



# Housing in Lexington

Special Permit Residential Development Ad-hoc Committee  
June 1, 2021

# Zoning Bylaws vs. Regulations

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## Zoning Bylaws

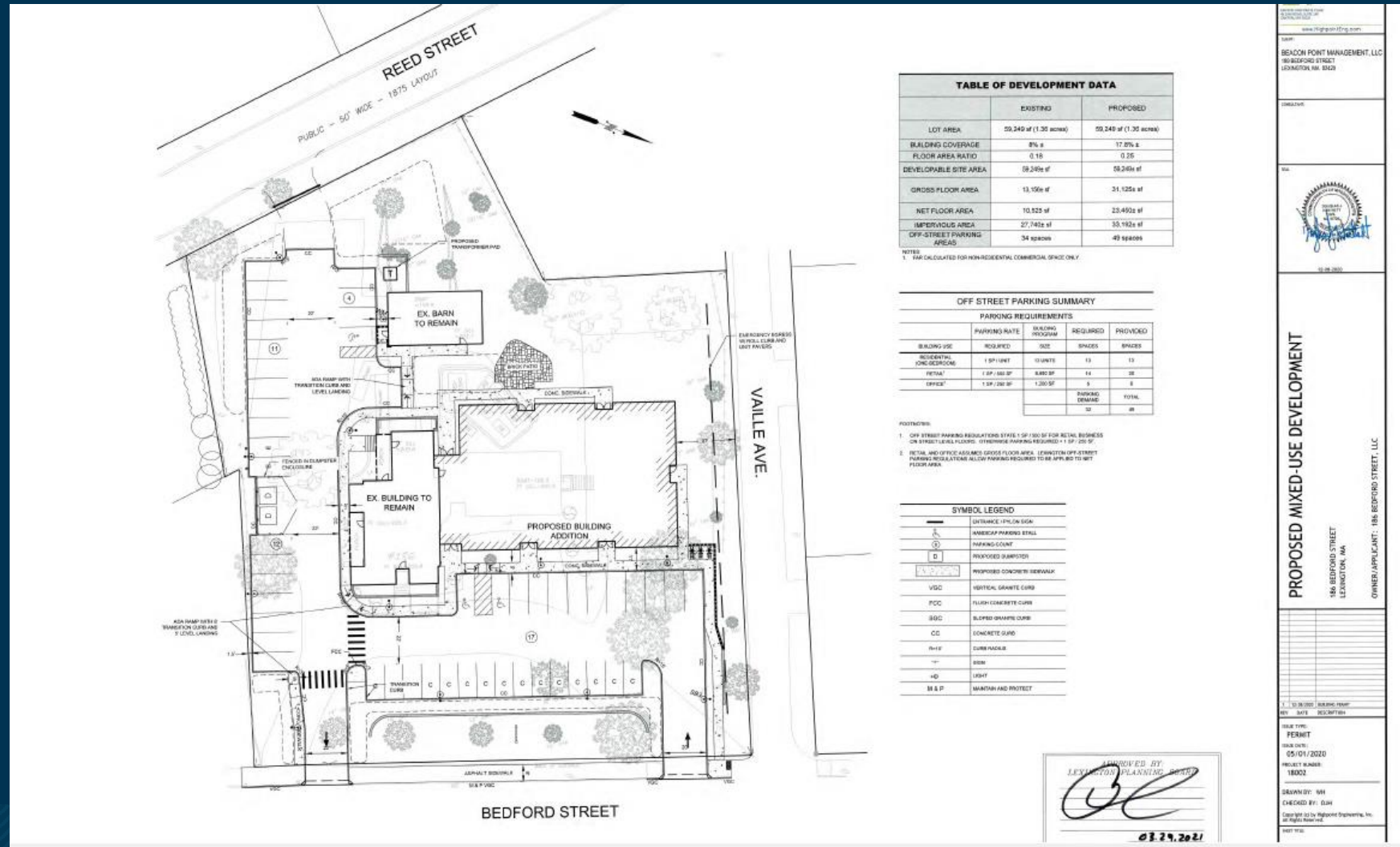
- Authority - MGL Chapter 40A
- Amendments - MGL Chapter 40A, Section 5
- Timeline – 6 months, plus
- Scope – Bulk, height, mass, site layout, site circulation, off-street parking, public safety, infrastructure
- Wording – must and shall

## Zoning Regulations

- Authority - Planning Board
- Amendments – Open Meeting
- Timeline – 1 week, plus
- Scope – submittal requirements, guidance and details, specifics about the project
- Wording – should, may, aspire

# Zoning Bylaws

- Dimensional
- Circulation
- Site Layout
- Orientation
- Infrastructure



# Regulations

- Details
- Architecture
- Infill features
- Images

## 3. Building Scale

### Guiding Principles

Scale in architecture is a measure of the relative size of a building or building component in relation to its surroundings. The guidelines as they relate to the building's scale are intended to ensure buildings fit into the existing character of the CB and reflect community preferences. In addition, the guidelines consider the market realities to allow for financially feasible projects.

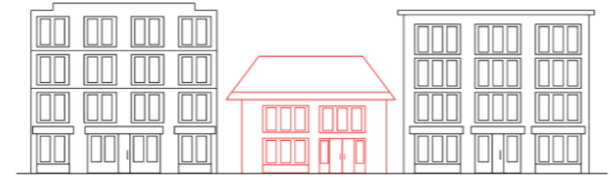
The perceived scale of any proposed building is a function of:

- » The overall size of the proposed building relative to existing building sizes.
- » The visual relationship of the new building's facade elements relative to the visual relationship of building facade elements of surrounding, existing buildings.

While height is one consideration, buildings need not be a uniform height to be properly scaled. Other components of a building's facade could be in harmony to achieve a consistent scale. For example, because a strong linear retail frontage is critical to activating the CB, specified ground level ceiling heights are provided that are conducive to retail uses.



**Appropriate infill.** Although the height differs, the scale of the new building (red) is in harmony with the existing buildings. In particular, the ground floor facade modules, the rhythm of windows, and the proportion are consistent across the buildings.



**Inappropriate infill.** This infill building (red) is out of scale with the existing buildings. The height and massing are drastically different, as are the side setbacks, first floor height, and rhythm of windows.

