

**ARTICLE XX**

**AMEND ZONING BYLAW-  
CIVIC USE DISTRICT**

To see if the Town will vote to amend the Zoning Bylaw and Zoning Map by defining a new district or districts, including establishing allowed uses, dimensional standards and transition and screening requirements and amend the Zoning Map by rezoning parcels owned by governmental bodies held for public use into the new district, or act in any other manner in relation thereto.

MOTION: That the Zoning Bylaw and the Zoning Map, Chapter 135 of the Code of the Town of Lexington, be amended as follows:

1. That Bylaw Section 2.2 be amended to include the new district and renumber the subsequent sections accordingly:  
2.2.1 Governmental/Civic Use Districts  
GC Governmental/Civic Use
2. That Bylaw Section 3.1, the Table of Uses, be amended to include the proposed district (see Appendix A).
3. That Bylaw Section 4.4, the Schedule of Dimensional Controls, be amended to include the proposed district (see Appendix B).
4. That Bylaw Section 5.1.10.3 be amended to permit access across the GC district to any other district so that the section now reads:  
No private way or driveway may be built through a district in which the use served by the private way or driveway is not permitted except that access through a GC district to any other district is permitted
5. That Bylaw Section 5.1.11, Minimum Yards for Parking, be amended to include the new district, as summarized below:

<b>District</b>	<b>Residential District Line (ft.)</b>	<b>Street Line (ft.)</b>	<b>All Other Lot Lines (ft.)</b>	<b>Wall of a Principal Building (ft.)</b>
GC	0	25	5	5

6. That Bylaw Section 5.3.5, the required depth or width (in feet) of transition areas, be amended to include the new district as summarized below:

District In Which Lot is Located	Adjacent District												Street Line
	GC	RO	RS	RT	RD	CN	CRS	CS	CB	CLO	CRO	CM	
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

7. That Bylaw Section 9.4.1 be amended to make the ~~Planning Board~~ **Board of Selectmen** the special permit granting authority (SPGA) for special permits in the GC District so that sections 9.4.1.1 reads:
1. The Planning Board shall serve as the SPGA for:
    - a. *All special permits in the GC District*
    - b. All special permits pursuant to § 6.9, Special Permit Residential Developments.
    - b. When an activity or use requires both site plan review and one or more special permits, except for a wireless communication facility or as provided below.
8. That the Zoning Map be amended by rezoning to the GC District the parcels listed in a document titled “List of Parcels to be rezoned to GC District” dated **March xx, 2016** on file with the Planning Department.







**Table 1: Permitted Uses and Development Standards**

		<b>GC</b>	<b>RO</b>	<b>RS</b>	<b>RT</b>	<b>CN</b>	<b>CRS</b>	<b>CS</b>	<b>CB</b>	<b>CLO</b>	<b>CRO</b>	<b>CM</b>
<b>D.</b>	<b>TEMPORARY USES</b>											
D.1.01	Temporary dwelling to replace a permanent dwelling on the same lot during reconstruction	<b>N</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.02	Temporary building or trailer incidental to the construction of a building or land development	<b>Y</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.03	Temporary structures and uses not otherwise permitted in the district, provided the Building Commissioner finds that the proposed structure or use is compatible with the neighborhood	<b>Y</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
D.1.04	Temporary structures and uses not otherwise permitted in the district, provided the proposed structure or use is compatible with the neighborhood	<b>Y</b>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
<b>E.</b>	<b>OPERATING STANDARDS - THE FOLLOWING OPERATING STANDARDS APPLY TO ALL USES IN SECTIONS G TO P, INCLUSIVE, OF THIS TABLE IN ADDITION TO ANY STANDARDS SET FORTH THEREIN</b>											
E.1.01	Operations, in part or in whole, conducted outdoors during operating hours	<b>Y</b>	SP	SP	SP	SP	Y	Y	SP	SP	SP	Y
E.1.02	Storage of equipment and products outdoors during non-operating hours	<b>Y</b>	N	N	N	N	Y	Y	Y	N	SP	SP

