



Welcome!
Please Sign In!

Tonight's Agenda:

Welcome

Amendments to Zoning Bylaw:

1. Definitions Changes
2. Two-Family Homes



Welcome!

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Definition Changes Zoning Bylaw

The purpose of this article is to address issues identified during the implementation of the Gross Floor Area requirements adopted under Article 41 of the 2016 Annual Town Meeting.

Given the attention to floor area the development process now requires, it is now evident that a number of definitions must be clarified, revised, updated, or deleted to better reflect the intent of last year's article.

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2. Two-Family Homes



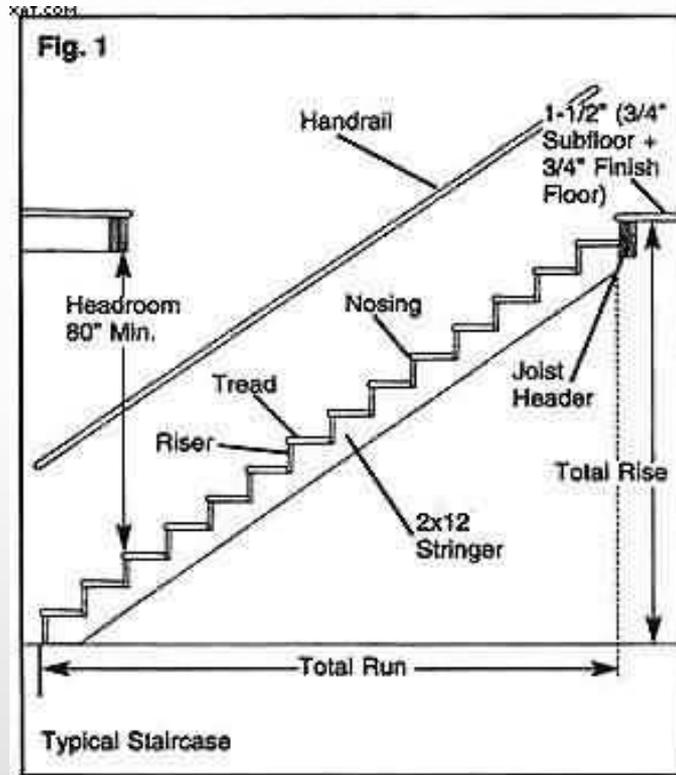
Definition Changes Zoning Bylaw



- Attic
- Basement
- Cellar
(DELETE)
- Crawl Space
- Gross Floor
Area
- Story
- Half-Story



