

§10A - Center Gateway Overlay District (CGOD)

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§ 10A.1 FRAMEWORK AND OVERVIEW

A. APPLICABLE BY-LAWS AND REGULATIONS

This By-Law establishes the Center Gateway Overlay District (the “GCOD”), which possesses its own specialized requirements and criteria. The CGOD is also governed, as set forth below, by other provisions of the Zoning By-Law and the Planning Board’s Rules and Regulations.

In addition, the CGOD is intended to work in concert with Section 10, the Belmont Center Overlay District, and incorporates many of its procedural and substantive provisions by reference.

B. USER’S GUIDEBOOK

The Office of Planning and Building shall promulgate a separate, non-binding, User’s Guidebook to explain how the CGOD’s BCOD’s Form-Based Code is used. The Guidebook shall include any and all Design Guidelines issued in the Planning Board’s Rules and Regulations. It is highly recommended that this Guidebook be reviewed as a first step in understanding this By-Law. The CGOD User’s Guidebook may be part of or separate from the User’s Guidebook required to be promulgated pursuant to Section 10.1(B).

§ 10A.2 INTRODUCTION

A. PURPOSE & INTENT

The CGOD establishes Belmont’s primary entrance corridor along Concord Avenue. This district is intended to be the location for larger-scale Mixed-Use and Commercial development, including hospitality uses, and to serve as a visual anchor and signature gateway to Belmont Center.

The purpose of this district is to:

1. Support landmark architecture and prominent building forms at the Town’s edge.
2. Allow the greatest opportunity for vertical development and structured parking.
3. Provide an appropriate transition to adjacent neighborhoods and other Overlay Zoning Districts.
4. Encourage limited mixed-use programs that promote economic development while reinforcing Belmont’s identity.

B. APPLICABILITY

1. The Center Gateway Overlay District (CGOD) is established pursuant to the authority of G.L. c. 40A, and shall be deemed to overlay the parcels depicted on the Official Zoning Map, as amended.
2. The zoning rules applicable to the Base Zoning Districts shall be in effect except where the property owner elects to utilize the provisions of this Section 10A. Unless the property owner so elects, no provision of this Section 10A shall apply.

3. The owner of a parcel within the CGOD must choose to use either the Base Zoning provisions or the provisions of this Section 10A for that parcel.
4. Where a provision of this Section 10A states that zoning relief as to a specific dimensional, design, parking, or other narrow requirement “may” be permitted or allowed, but does not specify by whom or when, that zoning relief may be allowed by the Permitting Authority.
5. Unless otherwise stated below, the Planning Board shall be the Special Permit Granting Authority for any Special Permits required pursuant to a provision of this Section 10A, including a Special Permit for a Formula-Based Food Service Establishment, or for any Hotel Accessory Use requiring a Special Permit. If any applicable provision of the Base Zoning requires a Special Permit, the Special Permit Granting Authority for that Special Permit shall be the Special Permit Granting Authority established in the Base Zoning.
6. In the event of any conflict between the text of this Section 10A, a table, or an illustration or diagram, the text shall prevail over a table, illustration, or diagram, and a table shall prevail over an illustration or diagram.
7. The Planning Board shall be charged with administering this By-Law and may promulgate rules and regulations to implement its provisions, and shall promulgate rules and regulations as specifically set forth below.
8. No parcel may use the provisions of this Section 10A, and no Applications shall be received, reviewed, or granted, until November 1, 2026.

C. RELATIONSHIP TO BELMONT CENTER OVERLAY DISTRICT

1. Incorporation by Reference: except as expressly amended, supplemented, or superseded in this Section 10A, the following provisions of Section 10 shall apply to any project in the CGOD:
 - a. Section 10.2 B. 4
 - b. Section 10.5, General Standards;
 - c. Section 10.6, Streets and Public Open Spaces;
 - d. Section 10.7, Administration; and
 - e. Section 10.8, Definitions.

However, except where the context clearly requires otherwise, all references to “Section 10” therein shall be read as “Section 10A.”