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<b>F.</b>	<b>DEVELOPMENT STANDARDS - THE FOLLOWING DEVELOPMENT STANDARDS APPLY TO ALL USES IN SECTIONS G TO P, INCLUSIVE, OF THIS TABLE IN ADDITION TO ANY STANDARDS SET FORTH THEREIN</b>											
F.1.01	Uses and structures with less than 10,000 square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	<b>Y</b>	Y	Y	Y	Y	Y	Y	Y	Y	Y	R
F.1.02	Uses and structures with 10,000 or more square feet of gross floor area including the area of any existing structures but not including any floor area devoted to off-street parking, on a lot	<b>R</b>	R	R	R	R	R	R	R	R	R	R
<b>G.</b>	<b>COMMERCIAL OFFICE USES</b>											
<b>G.1.0</b>	<b>AS A PRINCIPAL USE</b>											
G.1.01	Medical, dental, psychiatric office, but not a clinic	<b>N</b>	N	N	N	Y	Y	N	Y	Y	Y	Y
G.1.02	Medical, dental, psychiatric office, but not a clinic, with related laboratory	<b>N</b>	N	N	N	N	Y	N	Y	Y	Y	Y
G.1.03	Business or professional office	<b>N</b>	N	N	N	N	Y	N	Y	Y	Y	Y
<b>G.2.0</b>	<b>DEVELOPMENT STANDARDS FOR OFFICE USES</b>											
G.2.01	Office located on street floor level *Not permitted in a center storefront.	<b>N</b>	N	N	N	Y	N	N	SP*	Y	Y	Y

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G.2.02	Office located on any floor other than street floor level *Permitted in a basement	<b>N</b>	N	N	N	N*	Y	N	Y	Y	Y	Y
G.2.03	Office space of all companies in a building occupies a total of more than 50% of the floor area in a building	<b>N</b>	N	N	N	N	N	N	Y	Y	Y	Y
G.2.04	Offices in which one company has more than 1,000 square feet of floor area but not more than 2,500 square feet of floor area in a building	<b>N</b>	N	N	N	N	Y	N	Y	Y	Y	Y
G.2.05	Building used for offices without limit as to the amount of floor area one company may occupy or the percentage of floor area occupied by offices	<b>N</b>	N	N	N	N	N	N	N	N	Y	Y
<b>H.</b>	<b>PERSONAL, BUSINESS, OR GENERAL SERVICE USES</b>											
H.1.0	<b>AS A PRINCIPAL USE</b>											
H.1.01	Beauty parlor, barber shop	<b>N</b>	N	N	N	Y	Y	Y	Y	Y	N	Y
H.1.02	Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning	<b>N</b>	N	N	N	Y	Y	Y	Y	N	N	Y
H.1.03	Tailor, dressmaker, shoe repair	<b>N</b>	N	N	N	Y	Y	Y	Y	N	N	Y
H.1.04	Real estate sales or rental	<b>N</b>	N	N	N	Y	Y	N	Y	Y	Y	Y
H.1.05	Bank or Credit Union	<b>N</b>	N	N	N	N	Y	N	Y	Y	Y	Y

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H.1.06	Bank or Credit Union with drive-up window or auto-oriented branch bank	N	N	N	N	N	SP	N	N	N	SP	Y
H.1.07	Automatic teller machine	N	N	N	N	SP	Y	Y	Y	Y	Y	Y
H.1.08	Travel agency, insurance agency, ticket agency	N	N	N	N	N	Y	N	Y	Y	Y	Y
H.1.09	Photographic services including commercial photography	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
H.1.010	Repair of household appliances, small tools or equipment, rental of equipment or tools for use in a home	N	N	N	N	Y	Y	Y	Y	N	N	N
H.1.011	Funeral parlor	N	N	N	N	N	N	Y	N	Y	N	N
H.1.012	Photocopying, reproduction services but not commercial printing	N	N	N	N	Y	Y	Y	Y	Y	Y	Y
H.1.013	Medical clinic for outpatient services	N	N	N	N	N	Y	N	Y	Y	Y	Y
H.1.014	School not exempt by statute	Y	N	N	N	N	Y	Y	Y	Y	Y	Y
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	SP	SP	Y	Y	Y	Y	Y	Y
H.1.015	Commercial printing, publishing	N	N	N	N	N	N	Y	Y	Y	N	Y
H.1.016	Newspaper distribution agency	N	N	N	N	N	N	Y	N	Y	N	Y
H.1.017	Office of veterinarian	N	N	N	N	N	N	Y	N	N	N	N

