

**AMEND ZONING BYLAW AND MAP  
HARTWELL AVENUE AREA**

To see if the Town will vote to amend the Zoning Bylaw and Zoning Map to alter and supplement dimensional and other standards for the CM district to permit additional development; rezone lots not used for residential purposes near Hartwell Avenue and southwest of Bedford Street into the CM or GC districts; or act in any other manner in relation thereto.

*(Inserted by Charles Hornig and 9 or more registered voters)*

**Commented [CH1]:** Limited so that the owners of Drummer Boy Condominiums are not "parties in interest" for these changes.

**DESCRIPTION:**

The changes proposed under this article would allow additional desirable commercial development along Hartwell Avenue and Bedford Street through the following changes:

- Consolidate the existing CSX (commercial service expanded), CD-3 (planned commercial development), and CRO (regional office) districts into the existing CM (manufacturing) district to provide consistent development standards across the area;
- Move various lots already dedicated to open space or utility use into the GC (government-civic) district; and
- Replace many of the fixed dimensional standards for buildings and lots in the CM district with more carefully tailored design standards.

**PROPOSED MOTION:**

To amend the Zoning Bylaw and Zoning Map of the Town of Lexington as follows:

- A. Amend § 135-4.0 Table 2, Schedule of Dimensional Controls, columns CRO and CM, as follows, where ~~struck through~~ text is to be removed and underlined text is to be added:

**Table 2**

|   | <b>CRO</b> | <b>CM</b>       | <b>CM</b>           |
|---|------------|-----------------|---------------------|
| Minimum lot area  | 5 AC(f)    | <del>3 AC</del> | <u>20,000 SF(f)</u> |
| Minimum lot frontage in feet  | 300(f)     | 200             | <u>50(f)</u>        |
| Minimum front yard in feet (a), (b), <del>(h)</del>   | 100(f)     | 25              | <u>NR</u>           |
| Minimum side yard in feet   | 50(f)      | 25(f)           | <u>15(f)</u>        |
| Minimum rear yard in feet   | 50(f)      | 25(f)           | <u>15(f)</u>        |
| Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet | 100(f)     | 400(f)          | <u>50(f)</u>        |
| Maximum nonresidential floor area ratio (FAR)   | 0.15(f)    | 0.35(f)         | <u>NR</u>           |
| Maximum site coverage   | NR         | NR              | NR                  |
| Public and institutional buildings, maximum height:   |            |                 |                     |
| In stories:   | NR         | NR              | NR                  |
| In feet:  | 45(f)      | 65(f)           | <u>115(f)</u>       |
| Other buildings, maximum height:  |            |                 |                     |
| In stories:   | NR         | NR              | NR                  |
| In feet:  | 45(f)      | 65(f)           | <u>115(f)</u>       |

**Commented [CH2]:** Make 7 Hartwell Avenue and 476 Bedford Street comply. Allow flexibility around ownership.

**Commented [CH3]:** Make 7 and 110 Hartwell Avenue comply. Allow adequate access while maximizing flexibility.

**Commented [CH4]:** Replace existing 233-foot setback with the design standard in 7.4.3.

**Commented [CH5]:** Support an active streetscape with structures adjacent to the sidewalk, as recommended by our consultant.

**Commented [CH7]:** Make 110 Hartwell Avenue comply.

**Commented [CH6]:** See proposal ED-F.

**Commented [CH8]:** Our consultant's suggests that FAR is not an appropriate measure for this sort of district. Allow additional density constrained by other factors.

**Commented [CH9]:** Allow a 6-story lab building. The Fire Department is comfortable with buildings of any height. Streetscape issues are handled by § 7.4. Height is also limited by the Massport aviation easement.

B. Add a new § 135-7.4 as follows:

**7.4 CM District.**

In addition to other standards set forth in this bylaw, the following standards shall apply to development in the CM district.

**7.4.1 Height near streets.**

The difference between the upper elevation of each segment of a building or structure and the centerline grade of any street or bikeway shall be no greater than the distance from that segment to the centerline of a street multiplied by 1.0 or to the centerline of a bikeway multiplied by 2.0.

**7.4.2 Outdoor amenities.**

1. At least 15% of the developable site area of each lot shall be devoted to outdoor amenities, including but not limited to courtyards, street-side or rooftop terraces, plazas, or passageways for pedestrians or bicycles.
2. Outdoor amenities may be directed at the general public; directed at residents, businesses and patrons, but open to the public; or private to a specific user.
3. For the purpose of this section, multiple lots may be considered as a single lot where a binding agreement provides for shared use and maintenance of the amenities.
4. The Planning Board may adopt design standards for outdoor amenities through regulations.

**7.4.3 Bedford Street front yard.**

Along the southwesterly side of Bedford Street there shall be a front yard of 70 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.

**7.4.4 Special Permit.**

The SPGA may grant a special permit modifying the requirements of § 7.4.

- C. Amend the Zoning Map to rezone lots 69, 70A, and 81 on assessor's map 84 into the CM District.
- D. Amend the Zoning Map to rezone lot 11 on assessor's map 73 into the CM District, lots 10A and 12 on assessor's map 73 into the GC District, and remove any remaining references to the CD-3 District from the Zoning Bylaw and Map.
- E. Amend the Zoning Map to rezone lot 7 on assessor's map 85 into the GC District.
- F. Amend the Zoning Map to rezone the portions currently in the CRO District of lots 41F and 41G on assessor's map 84 into the CM District.
- G. Amend the Zoning Map to rezone the portion currently in the CRO District of the entire property shown on a plan recorded with the Middlesex South District Registry of Deeds as Plan 400 of 1984, a portion of which is registered land, into the CM District.
- H. Amend the Zoning Map to rezone lots 55A, 56, 57, 58, 59, 60A, 61, 62A, 63A, 65, 66, 67, and 68 on assessor's map 84 and the rights of way of Garwood Avenue and Maywood Street into the GC District.

and further that non-substantive changes to the numbering of this bylaw be permitted in order that it be in compliance with the numbering format of the Code of the Town of Lexington.

Commented [CH10]: Buckley: Purposes?

Commented [CH11]: 476 Bedford Street (Lexington-Bedford Veterinary Hospital)

Commented [CH12]: 482 Bedford Street (Beth Israel Lahey)

Commented [CH13]: 7 Hartwell Avenue (Russian School)

Commented [CH14]: 110 Hartwell Avenue

Commented [CH15]: 65 Westview Street (VA Hospital)

Commented [CH16]: 440 Bedford Street (Quality Inn)

Commented [CH17]: 450 Bedford Street

Commented [CH18]: 420-430 Bedford Street (Lexington Office Park)

Commented [CH19]: Eversource power lines

Hartwell Avenue  
Proposed Zoning Changes  
2020-02-14