2. Modifications: Where the provisions of the CGOD differ from an otherwise-applicable provision of the BCOD, the provisions of the CGOD shall govern.
3. Shared Guidance: for consistency of architectural quality, materials, and site planning, the BCOD Guidebook apply in the CGOD to the same extent as in the BCOD.

§ 10A.3 ESTABLISHMENT OF DISTRICT

A. ESTABLISHMENT OF CENTER GATEWAY OVERLAY DISTRICT (CGOD)

The Center Gateway Overlay District, shown as the Regulating Plan below, serves as the southeastern gateway to Belmont Center area, forming a vital connection between a concentration of public facilities and Leonard Street. This district is envisioned as a vibrant, walkable destination that supports a dynamic mix of uses, reinforces a sense of place, and promotes an active public realm. This district is designed to accommodate the highest intensity and diversity of development. The scale and height of Buildings in this district are compatible with

adjacent lower-scale neighborhoods due to natural and infrastructure buffers such as wide roads with a median, public spaces, and the rail line.

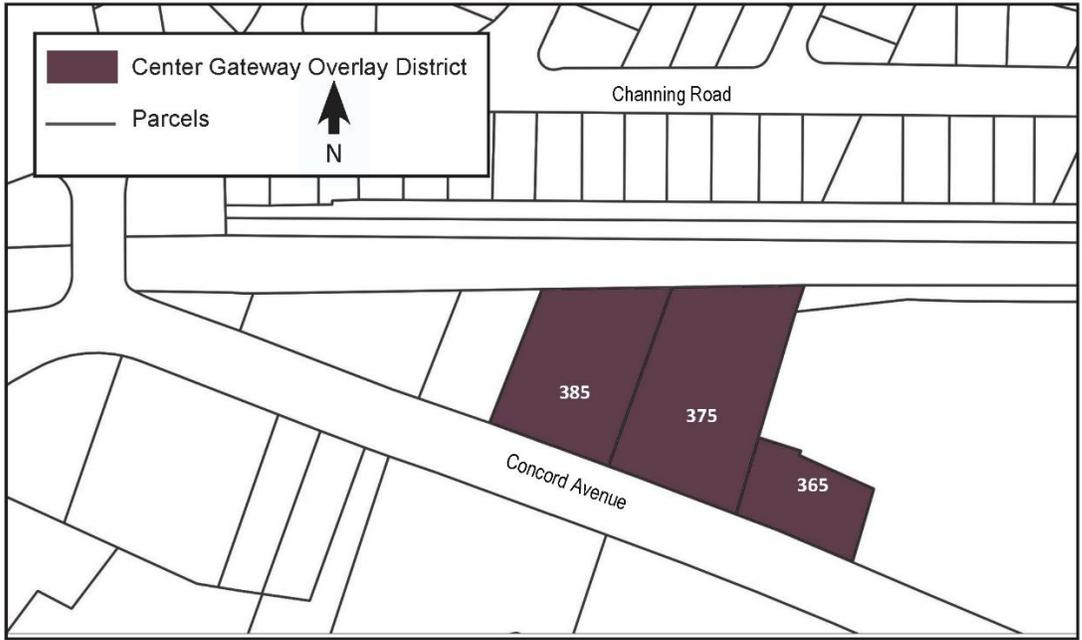


Figure 1 - Regulating Plan

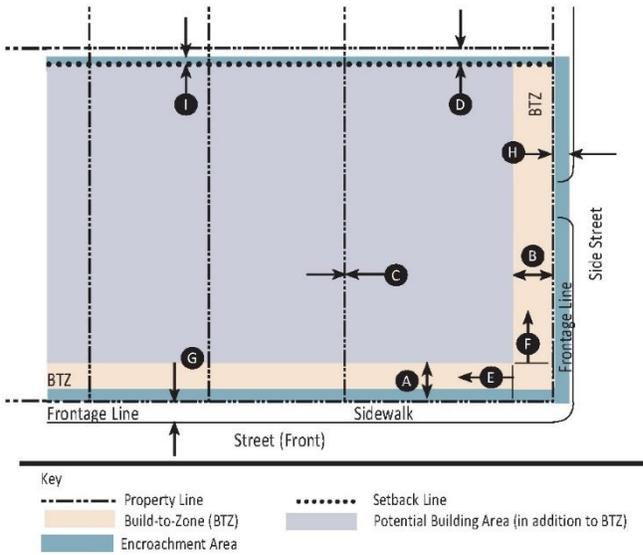
Buildings in this district are strongly encouraged to be redeveloped as a Hotel or other Commercial Uses. These uses are compatible with the overall district and support economic activity while maintaining a pedestrian-oriented streetscape. Buildings are to be situated along wide, shaded sidewalks that encourage walking and social interaction. Parking areas shall be screened from view, and shared parking is encouraged. A Parking Structure is recommended to maximize the buildable Footprint and support parking needs. The use of this Overlay District increases the Commercial square footage in the district by requiring a minimum of two floors of Commercial Use as defined in Section 10.8.