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H.1.018	Kennel, boarding of household pets	<b>N</b>	N	N	N	N	N	Y	N	N	N	N
H.1.019	Pet grooming service provided that it shall be conducted entirely within the principal building and no pets shall be boarded overnight	<b>N</b>	N	N	N	N	Y	Y	Y	N	N	N
H.1.020	Private postal service	<b>N</b>	N	N	N	N	Y	Y	N	Y	Y	Y
H.1.021	Recycling collection store	<b>N</b>	N	N	N	N	N	SP	N	N	N	N
H.1.022	Museum, art gallery, private library	<b>SP</b>	SP	SP	SP	Y	Y	N	Y	Y	Y	N
H.1.023	Nonprofit community service center or charitable organization	<b>SP</b>	SP	SP	SP	Y	Y	N	Y	Y	Y	Y
H.1.024	Private, nonprofit club or lodge of social, fraternal, veterans, professional or political association; union hall; not including a recreational club	<b>SP</b>	SP	SP	SP	Y	Y	N	Y	Y	Y	Y
H.2.0	<b>DEVELOPMENT STANDARDS FOR PERSONAL, BUSINESS, OR GENERAL SERVICE USES</b>											
H.2.01	Services with more than 1,500 square feet of floor space per establishment	<b>Y</b>	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
H.2.02	Services with more than 3,500 square feet of floor space per establishment	<b>Y</b>	Y	Y	Y	N	Y	Y	Y	Y	Y	Y

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<b>I.</b>	<b>SALES OR RENTAL OF GOODS AND EQUIPMENT</b>											
I.1.0	AS PRINCIPAL USE											
I.1.01	Convenience goods often bought on a daily basis such as food, candy, newspapers, tobacco products	<b>N</b>	N	N	N	Y	Y	Y	Y	Y	Y	Y
I.1.02	General merchandise, department store	<b>N</b>	N	N	N	N	Y	N	Y	N	N	N
I.1.03	Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service	<b>N</b>	N	N	N	Y	Y	N	Y	N	N	SP
I.1.04	Package liquor store, with no consumption of beverages on the premises	<b>N</b>	N	N	N	N	SP	N	Y	N	N	N
I.1.05	Apparel, fabrics and accessories	<b>N</b>	N	N	N	Y	Y	N	Y	N	N	N
I.1.06	Furniture, home furnishings, home appliances and equipment, carpets	<b>N</b>	N	N	N	N	Y	N	Y	N	N	N
I.1.07	Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand	<b>N</b>	N	N	N	Y	Y	N	Y	N	N	Y
I.1.08	Hardware, paint, wallpaper	<b>N</b>	N	N	N	Y	Y	Y	Y	N	N	N
I.1.09	Building materials	<b>N</b>	N	N	N	N	Y	Y	Y	N	N	N