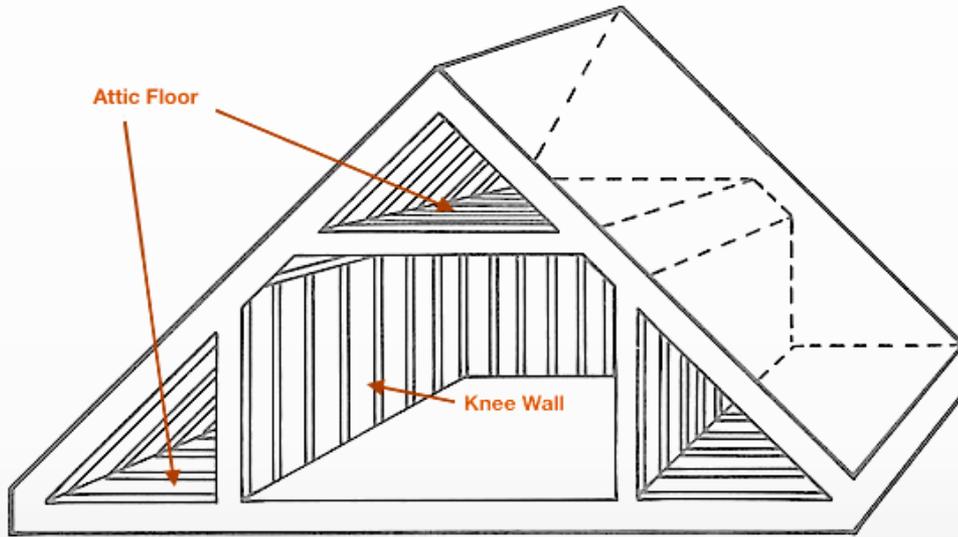
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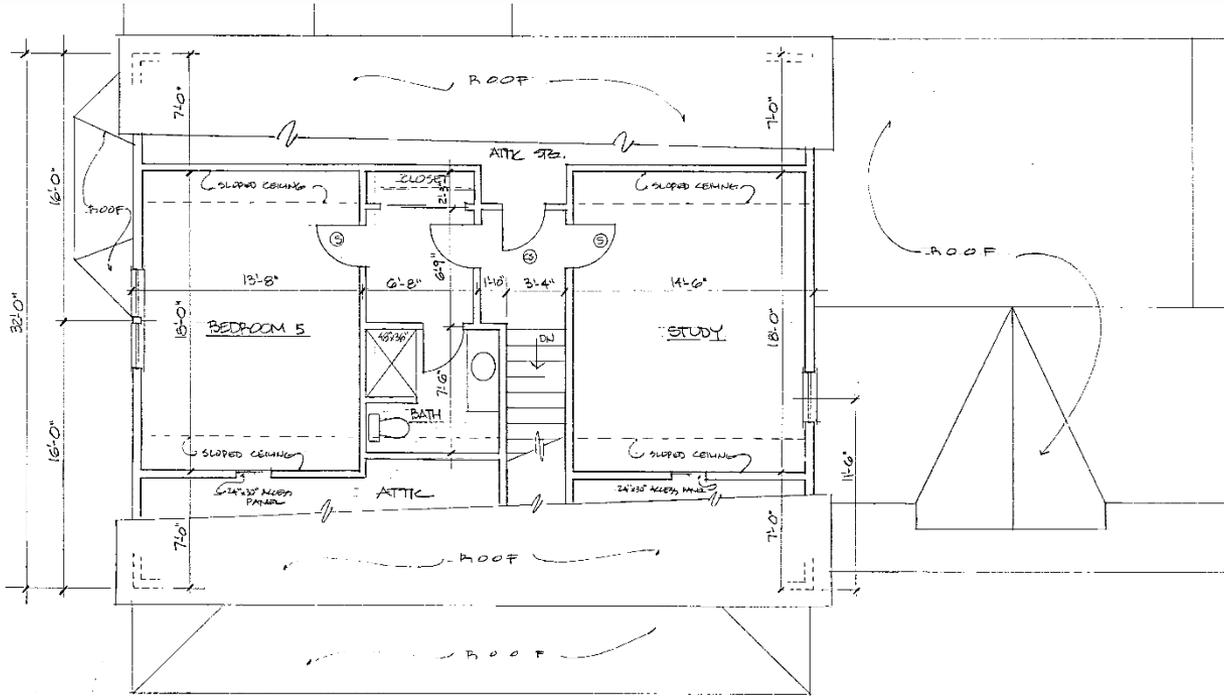
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Revise Definitions

Thank you!

*Questions and
comments?*



Listening Session Comments May 20, 2015

1 Town Character

- Losing economic diversity; gave Town character
- Kids don't recognize their street
- Views are obliterated

2 Zoning

- Balanced Housing doesn't work
- Need more restrictive zoning
- Need FAR, height restrictions

3 Diversity of Housing

- Few options for Seniors to downsize
- "Average" houses being torn down
- Need more affordable housing

4 Trees

- Trees soften urbanization
- Trees are sustainable
- Neighbors should be notified

5 Policy

- Housing should be more sustainable
- Need to be mindful of impact on Town budget
- Maintain public access to open space





Understanding Trends

Conclusions:

- Teardowns are impacting neighborhoods across Town and the trend is accelerating.
- Abutters are impacted by loss of views, loss of tree canopy and loss of sunlight, and loss of privacy.
- Housing in Lexington is getting significantly bigger and more expensive. Housing options are becoming fewer. Lexington's population is becoming stratified by age and income.
- *The trajectory of residential redevelopment in Lexington is not creating "The Lexington We Want."*



Town Vision Statements

Comprehensive Plan: The Lexington We Want, 2002

Goals addressing residential redevelopment:

Land Use:

- Create housing to support the social and economic diversity of Lexington.
- Protect and promote the character and beauty of the community.