B. DISTRICT SUMMARY TABLE

Building Placement	
Setbacks	
Front Build-to-Zone or Setback	8' min. to 20' max.
Side Street Build-to-Zone	0' min. to 10' max.
Interior Side Property Line Setback	0' min'
Rear Setback	5' min.
Rear Setback abutting R District	15' min.
Side Setback abutting R district	10' min.
Frontage Buildout	
Frontage Buildout Front Street	80% min.
Frontage Buildout Side Street	50% min.
Permitted Encroachments by Appurtenances	
Encroachment into BTZ: Front	8' max.
Encroachment into BTZ: Side Street	6' max.
Encroachment into BTZ: Rear	3' max.
Residual Setback from Property Line: Front	3'
Residual Setback from Property Line: Side Street	3'
Residual Setback from Property Line: Rear	2'
Coverage	
Impervious Coverage (% maximum)	95%
Open Space (% minimum)	5%
Building Form	
Building Height	
Main Building Height	5 stories
	55.5'
Ground Story Height	13' min. and 15' max. floor-to-floor
Upper Floor(s) Story Height	8' min. clear 9.5' floor-to-floor
Half-Story Height	12' max. flat roof
Frontage Type	
Depth, Ground Floor Active Use	20' min.
Ground Floor Fenestration	60% min.
Allowed Frontage Types	Storefront covering 50% of the combined width of the primary and secondary facades
Parking Location (Distance from Property Line)	
Front Setback	20' min.
Side Street Setback	3' min.
Side Setback	0' min.
Rear Setback	5' min.

C. OVERLAY DISTRICT REQUIREMENTS



a. CGOD Building Placement

Setbacks		
Front Setback	8' min. to 20' max.	(A)
Side Street Setback	0' min. to 10' max.	(B)
Interior Side Property Line Setback	0' min.	(C)
Rear Setback	5' min.	(D)
Rear Setback Abutting R District	15' min.	(D)
Side Setback Abutting R District	10' min.	(D)

Frontage Buildout

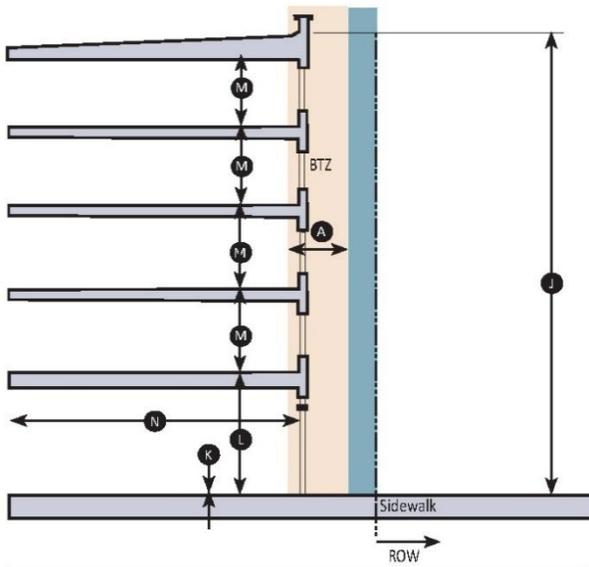
Building Façade Within Build-to Zone		
Front Street Frontage	80% min.	(E)
Side Street Frontage	50% min.	(F)