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I.1.010	Lawn and garden supplies and equipment	N	N	N	N	N	Y	Y	Y	N	N	N
I.1.011	Sale or rental of equipment and supplies, such as office furniture, to other businesses	N	N	N	N	N	Y	Y	N	N	N	Y
I.1.012	Artisan work	N	N	N	N	N	N	N	Y	N	N	N
I.1.013	Medical Marijuana Distribution Center	N	N	N	N	N	N	N	N	N	N	Y
<b>I.2.0</b>	<b>DEVELOPMENT STANDARDS FOR SALES OR RENTAL OF GOODS AND EQUIPMENT</b>											
I.2.01	Stores with more than 2,000 square feet of floor area per establishment	N	N	N	N	N	Y	Y	Y	N	N	SP
I.2.02	Sales or rental conducted in part outdoors with permanent display of products during non-operating hours	N	N	N	N	N	Y	Y	Y	N	N	SP
<b>J.</b>	<b>EATING AND DRINKING; TRANSIENT ACCOMMODATIONS</b>											
J.1.0	<b>AS A PRINCIPAL USE</b>											
J.1.01	Restaurant	N	N	N	N	N	Y	N	Y	N	Y	Y
J.1.02	Fast-food service	N	N	N	N	SP	SP	N	SP	N	SP	Y
J.1.03	Takeout food service (* Requires a special permit for service between the hours of 11PM and 7 AM)	N	N	N	N	Y*	Y*	SP	Y*	N	Y*	Y*
J.1.04	Caterer or other establishment preparing meals for groups of people (* Only in conjunction with a substantial retail food business)	N	N	N	N	N	N	Y	SP*	N	N	Y

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J.1.05	Drive-in or drive-through food service	N	N	N	N	N	N	N	N	N	N	N
J.1.06	Hotel, motel	N	N	N	N	N	N	N	SP	N	SP	Y
<b>K. COMMERCIAL RECREATION, AMUSEMENT, ENTERTAINMENT</b>												
<b>K.1.0 AS A PRINCIPAL USE</b>												
K.1.01	Movie theater (indoor)	N	N	N	N	N	N	N	Y	N	N	N
K.1.02	Indoor athletic and exercise facilities, weight reduction salon	N	N	N	N	N	SP	Y	Y	N	N	Y
K.1.03	Recreational facilities such as golf course, tennis or swimming club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
K.1.04	Private nonprofit recreational facility such as golf course, tennis or swimming club	SP	SP	SP	SP	Y	Y	Y	Y	Y	Y	Y
<b>L. MOTOR VEHICLE RELATED SALES AND SERVICE USES</b>												
<b>L.1.0 AS A PRINCIPAL USE</b>												
L.1.01	Motor vehicle sales or rental; includes automobiles, trucks, campers, vans, recreational vehicles, boats, or trailers	N	N	N	N	N	SP	SP	N	N	N	SP
L.1.02	Service station, sale of fuel and other motor oil products and accessories such as batteries, tires	N	N	N	N	N	SP	SP	N	N	N	N
L.1.03	Sales and installation of automotive parts such as tires, mufflers, brakes and motor vehicle accessories	N	N	N	N	N	N	SP	N	N	N	N

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L.1.04	Motor vehicle maintenance and minor repairs limited to engine tune-up, lubrication and installation of replacement parts, adjustment or replacement of brakes or tires, washing and polishing, but not including engine overhaul, body work or painting	<b>N</b>	N	N	N	N	SP	SP	N	N	N	SP
L.1.05	Substantial motor vehicle repair including engine overhaul, body work and painting	<b>N</b>	N	N	N	N	N	SP	N	N	N	N
L.1.06	Car wash conducted entirely within a building	<b>N</b>	N	N	N	N	N	SP	N	N	N	N
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	<b>SP</b>	N	N	N	N	N	SP	SP	N	SP	SP
L.1.08	Storage of automobiles or trucks	<b>N</b>	N	N	N	N	N	SP	N	N	N	N
<b>M.</b>	<b>CONSTRUCTION, STORAGE, DISTRIBUTION AND INDUSTRIAL USES</b>											
M.1.0	<b>AS A PRINCIPAL USE</b>											
M.1.01	Bakery	<b>N</b>	N	N	N	N	N	Y	N	N	N	N
M.1.02	Industrial services such as machine shop, welding	<b>N</b>	N	N	N	N	N	SP	N	N	N	Y
M.1.03	Commercial mover, associated storage facilities	<b>N</b>	N	N	N	N	N	SP	N	N	N	Y