Natural and Cultural Resources:

- Reduce encroachment on natural resources
- Address pollution and other natural resource concerns
- Celebrate the Town's place in National History
- Strengthen zoning incentives and controls and further refine demolition controls to better protect and preserve neighborhood character, topographic features and archeological resources.

Housing:

- Consider provisions to control the adverse effects of out-of-scale houses, where appropriate.
- Broaden opportunities for producing housing...that is relatively affordable and that is likely to serve other diversity concerns, such as serving small households.
- Protect existing housing that is important for the maintenance of diversity.
- Assure that new development doesn't indirectly exacerbate the housing problem.



Town Vision Statements

The Lexington 20/20 Vision Statement of Goals, 2003

Goals addressing residential redevelopment:

THEME I: Promote and Strengthen Community Character

- Design and promote community gathering places and events.
- Develop criteria and mechanisms for preserving the physical character of residential neighborhoods.
- Provide increased housing options to promote diversity of income and age.
- Create strong incentives to maintain and expand affordable housing.



Town Vision Statements

Lexington Housing Production Plan, 2014

Goals:

- Maintain Lexington's Subsidized Housing Inventory above 10% through 2020 and beyond.
- Provide more housing options for Lexington's low-income households earning less than 80% of area median income.
- Provide housing options for Lexington middle-income households earning 80% to 120% of area median income.
- Provide housing options tailored to the needs of seniors and those with disabilities.
- Plan affordable housing to incorporate sustainable building practices and to support Lexington's economic goals
- Coordinate Lexington's affordable housing development with regional housing strategies.



Residential Policy Article Goals

1 Preserve Lexington's Town Character and Unique Neighborhoods

Steward Lexington's unique role in American history, protect its New England regional character and scale, and preserve its unique neighborhoods.



2 Reduce the Adverse Impacts of Redevelopment

Recalibrate our zoning to reduce the adverse impacts of redevelopment on abutters and neighborhoods including loss of views, tree canopy, sunlight, and privacy.

3 Encourage a Diversity of Housing Types

Provide increased housing options to promote diversity of income and age. Create strong incentives to maintain and expand affordable housing.



Two-Family Homes Zoning Bylaw



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2. **Two-Family Homes**



Two-Family Homes Zoning Bylaw



12,084 Housing Units in Lexington (2014)

- 10,236 Single-Family Units (85%)
- 319 Two-Family Units (3%)
- 1,529 Multi-family Units or Apartments (12%)

Source: Lexington Housing Production Plan, 2014

RT Zoning District:

Permits two-family homes only in a small district along Mass. Ave. near Arlington and in Special Permit Residential Developments.



Two-Family Homes Zoning Bylaw

Ethical Imperative to Create Housing Opportunities

“Why the New Research on Mobility Matters: An Economist’s View”
Justin Wolfers, May 4, 2015, *New York Times*.

“Good neighborhoods nurture success.”

“...neighborhoods — their schools, community, neighbors, local amenities, economic opportunities and social norms — are a critical factor shaping your children’s outcomes.”





Two-Family Homes Zoning Bylaw

Objectives:

1. Increase the number of smaller homes and increase options for ownership.
2. Enable Two-Family all across Town by Special Permit.
3. Encourage designated Senior Housing.
4. Encourage designated Affordable Housing.
5. Prevent any adverse impacts to neighborhood character.
6. Encourage sustainable development.
7. **Regulate the number each year to ensure Town infrastructure can absorb additional units without adverse impacts.**





Two-Family Homes Zoning Bylaw



Proposal:

1. Require GFA for Two-Family Homes ranging from 1,250 SF per unit to 2,725 per unit.
2. Restrict one unit to Affordable or to Senior Housing.
3. Include Special Permit Criteria that require the appearance of a single-family dwelling. Scale, design, height, proportions to be sited and constructed in a manner that is consistent with the scale of the neighborhood.
4. Require shared walls/ floors for energy conservation.
5. Regulate the number each year to ensure Town infrastructure can absorb additional units without adverse impacts.



Two-Family Homes Zoning Bylaw

What should the maximum Gross Floor Area of Two-Family Homes be?

