

ARTICLE 41

**AMEND ZONING BY-LAW
RESIDENTIAL GROSS FLOOR AREA**

To see if the Town will vote to amend the Zoning Bylaw to limit the gross floor area of one-family and two-family dwellings, or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

DESCRIPTION: This article would limit the size of new houses or additions in relation to their lot size.

MOTION

- 1. Insert new sub-section to Section 4.0, Dimensional Controls, to set a maximum gross floor area standard for residential uses, as depicted below:

4.4 RESIDENTIAL GROSS FLOOR AREA.

4.4.1 Purpose. Lexington seeks to have a socially and economically diverse community, both over the whole of the community and within its neighborhoods. In support of that fundamental social goal, a basic housing goal is to provide housing opportunities supportive of the population diversity we seek. The Town encourages small- and medium-sized housing stock, in the interest of providing diverse housing sizes throughout the Town. This Section 4.4 limits the size of houses in proportion to their lot size to the degree that sets a balance among the purpose of this Section with other stakeholder interests. This Section seeks to regulate the massing of houses, which have impacts on owners of abutting properties and on the streetscape, landscape, and the character of the neighborhood and Town.

4.4.2 Maximum Allowable Residential Gross Floor Area Table. The total gross floor area of all buildings on a lot containing a one-family or two-family dwelling may not exceed the amount listed in the table below based on the area of the lot.

<u>Lot Area (in square feet)</u>	<u>Maximum Gross Floor Area</u>
<u>0 – 5,000</u>	<u>0.8 * Area</u>
<u>5,000 – 7,500</u>	<u>4,000 + 0.55 * (Area – 5,000)</u>
<u>7,500 – 10,000</u>	<u>5,375 + 0.23 * (Area – 7,500)</u>
<u>10,000 – 15,000</u>	<u>5,950 + 0.2 * (Area – 10,000)</u>
<u>15,000 – 30,000</u>	<u>6,950 + 0.16 * (Area – 15,000)</u>
<u>More than 30,000</u>	<u>9,350 + 0.16 * (Area – 30,000)</u>

4.4.3 Special Permit – Pursuant to § 9.4, the SPGA may grant a special permit for a structure to exceed the maximum gross floor area otherwise allowed by § 4.4 provided that the SPGA finds that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent

and purpose of this Bylaw including Town policy documents that define Housing Goals. In addition to the criteria in § 9.4.2, the SPGA shall find that:

- a. The project design addresses specific neighborhood and Town concerns;
- b. The proposed structure is compatible with the scale of the neighborhood;
- c. The massing of the project does not adversely impact the solar access of adjoining lots; and
- d. Noise generated by fixed plant equipment such as, but not limited to, air conditioners, pumps, fans, and furnaces does not impact adjoining lots.

2. To ensure consistency with the introduction of a residential GFA standard:

- a. Update § 135-4.4.1, Schedule of Dimensional Controls (Table 2), by changing the label for the seventh line from “Maximum Floor Area Ratio (FAR)” to “Maximum Nonresidential Floor Area Ratio.”; and
- b. Update the gross floor area standards for Special Permit Residential Developments (§ 135-6.9.6), as detailed below:
 1. Site sensitive developments. ~~Gross floor area of the dwellings in a SSD is not regulated.~~ The total gross floor area (GFA) in a SSD may not exceed the sum of the gross floor area that would be permitted on each of the lots shown on the proof plan under § 135-4.4 of this bylaw.
 2. Balanced housing developments. ~~The total gross floor area (GFA) of all structures in a BHD shall be less than the number of lots shown on the proof plan multiplied by 7,200 square feet.~~ may not exceed the sum of the individual lot maximums established on the proof plan under § 135-4.4 of this bylaw.
 3. Public benefit developments. ~~The total gross floor area (GFA) of all structures in a PBD shall be less than the number of lots shown on the proof plan multiplied by 8,640 square feet~~ is calculated in the same manner as a BHD but increased by 20% (i.e., multiplied by 1.2).