



ARTICLE 47

Definition of Building Height

Annual Town Meeting || April 27, 2026

Kin Lau, Chair
Arlington Redevelopment Board



Definition of Building Height

- The Zoning Bylaw measures Building Height from average grade of curb line.
- Buildings in FEMA flood zones cannot have habitable areas below base flood elevation.
- An applicant whose house was in the floodplain recently went before the Zoning Board of Appeals (ZBA) for an addition to their house, and it was difficult to comply with the maximum height as measured from the curb.
- The ZBA felt it would make sense to remove any building levels below base flood elevation from the calculation of Building Height.
- Article 47 would allow property owners in flood zones greater flexibility, including resiliency measures.





AMENDMENT TEXT

Article 47



AMENDMENT TEXT

Amend Section 2, as follows:

Building Height: The vertical distance of the highest point of the roof above the average grade of the curb line abutting the property. In the Floodplain District, building height is the vertical distance of the highest point of the roof measured





from the higher of (a) the average grade of the curb line abutting the property, or (b) the base flood elevation established by FEMA.

Refer to Sections 5.3.19, ~~5.3.19.A~~, 5.3.20, and 5.4.2.B(5) for detailed exceptions.



Floodplain Map

Arlington Flood Zones

-  A: 1% Annual Chance of Flooding, no BFE (Base Flood Elevation)
-  AE: 1% Annual Chance of Flooding, with BFE
-  AE: Regulatory Floodway
-  X: 0.2% Annual Chance of Flooding

