Article 38
Governmental-Civic Use District

TMMA Information Session
10 March 2016

Current Zoning Districts

Residential

RO RS RT RD

Commercial

CB CN CS CRS CM CD CRO

Proposed Zoning Districts

Residential

RO RS RT RD

Commercial

CB CN CS CRS CM CD CRO

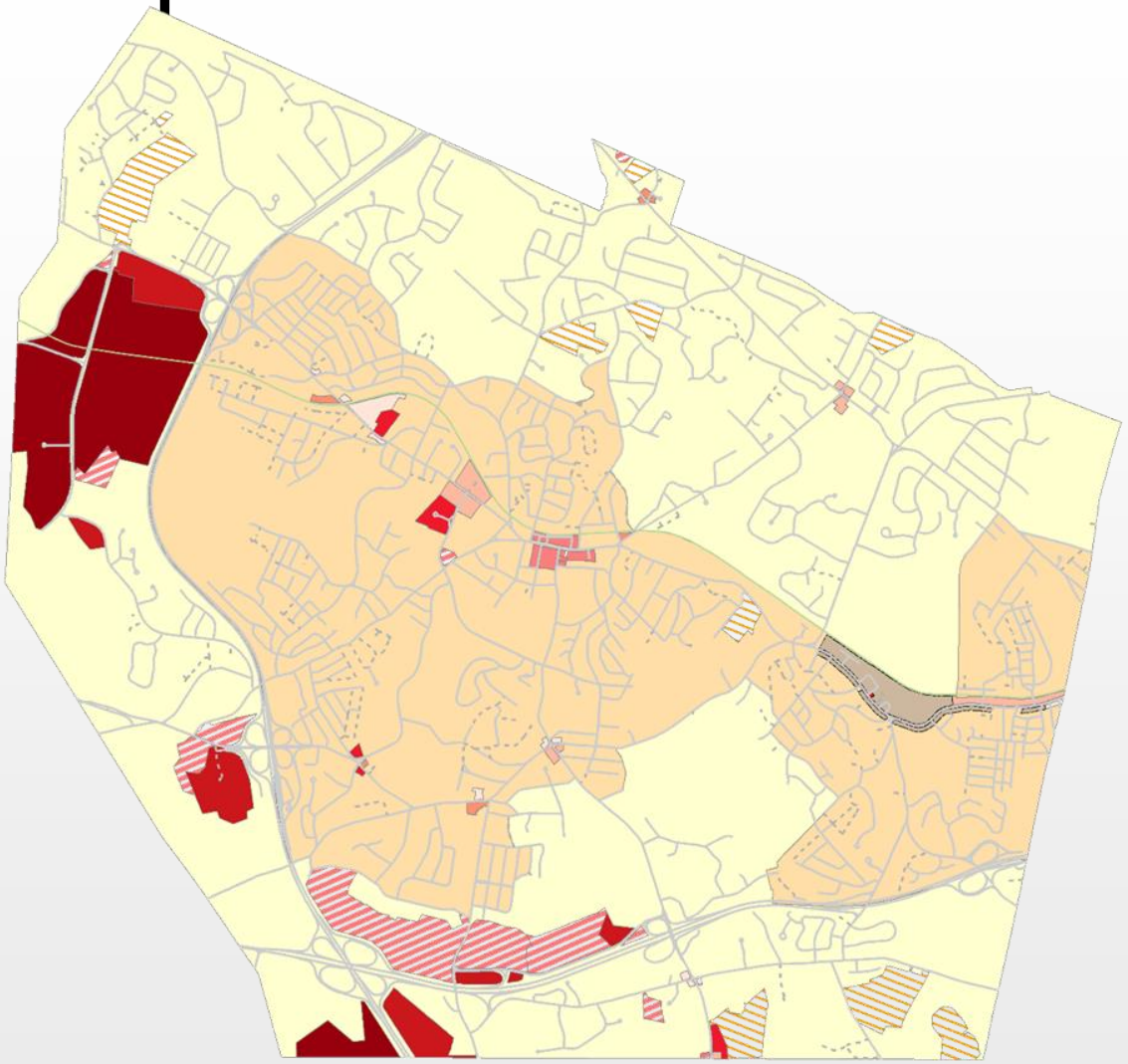
Governmental-Civic

GC

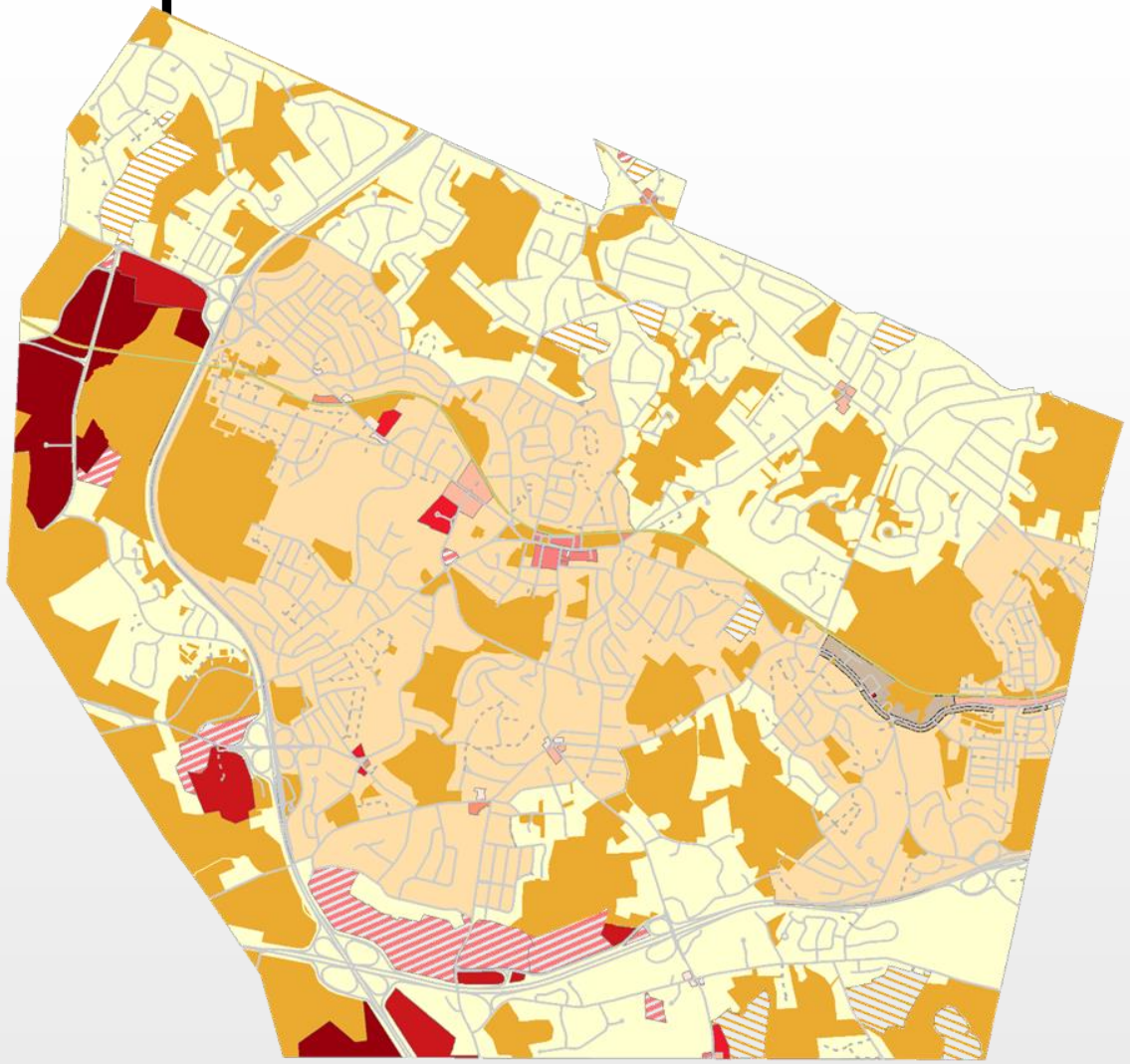
Governmental-Civic Use District

- Zoning map should reflect the Lexington we want
- Land in public use is not residential or commercial

Zoning Map



Zoning Map with GC District



Excluded Parcels

- Housing
- Most tax title
- Planned development districts
- Remnants and rights of way
- Anticipated changes in use
  - Fire Department headquarters
  - Potential housing sites

