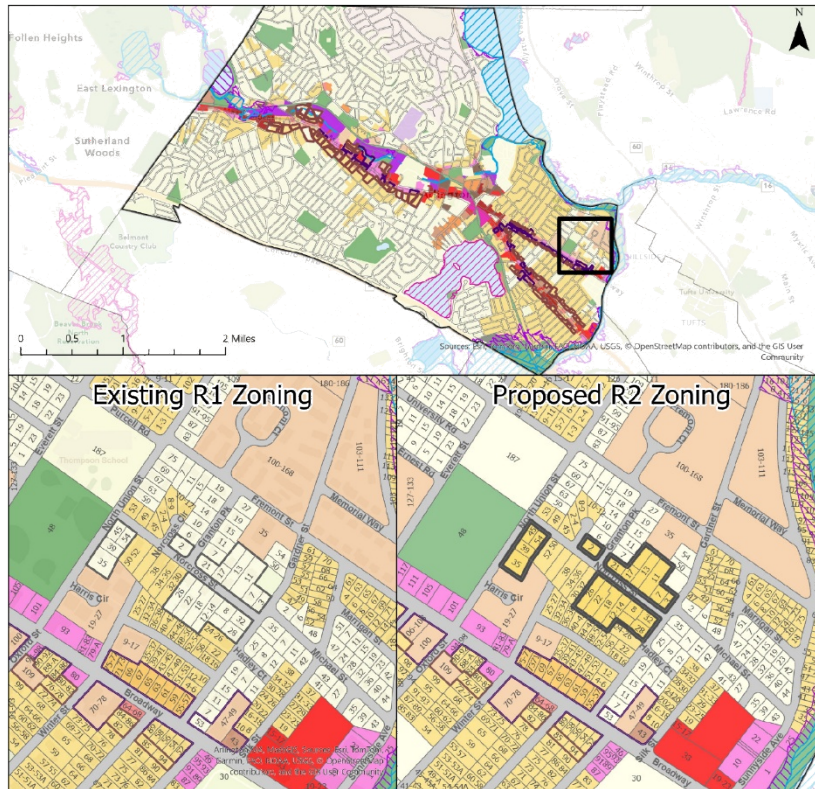
R6: Apartments Med Density

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.

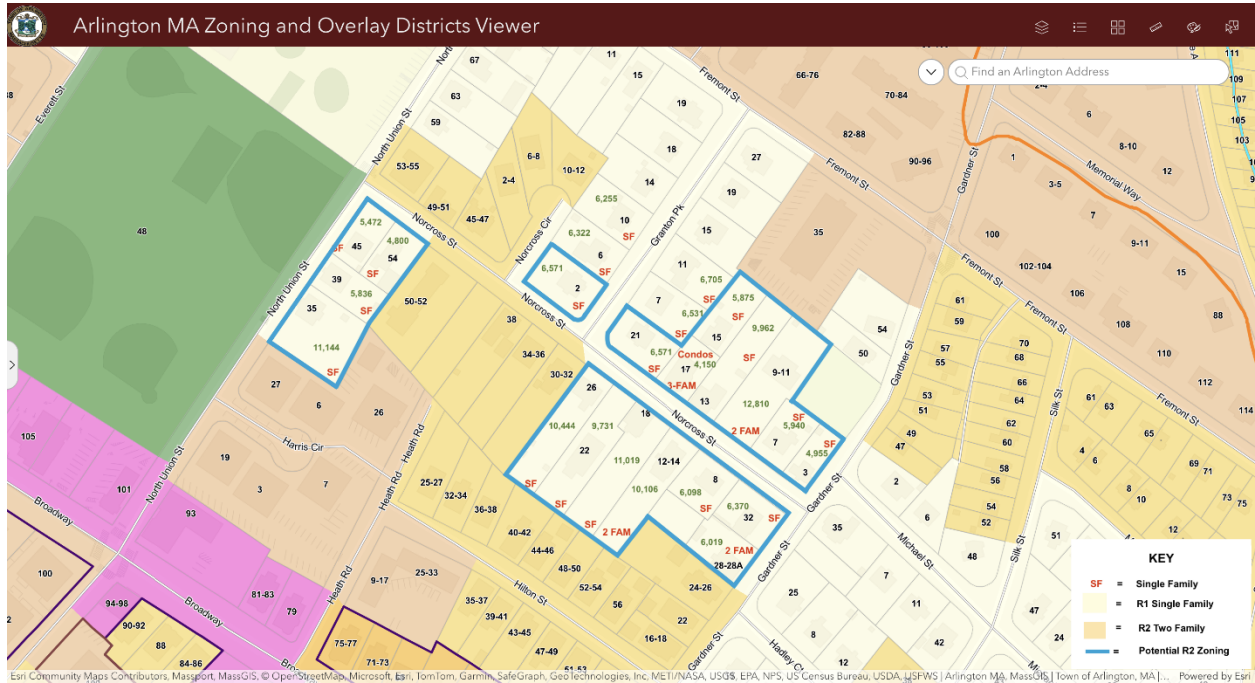
Floodplain overlay A and AF represents the 100-year or 1% flood hazard area as defined by FEMA, based on the effective 7/8/2025 update.

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 2/25/2025

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



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Redevelopment Board Report