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<b>O. UTILITY, COMMUNICATIONS, AND TRANSPORTATION USES</b>												
<b>O.1.0 AS A PRINCIPAL USE</b>												
O.1.01	Radio, television studio, but without transmitting or receiving towers	N	N	N	N	N	Y	Y	N	N	Y	Y
O.1.02	Transmitting or receiving tower or antenna for commercial activities other than those which are used exclusively for wireless communication facilities	N	N	N	N	N	N	N	N	N	N	Y
O.1.03	Commercial ambulance service	N	N	N	N	N	N	SP	N	N	N	N
O.1.04	Taxicab garage, parking area	N	N	N	N	N	N	SP	N	N	N	N
O.1.05	Bus garage or storage facility	N	N	N	N	N	N	SP	N	N	N	Y
O.1.06	Parking maintenance facilities for commercial vehicles	N	N	N	N	N	N	SP	N	N	N	Y
O.1.07	Landing place for helicopters not including storage or maintenance facilities	N	N	N	N	N	N	N	N	N	SP	SP
O.1.08	Wireless communication facility *Yes if concealed as per § 6.4.4	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*	SP*
O.1.09	Essential services	Y	Y	Y	Y	SP	Y	Y	Y	Y	Y	Y
O.1.10	Ground mounted solar energy systems	Y	N	N	N	N	N	N	N	N	N	R
<b>P. OPEN AIR, SEASONAL AND SPECIAL EVENTS</b>												
<b>P.1.0 AS A PRINCIPAL USE</b>												
P.1.01	Flea market	Y	N	N	N	N	N	SP	N	N	N	N



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Q.1.05	Processing, storage and limited manufacturing of goods and materials related solely to research, experimental and testing activities	<b>N</b>	N	N	N	N	N	N	N	N	Y	Y
Q.1.06	Light manufacturing	<b>N</b>	N	N	N	N	N	N	N	N	SP	Y
Q.1.07	Outdoor storage of inoperable or unregistered motor vehicles	<b>SP</b>	N	N	N	N	N	SP	N	N	N	N

**APPENDIX B**

<b>4.4 TABLE 2, SCHEDULE OF DIMENSIONAL CONTROLS</b>										
	<b>Zoning Districts</b>									
	<b>GC</b>	<b>RO</b>	<b>RS &amp; RT</b>	<b>CN</b>	<b>CRS</b>	<b>CS</b>	<b>CB</b>	<b>CLO</b>	<b>CRO</b>	<b>CM</b>
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)

As used in the Schedule of Dimensional Controls, symbol “NR” means no requirements, “AC” means acres, “SF” means square feet, and “feet” means linear feet.

- a. Where lawfully adopted building lines require yards in excess of these requirements, the building line shall govern.
- b. The minimum front yard for any other street, which is not the frontage street (see definition), shall be  $\frac{2}{3}$  of that required for the frontage street. In the case of nonresidential uses located in the RO, RS, or RT Districts (see Table 1) or for uses located in the CM District, the minimum front yard facing all streets shall be the same as that for the frontage street.
- c. Except ten-foot yard on Muzzey Street, Raymond Street, Vine Brook Road and Wallis Court for lots abutting these streets.
- d. For institutional uses (see Table 1) the minimum setback for a building shall be the greater of 25 feet or a distance equal to the height of the building as defined in § 4.3. For other nonresidential uses (see Table 1), increase the required side yard to 20 ft. plus one ft. for every  $\frac{1}{2}$  acre (or fraction thereof) over  $\frac{1}{2}$  acre lot area.
- e. Applicable only to uses permitted by special permit.
- f. This limit may be waived by special permit.
- g. For institutional uses (see Table 1), the maximum floor area ratio shall be 0.25.
- h. Along the southwesterly side of Bedford Street between the Northern Circumferential Highway (Route 128) and Hartwell Avenue there shall be a front yard of 233 feet measured from the base line of Bedford Street as shown on the Commonwealth of Massachusetts layout 4689, date June 3, 1958, and shown as auxiliary base line “F on the State Highway Alteration layout 5016, dated August 30, 1960.