

**Lexington Zoning By-Law Changes 2009 - 2010**

**Here are the recent changes which create greater vibrancy and flexibility in our commercial zones:**

<b>District</b>	<b>Approximate Areas</b>	<b>Change</b>
<b>CB</b>	1620- 1853 Massachusetts Ave, Meriam, Muzzey, 11-73 Waltham Street	The uses of artisan work, advertising, laundry, private postal, lawn & garden equipment, indoor athletic and exercise facilities, restaurant and take out food service all allowed as-of-right. Caterer and office behind store fronts is allowed by a special permit application.
		Projecting signs are allowed as-of-right although signs must be submitted to the discretionary approval of the Historic District Commission.
<b>CRO</b>	Forbes Road, Hayden Avenue, 128- 281 Spring Street, Wood Street	Sale of convenience goods, restaurants and take out food service were added to the uses. Fast-food is allowed by special permit application.
<b>CN</b>	311-313,384,433 Marrett St., 162, 171,172, 177, Bedford St.	Take out food service was allowed as a use and fast food service is permitted by special permit application.
<b>CRS</b>	32 - 76 Bedford Street, 324 Marrett Rd., 396-407, 1060 Waltham St., 394, 397,421 Lowell, 311-334 Woburn Street, 7-211, 329-351 Mass. Ave (east)	Restaurant and take-out food service are allowed as-of-right and Takeout foodservice is allowed with special permit application.
<b>CS</b>	242 Bedford St , 3 Fletcher Ave., 286 Lincoln St., 424 -430 Marrett St., 675 Lowell St., 153 North St., 10 Woburn St.	Catering establishments were added as an allowed use.
<b>CM</b>	Hartwell Avenue, Hartwell Place, Maguire Road, Westview Street	Numerous uses were added to this area to allow for service retail and personal services: Restaurant, fast food, take out food service, caterer, beauty salons, laundry, tailor, dressmaker, shoe repair, convenience retail, bank, credit union, retail food, hotel, motel, indoor athletic and exercise facilities
		Removed the Special permit requirement for the National Flood Insurance District.
		Signs, on a lot, are allowed as-of-right if under 50 square feet in area and 5 feet in height
		Dimensional changes were made to allow floor area ratio of .35 and to create a front yard setback of 25 feet, side and rear yard of 25 feet and a maximum height of 65 feet. All dimensional requirements, except for front yard setback, may be waived by a special permit application to the Planning Board.
		A Transportation Management Overlay District was created which establishes an alternative to the traffic special permit. The TMOD requires businesses to create a transportation management plan and pay a mitigation fee in place of the special permit requirement.
		A 60 day Site Plan Review process by the Planning Board was added for exterior changes which increase the building by 500 square feet but where the building is under .35 FAR.
<b>CLO</b>	420-482 Bedford Street	TMOD in place which establishes an alternative to the traffic special permit and requires businesses to create a transportation management plan and pay a mitigation fee in place of the special permit requirement.