Permitted Encroachments

	Encroachment Into BTZ	Residual Setback from Property Line	
Front	8'	3'	(G)
Side Street	6'	3'	(H)
Rear	3'	2'	(I)

Coverage

Impervious Coverage (% max.)	95%
Open Space (% min.)	5%



b. CGOD Building Form

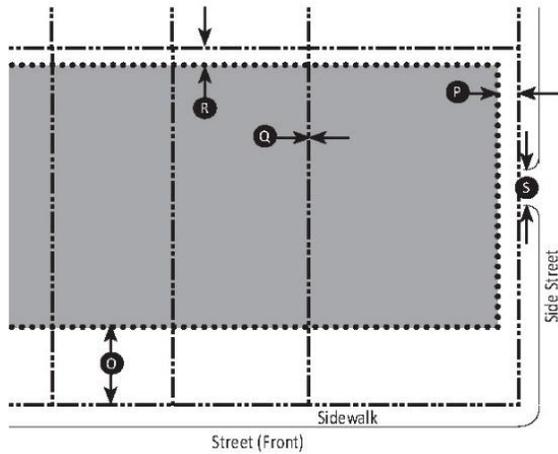
Height		
Main Building	5 Stories	(J)
	55.5' max.	(J)
Rear Accommodations Building Height within 35' of Lot Line Abutting R District	N/A	
Ground Story Height	13' min / 15' max.	(L)
Upper Floor Story Height	8' min clear 9.5' floor-to-floor	(M)
Half-Story Height	12' max. (flat)	

c. CGOD Frontage Type

Depth, Ground Floor Active Use	20' min.
Ground Floor Fenestration	60% min.
Allowed Frontage Types	Storefront, Gallery

d. CGOD Miscellaneous

All Buildings must have a Principal Entrance along the front Façade.



Key	
----- Property Line Setback Line
■ Parking Area	

e. CGOD Parking Location (Distance from Property Line)

Height		
Front Setback	20' min.	O
Side Street Setback	3' min.	P
Side Setback	0' min.	Q
Rear Setback	5' min.	R
Parking Curb Cut Width	15' max.	S

f. CGOD Parking District Requirements

- Parking shall be provided as established in §10.5 G of the Zoning By-Laws.
- Parking shall be located behind the front façade of buildings and accessed from Side Streets or through adjacent parking areas whenever possible.
- Streetscenes, Garden Walls, fences, or hedges are required along all un-built Street Rights-of-Way adjacent to parking.
- Shared driveways between adjacent lots are encouraged to reduce curb cuts.
- Shared parking areas, garages, and decks are encouraged to allow more active Frontages and reduce the number of surface parking areas

§ 10A.4 PERMITTED USES

The Use and Parking Requirements Table lists the various types of uses and identifies whether or not a Use is permitted By Right, By Special Permit, or as an Accessory Use using the codes below.

Allowed By-Right	Y (Yes)
Not Allowed	N (No)
Allowed By-Right as Accessory Only	A
Allowed By Special Permit as Accessory	A-SP

B. USE NOT LISTED:

Uses that are not listed are not allowed.

C. USE TABLE AND ASSOCIATED PARKING REQUIREMENTS

Table 10A-2 ♦ USE AND PARKING REQUIREMENTS TABLE		
RESIDENTIAL USES		Parking Requirements
Senior Active-Living Residential ¹	SP	0.3 / Unit
COMMERCIAL USE2		Parking Requirements
Bank (Financial Services)	A	1 per 600 s.f. GFA
Bar or Tavern	A	1 per 5 Seats
Business Incubator & Shared Workspaces	N	1 per 600 s.f. GFA
Business Services	Y	1 per 600 s.f. GFA
Car Sharing or Rental	A	N/A
Bicycle or Scooter Rental	A	N/A
Broadcast Media Studio	N	N/A
Car Charging Station	A	N/A
Craft Beverage Establishment	A	1 per 5 Seats
Food Service Establishment	Y	1 per 5 Seats
Food Service Establishment, Formula Based	A-SP	1 per 5 Seats

¹ Only as a component to a Mixed-Use Building with at least two floors of Commercial uses.