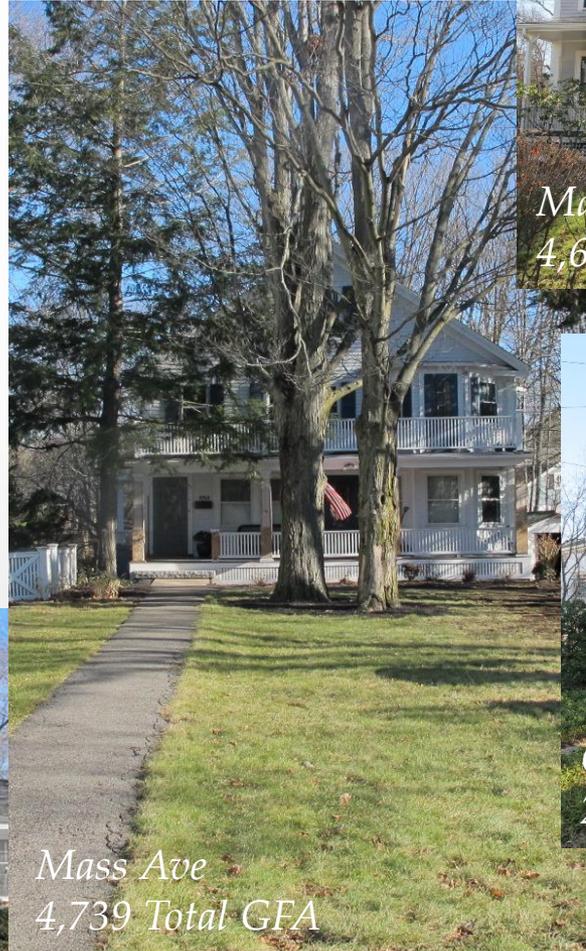
Lot Area (in square feet)	Existing Single-Family Max. GFA (in square feet)	Option A: Two-Family Max. GFA: 80% of Existing Single-Family Max. GFA (in square feet)	Option B: Two-Family Max. GFA: Permit Specific Unit Sizes (in square feet)
0 – 5,000	$0.8 * \text{Lot Area}$	$(0.8 * \text{Lot Area}) * 0.8$	Not allowed
5,000 – 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$	3,200 (1,600 per unit)	2,500 (1,250 per unit)
7,500 – 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$	4,300 (2,150 per unit)	3,900 (1,950 per unit)
10,000 – 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$	4,760 (2,380 per unit)	4,450 (2,225 per unit)
15,000 – 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$	5,560 (2,780 per unit)	5,450 (2,725 per unit)
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$	7,480 (3,740 per unit)	5,450 (2,725 per unit) maximum size



Two-Family Homes Zoning Bylaw



*Sheridan Street
3,279 Total GFA*



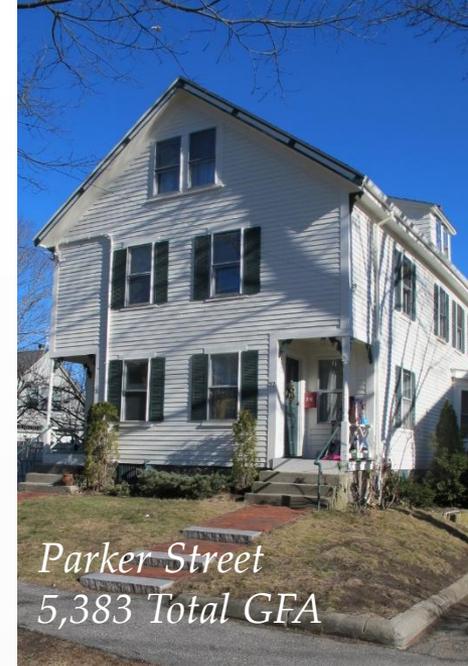
*Mass Ave
4,739 Total GFA*



*Mass Ave
4,660 Total GFA*



*Grant Street
2,960 Total GFA*



*Parker Street
5,383 Total GFA*



*Plainfield Street
7,928 Total GFA*



*Vine Street
2,727 Total GFA*



Two-Family Homes

PROPOSED MOTION

1. Amend Table 1, line A.1.02, as follows:

		RO	RS	RT	CN	CRS	CS	CB	CLO	CRO	CM
A.	RESIDENTIAL USES										
A.1.0	PRINCIPAL RESIDENTIAL USES										
A.1.01	One-family dwelling	Y	Y	Y	Y	N	N	N	N	N	N
A.1.02	Two-family dwelling	N	N								
	<u>(*) see § 6.10</u>	<u>SP</u>	<u>SP</u>	Y	Y	N	N	N	N	N	N
		*	*								
		—	—								

2. Amend Table 2, footnote (e) to read:

e. Applicable only to non-residential uses permitted by special permit.