Permitted Uses

Permitted

- Municipal
- Institutional
- Agricultural

Not permitted

- Residential
- Most commercial

Special permits granted by Planning Board

Limited Commercial Uses

		GC	RO	RS
H.	**PERSONAL, BUSINESS, OR GENERAL SERVICE USES**			
H.1.014	School not exempt by statute	**Y**	N	N
H.1.014.1	Instruction in music or the arts, not to exceed 3,500 square feet of floor space per establishment	**Y**	N	N
Other	Other commercial uses permitted town-wide	**SP**	SP	SP
L.	**MOTOR VEHICLE RELATED SALES AND SERVICE USES**			
L.1.07	Automobile parking lot where the parking spaces do not serve a principal use on the same lot and where no sales or service takes place	**SP**	N	N
O.	**UTILITY, COMMUNICATIONS, AND TRANSPORTATION USES**			
O.1.10	Ground mounted solar energy systems	**Y**	N	N
P.	**OPEN AIR, SEASONAL AND SPECIAL EVENTS**			
P.1.01	Flea market	**Y**	N	N
P.1.02	Seasonal sale of Christmas trees and wreaths	**Y**	SP	SP

Landscape Transition Areas

	Adjacent District												
District In Which Lot is Located	GC	RO	RS	RT	RD	CN	CRS	CS	CB	CLO	CRO	CM	Street Line
GC	-	**20**	**20**	**20**	**20**	-	-	-	-	-	-	-	-
RO	-	25*	25*	25*	10*	15	15	20	-	20	20	20	-
RS	-	25*	25*	25*	10*	15	15	20	15	20	-	-	-
RT	-	25*	25*	25*	10*	10	10	-	-	10	-	-	-
RD	-	20*	20*	20*	20*	20	20	20	20	20	20	20	25
CN	-	20	20	20	20	-	10	15	-	20	-	-	10
CRS	-	20	20	20	20	10	-	15	-	10	-	-	10
CS	-	20	20	20	20	15	15	-	-	15	-	-	20
CB	-	-	20	-	20	-	-	-	-	-	-	-	-
CLO	-	50	50	50	50	10	10	10	-	-	-	-	10
CRO	-	50	-	-	50	-	-	-	-	-	-	-	50
CM	-	50	-	-	50	-	-	-	-	-	-	-	25
***No requirement for an individual dwelling**													

