




HIGHPOINT ENGINEERING, INC.
LAND PLANNING
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DEVELOPMENT PROOF PLAN - RS DISTRICT			
PROJECT NAME		FIGURE NO.	
PROPOSED MIXED-USE DEVELOPMENT 186 BEDFORD STREET LEXINGTON, MA		EX02	
PREPARED FOR		SCALE	DATE
BEACON POINT MANAGEMENT, LLC 189 BEDFORD STREET LEXINGTON, MA		1"=60'-0"	06/06/2019
		PROJECT NUMBER	FILE NAME
		18002	EXHIBIT_02

Residential Gross Floor Area.

[Added 3-30-2016 ATM by Art. 41]

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, § 4.4 limits the massing of buildings, which may impact owners of abutting properties, 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 lot area.

Lot Area (in square feet)	Maximum Gross Floor Area (in square feet)
0 to 5,000	$0.8 * \text{Lot Area}$
5,000 to 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$
7,500 to 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$
10,000 to 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$
15,000 to 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$