

ART. 85. Article 85. To see if the Town will vote to amend Article 13 of the By-Laws of the Town to delete the title of the article and insert therefor the title "Wire Inspection" and further to delete the last sentences of Sections 3 and 4 regarding fees and insert therefore, "Fees shall be charged in accordance with the schedule of Electrical Permit Fees in Article 15 of the By-Laws or take any other action."

*Minority*

(Inserted at the request of the Town Manager)

*MOVED: That the Town does hereby vote to amend Article 13 —  
Motion by David Leamer for unanimous action  
upon the article.  
Unanimously*

ART. 86. Article 86. To see if the Town will vote to amend Section 1 of the Zoning By-Laws by deleting the first two lines of this section that reads as follows:

*2/3 Vote*

*Ch. 40A - Sec 7*

"For the purposes of this By-Law, the Town of Arlington is hereby divided into districts of eleven classes to be known as:" and inserting therefor the following two lines in Section 1 that will read as follows:

"For purposes of this By-Law, the Town of Arlington is hereby divided into districts of twelve classes to be known as:" and by further amending Section 1 to delete

- "11. Industrial Districts"
- and insert therefor
- "11. Planned Unit Development Districts" and
- "12. Industrial Districts"

(Inserted at the request of the Planning Board)

ART. 87.

Article 87. To see if the Town will vote to amend the Zoning By-Laws to create a new Section 17-2 that will read as follows:

Section 17-2- PLANNED UNIT DEVELOPMENT DISTRICTS

Section 17-2.1 Use Regulations

In this district the following uses are permitted

- (a) One or more of the following uses:
  1. Apartment houses, hotels or motels.
  2. Stores, salesroom or showrooms for the conduct of retail business.
  3. Wholesale showrooms with storage limited to floor samples only.
  4. Restaurants or other places for the serving of food or beverages with dancing or entertainment permitted.
  5. Theaters, places of public assembly and indoor places of amusement.
  6. Business or professional office or agency.
  7. Public or semi-public building.
  8. Bank or other financial institution.
  9. Consumer service establishments.
- (b) Subject to approval by the Zoning Board of Appeals as to area suitability and traffic generating capacity, the following additional uses will be permitted:
  1. Public garage or filling station, provided that no business or activity shall be carried on between midnight and 6 A. M.
  2. Automobile agency or dealerships for new cars provided all parking and unloading shall be carried on off street, and further provided that the sale of used cars shall be incidental to the sale of new cars.
  3. Public Parking lots provided they are hard surfaced and striped for orderly parking.
- (c) All business in the District shall be carried on within a building or within 20 feet of the building unless a definitely planned area is shown on the building permit plans for the seasonal sale of goods, such as but not limited to, nursery stock, lawn furniture, garden supplies and Christmas trees.

Section 17-2.2 Height and Area Regulations

The minimum lot area for a Planned Unit Development in a Planned Unit Development district shall be 200,000 square feet in one lot or a series of contiguous lots in individual ownership that equal 200,000 square feet. Lots in separate ownership of less than 200,000 square feet shall be developed in accordance with the requirements of the Business "A" District. Upon approval of a site plan, as required in Section 17-2.5, individual tracts of land in the Planned Unit Development of at least 30,000 square feet may be leased or sold for development in accordance with the approved Planned Unit Development site plan without the provision of new setbacks for front, side, or rear yards. Each tract or lot so leased or sold must make provision for a principal building, off-street parking, and landscaping or plaza area to serve it as required by this Section 17.

The buildings upon the land may be built to any street line provided the street exceeds 60 feet in width or the zoning on the opposite side of the street is not Residence "A" or "B". In all other areas, the buildings shall be set back one-quarter of the height of the average of principal buildings along the lot line but not less than 25 feet from all front, side, and rear lot lines. Underground parking may be built to the lot line in required setback areas provided it does not extend above the grade of the curb line. Parking structures inside required setback lines may utilize roof parking provided the structure contains at least two stories of parking above the average curb elevation of the nearest street to the structure.

The height of the buildings shall not exceed 200 feet above the average elevation of the curbs or the streets abutting the property. The buildings, parking structures, plazas, and arcades may cover all of the land not required for setbacks.

Section 17-2.3 Parking Requirements

In the Planned Unit Development Districts, adequate off-street parking shall be provided for all vehicles normally visiting the property at any one time. The parking may be ground level, underground, or in a garage structure.

Parking shall be provided at the following rates for the differing types of use within the Planned Unit Development District on land in the same ownership or on land within 200 feet to the nearest space of a principal entrance to the building that it will serve, and further, that a recorded agreement for the use of the land for parking for the reasonable life of the building will be provided.

Use	Minimum Required Spaces
1. Apartments	1 space/unit + 10% for visitors.
2. Hotels and Motels	1 space/room + 1 space for 3 seats in restaurants and meeting rooms.

Ch 40A - Sec 7

2/3 Vote

Report of Planning Board Received

Motion to move the question by B Keshwan Standline Vote Yes 141 No 41

Standline vote to amend the article -

Yes 94

No 98

Roll call

Yes 103 No

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individual tracts of land in the Planned Unit Development of at least 30,000 square feet may be leased or sold for development in accordance with the approved Planned Unit Development site plan without the provision of new setbacks for front, side, or rear yards. Each tract or lot so leased or sold must make provision for a principal building, off-street parking, and landscaping or plaza area to serve it as required by this Section 17.