3 Insert a new section, Section 6.10 of the Zoning Bylaw, Two-Family Homes in the RO and RS Districts, as follows:

6.10 Two-Family Homes in the RO and RS Districts

6.10.1 Purpose. The purpose of this section authorizing two-family dwellings in the RO and RS Districts is to:

- a. Increase the number of small dwelling units available in the Town;
- b. Increase the range of choice of housing accommodations;
- c. Encourage greater diversity of population with particular attention on affordable housing and senior citizens;
- d. Encourage a more economic and energy-efficient use of the Town's housing supply;
- e. Maintain the appearance and character of the Town's one-family neighborhoods.



Two-Family Homes

Applicability, Special Permit Granting Authority, Performance Standards

6.10.2 Applicability. This section applies to properties in the RO or RS District.

6.10.3 SPGA. The Special Permit Granting Authority for Two-Family Homes in the RO and RS Districts is the Planning Board.

6.10.4 Performance Standards. In addition to the dimensional controls of the RO or RS District, the following performance standards apply:

1. One unit on the property must be restricted as either senior housing or designated as an affordable unit (and be eligible for inclusion on the Commonwealth's Subsidized Housing Inventory).
2. Gross Floor Area. The maximum gross floor area allowed by this section is not to exceed the amount listed in the table below:

Lot Area (in square feet)	Two-Family Max. Gross Floor Area (in square feet)
0 – 5,000	Not allowed
5,000 – 7,500	2,500 (1,250 per unit)
7,500 – 10,000	3,900 (1,950 per unit)
10,000 – 15,000	4,450 (2,225 per unit)
15,000 – 30,000	5,450 (2,725 per unit)
More than 30,000	5,450 (2,725 per unit)

Unit size does not have to be identical within a dwelling, however the minimum unit size shall be 1,250 SF.



Two-Family Homes

Performance Standards, continued

3. There may not be more than one principal structure on a lot. Accessory units authorized under 6.7 of this Bylaw are prohibited in properties granted a special permit for a two-family home.
4. The principal structure must maintain the appearance of a single-family dwelling. Scale, design, height, and proportions should all be consistent with the other single-family homes in the area.
5. Driveways are to be shared. One curb cut maximum per lot is permitted.
6. To maximize living space and pervious surface, garages are discouraged. The total number of covered parking spaces (in a garage, a structure, a carport, or similar) may not exceed two. Detached garages must be shared. Garage doors may not face the street.
7. Utilities (outdoor mechanical equipment not including walkway lighting) are not allowed in the front of the structure (between the structure and the adjacent way) or in the setbacks, and may not be visible from the adjacent way or ways. Exterior lighting shall be minimized and only as needed to accomplish safety and shall be installed to minimize the impact on neighboring properties. Noise generated by fixed plant equipment such as air conditioners, pumps, fans, and furnaces shall not impact abutters.
8. Trees. Utilities, driveways and curb cuts will be located to preserve existing trees and their rooting zones (including street trees and trees on private property).
9. Siting of the dwelling will not impact the solar access of adjoining lots.
10. Regrading will be minimal and will be in keeping with the general appearance of the neighboring developed areas.



Two-Family Homes

Special Permit Criteria

6.10.5 Special Permit Criteria. In addition to the standards above and the standards of § 9.4, the SPGA may grant a special permit for a two-family dwelling in the RO and RS Districts provided that the SPGA finds that:

1. The project design furthers the Town's housing goals and the purpose listed in § 6.10.1;
2. The proposed dwelling is compatible with the scale of the neighborhood, with special attention given to the location of driveways, garages, and fences and meets the performance standards listed in § 6.10.4.



Two-Family Homes

Thank you!

*Questions and
comments?*





Thank you for your input!

Contact us at planning@lexingtonma.gov

*Mark your calendars! More Public Hearings
are scheduled for February.....*