Hotel, Class 2 or 3	Y	0.5 per Guest Room + 0.25 spaces per employee ³
Hotel Guest Serving Accessory Use		Refer to Section 6.15, Hotels
Hotel Public Facing Accessory Use		Refer to Section 6.15, Hotels
Job Printing, Retail Scale	N	N/A
Health and Wellness Services	Y	1 per 600 s.f. GFA
Mixed-Use with Senior Active-Living Residential as Residential Component	SP	Based on Each Use
Office, General	Y	1 per 600 s.f. GFA
Open Air Business	A-SP	1 per 350 s.f. GFA
Parking Structure or Surface Parking Lot, Commercial	A	N/A
Personal Services	A	1 per 600 s.f. GFA
Place of Assembly, Amusement, or Exercise	Y	1 per 600 s.f. GFA
Retail Sales	Y	1 per 350 s.f. GFA
Rooftop dining, bar, or event space	A	1 per 5 Seats
CIVIC / INSTITUTIONAL USE		Parking Requirements
Arts Exhibition	A	1 per 550 s.f. GFA
Day Care Center	Y	1 per 600 s.f. GFA
Art Gallery or Museum	A	1 per 550 s.f. GFA
Religious & Educational Uses Protected by M.G.L. 40A, § 3	Y	1 per 550 s.f. GFA
School, Private, for Profit	SP	1 per 550 s.f. GFA
Arts Education	A	1 per 600 s.f. GFA
Theatre or Performance Space	A	1 per 3 fixed seats plus 1 per 36 s.f. of unseated GFA
OTHER USES		Parking Requirements
Brewery, Cidery, Winery, Meadery, Distillery (non-micro)	SP	1 per 5 Seats
Artisan Manufacturing or Assembly	SP	1 per 600 s.f. GFA
Research & Development or Laboratory	Y	1 per 1000 s.f. GFA

§ 10A.5 SUPPLEMENTAL DESIGN STANDARDS

A. BUILDING TYPES

1. Purpose

This Section sets forth the standards applicable to the development of each Building type within the CGOD. These standards supplement the Building Standards provided in Section 10.5 D. These standards are intended to ensure development that aligns with the purpose and intent of this Section.

2. Building Types Overview

- a. Table 10A-3 describes the Building types permitted in the GCOD.

Table 10A-3 – Building Types General

³ Guest and employee spaces may be shared if peak demand periods do not overlap.

Building Type & Description	
	<p>Mid-Rise. This Building type is a medium-to large-sized structure, 5–6 stories tall, built on a large lot that typically incorporates structured parking. It can be used to provide a vertical mix of uses with ground-floor Retail, or service uses and upper-floor service, or residential uses; or may be a single-use building, typically service or residential, where ground floor Retail is not appropriate. This type is a primary component of FB4 and FB5 districts providing high-density buildings.</p>
	<p>Liner Building. A Liner Building is a structure, often narrow and/or shallow, built to conceal or shield less appealing or functional elements of a Building or site, such as parking areas, service areas, or utility structures, while providing a more aesthetically pleasing Street Frontage. Essentially, it masks or conceals what is behind it.</p>

B. FRONTAGE TYPES

A Storefront Frontage is required for a minimum of 50% of the combined width of the frontage of any building in the CGOD. No Frontage type is required for the remainder of the frontage, but the Fenestration and other building composition requirements of Section 10.5 shall still apply.

C. PARKING

The provisions of Section 10.5.G shall apply to any project within the CGOD except that parking shall be provided for each Use in accordance with Section 10A.4, Table 10A-2, Parking Requirements, instead of Section 10.4, Table 4-1.

D. REVIEW AND APPROVAL

1. All development within the CGOD shall require Design and Site Plan Review, a Special Permit, or both as set out in this § 10A and § 7.
2. Applications for Design and Site Plan Review or Special Permits for a Hotel within the CGOD shall be subject to the procedural requirements of § 6.15.8 in addition to any other procedures required by this Section 10A.