

ARTICLE xx

**AMEND ZONING BY-LAW
BANKING & REAL ESTATE USES IN THE CB DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw to require special permits for banking and credit unions (Line H.1.05 in the Table of Uses) and real estate sales or rentals (Line H.1.04) service uses in the CB District and repeal the moratorium, set to expire on July 31, 2016, on banks in center storefronts, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would delete the sections of the bylaw related to the banking moratorium established by the 2015 Annual Town Meeting while proposing a special permit from the Zoning Board of Appeals to establish, move, or expand banking and real estate service businesses in center storefronts in the CB District.

3.1.6 Banks and Credit Unions and Real Estate Sales or Rentals in CB District Storefronts.

1. Purpose. Lexington Center is a place in which housing, shops, work places, schools, open space and civic facilities intimately co-exist to create a strong identifiable sense of place. The Town desires to protect its vibrant Center Business District and create a supportive environment for a variety of uses, spread throughout the center.
2. Special Permit Review Criteria. In addition to the criteria detailed in 135-9.4.2, the SPGA must also use the specific criteria, listed below, when considering a request for a special permit for banking and real estate uses in the Center Business District:
 - a) Limiting the concentration of banking and real estate uses within the Center Business District.
 - b) Encouraging hours of operation throughout the day, evening and weekends.
 - c) Compatibility of any proposed construction with the existing architectural and aesthetic character of the Center Business District.
 - d) Encouraging a diverse retail base within the Center Business District.

Table 1 (selected rows and columns):

H. PERSONAL, BUSINESS, OR GENERAL SERVICE USES	
H.1.04 Real estate sales or rental (see section 3.1.6 for CB special permit rules)	SP
H.1.05 Bank or Credit Union (see section 3.1.6 for CB special permit rules)	SP
* Not permitted in a center storefront through July 31, 2016 (see section 3.1.6)	

5.1.4 Table of Parking Requirements. (Selected lines)

Insert new lines in the parking table for real estate and banking and credit union services.

Retail Business	
Bank or credit union, without drive-up window with drive-up window	2.84 per 1,000 SF 4.00 per 1,000 SF
Real estate sales or rental	3.00 per 1,000 SF