The buildings upon the land may be built to any street line provided the street exceeds 60 feet in width or the zoning on the opposite side of the street is not Residence "A" or "B". In all other areas, the buildings shall be set back one-quarter of the height of the average of principal buildings along the lot line but not less than 25 feet from all front, side, and rear lot lines. Underground parking may be built to the lot line in required setback areas provided it does not extend above the grade of the curb line. Parking structures inside required setback lines may utilize roof parking provided the structure contains at least two stories of parking above the average curb elevation of the nearest street to the structure.

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Use	Minimum Required Spaces
1. Apartments	1 space/unit + 10% for visitors.
2. Hotels and Motels	1 space/room + 1 space for 3 seats in restaurants and meeting rooms.
3. Retail stores, financial institutions, consumer services, etc.	1 space for each 1,000 square feet of floor space or fraction thereof.
4. Restaurants, theaters, or places of public assembly	1 space for every three seats.
5. Offices, wholesale showrooms	1 space for each 2,000 square feet of floor space or fraction thereof.
6. For any use not specifically listed or permitted by the Zoning Board of Appeals.	1 space for each 1,000 square feet of floor space or fraction thereof.
7. Each of the above uses will require a minimum space of —	8.5 feet X 20 feet plus aisle or maneuvering area.

**Section 17-2.4 Landscape and Recreation Area**

Every principal building shall have a landscaped area around it adequate to provide an attractive setting for the building in accordance with the following schedule:

Use	Landscape & Recreation Area
1. Apartments	Provide a land area or plaza area equal to 40% of the ground areas of the building. Balcony areas shall count as provided in Section 15-D.
2. Hotels and Motels	An area equal to 30% of the ground area of the building with plazas, arcades, swimming pools to be counted.
3. Retail stores	None required around the building if an enclosed mall or arcade is provided facing each retail store.
4. Office and Professional Buildings	An area equal to 30% of the ground area of the building with mall, arcade or plaza area to count as equal. In all setback areas, all front, side, or rear yards shall be landscaped with grass, plantings, walkways, benches, etc. The details of the required landscaping and recreation areas shall be approved by the Planning Board in a site plan review prior to seeking of a building permit or action by the Board of Appeals. Where a Planned Unit Development complex abuts residential property, the developer shall provide appropriate plants or shrubs and fences or a combination

Mr. Klein  
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 notes of  
 intentions  
 move for  
 reconsideration  
 Monday  
 discuss with  
 Russell

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### Section 17-2.5 Site Plan Approval

Every development in a Planned Unit Development District proposed for construction shall file an application for a site plan review and approval by the Department of Planning and Community Development. This application shall include the material listed under "Contents of Plan" below. The application with plans shall be filed in triplicate and the Department of Planning and Community Development shall have thirty days in which to review the plans for compliance with zoning. The Department of Planning and Community Development shall forward the plans to the Planning Board for its review and recommendations. (The Planning Board may approve the plans, sign them, and return them to the Department of Planning and Community Development. The failure of the Planning Board to act and submit a written recommendation within the thirty days granted to the Department of Planning and Community Development shall be construed as a Planning Board approval of the plans.)

If the site plans for development in this district comply with the requirements of the zoning regulations, the developer may proceed with the requirements leading to the issuance of a building permit.

**Contents of Plan.** The site plan application and other data required to be submitted in triplicate shall contain the following data:

1. It shall be drawn at a scale of one-inch equals 20 feet unless another scale is requested and found suitable by the Department of Planning and Community Development.
2. The Plan shall be prepared by a land surveyor, professional engineer or architect.
3. The scale, date, and north arrow shall be shown.
4. The plan shall be certified by the land surveyor doing the boundary survey and the professional engineer or architect on the location of the building(s), setbacks, and all other required dimensions, elevations, and measurements and further that the plan be signed under the penalties of perjury.
5. The corner points of the lot\* and the change of direction of lines to be marked by stone monuments, cut in stone, stake and nail, iron pin, or other marker, and shall be so marked.
6. Lot\* number, dimensions of lot\* in feet, size of lot in square feet, and width of abutting streets and ways.
7. Easements within the lot\* and abutting thereon.
8. The location of existing and proposed building(s) on the lot.
9. The dimensions of the existing and proposed building(s) in feet.
10. The distance in feet of existing and proposed building(s) from the lot lines.
11. The distance between buildings on the same lot.
12. The percent of the lot\* area covered by the building(s).
13. The average finished grade of each building.
14. The elevation above average finished grade of the floor and ceiling of the lowest floor of each building.
15. Topographical lines at two-foot intervals.
16. The use designation of each building or part thereof, and of each section of open ground, plaza, or usable roof space.
17. Numbering of parking spaces.
18. Height of all buildings above average finished grade of each.
19. Number of apartments, hotel rooms, meeting rooms, and restaurant and theater seats.
20. Total square feet of floor space for each use.
21. Dimensions and size in square feet of all landscape and recreation areas, and depiction of materials to be used (grass, 5-foot shrubs, etc.).

\*Refers also to series of contiguous lots under single ownership.