Dimensional Controls

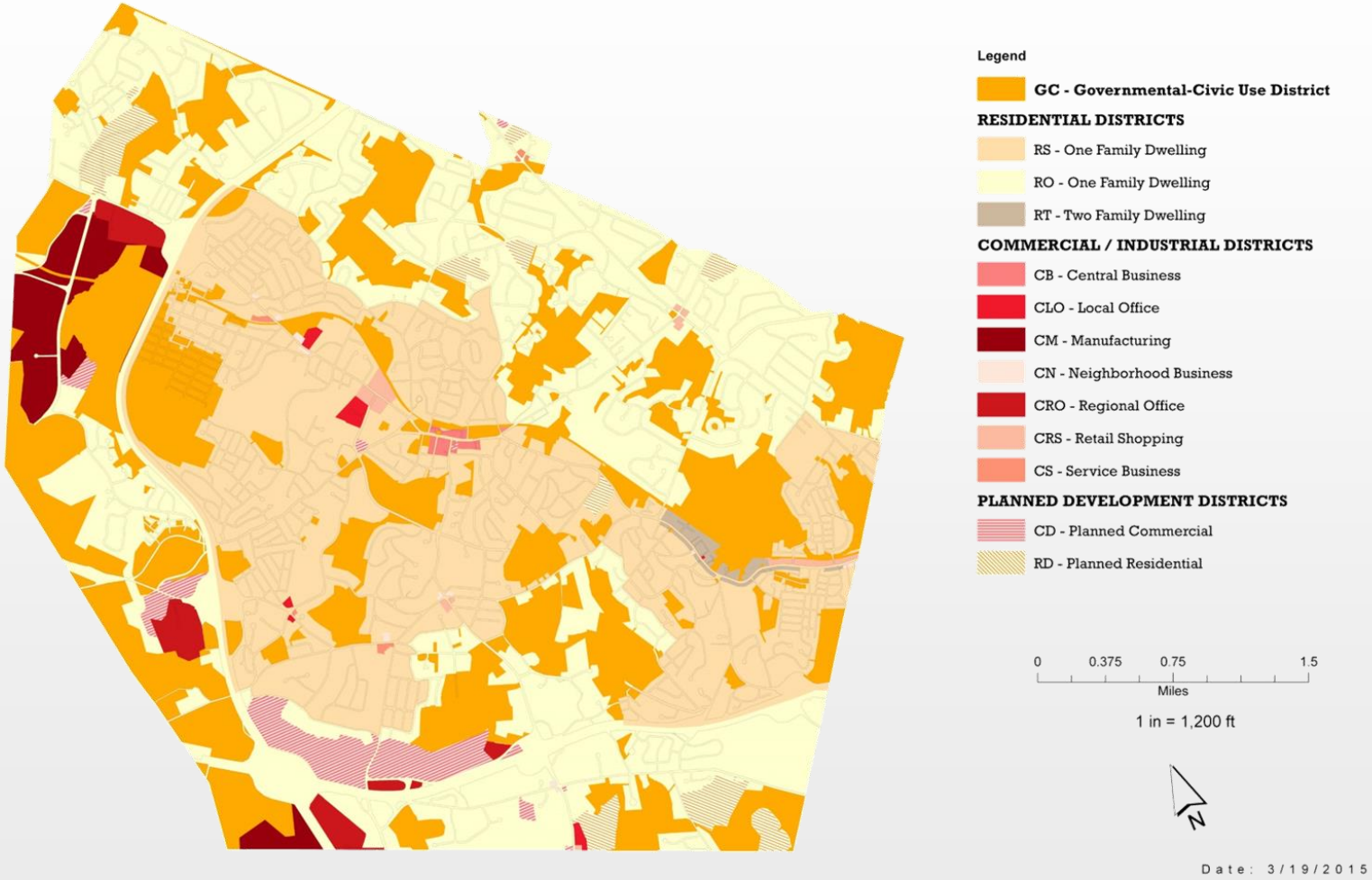
4.4 TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS

	Zoning Districts									
	GC	**RO**	**RS & RT**	**CN**	**CRS**	**CS**	**CB**	**CLO**	**CRO**	**CM**
Minimum lot area	**NR**	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC	3 AC
Minimum lot frontage in feet	**NR**	150	125	125	125	125	20	175	300	200
Minimum front yard in feet (a), (b), (h)	**NR**	30	30	30	30	30	NR (c)	50	100	25
Minimum side yard in feet	**NR**	15 (d)	15 (d)	20	20	15	NR	30	50	25 (f)
Minimum rear yard in feet	**NR**	15 (d)	15 (d)	20	20	20	10	30	50	25 (f)
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	**NR**	15	15	30	30	30	30	50	100	100 (f)
Maximum floor area ratio (FAR)	**NR**	NR (g)	NR (g)	0.20	0.20	0.20	2.0	0.25	0.15	0.35 (f)
Maximum site coverage	**NR**	15% (e)	15% (e)	20%	25%	25%	NR	20%	25%	NR
Institutional buildings, maximum height:										
In stories:	**2.5 (f)**	2.5	2.5	3	3	3	2	3	3	NR
In feet:	**40 (f)**	40	40	45	45	45	30	45	45	65 (f)
Other buildings, maximum height:										
In stories:	**2.5 (f)**	2.5	2.5	1	2	2	2	2	3	NR
In feet:	**40 (f)**	40	40	15	25	25	25	30	45	65 (f)

Practical Effects

- **No effect on existing or anticipated uses in GC district**
- **No effect on neighboring properties**
- **Additional protection against undesirable future changes in use**

Questions


Legend
GC - Governmental-Civic Use District
RESIDENTIAL DISTRICTS
RS - One Family Dwelling
RO - One Family Dwelling
RT - Two Family Dwelling
COMMERCIAL / INDUSTRIAL DISTRICTS
CB - Central Business
CLO - Local Office
CM - Manufacturing
CN - Neighborhood Business
CRO - Regional Office
CRS - Retail Shopping
CS - Service Business
PLANNED DEVELOPMENT DISTRICTS
CD - Planned Commercial
RD - Planned Residential
0
0.375
0.75
1.5
Miles
1 in = 1,200 ft
N
Date: 3/19/2015