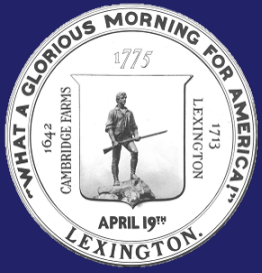


Special Town Meeting-2020-2

Article 15: Technical Corrections

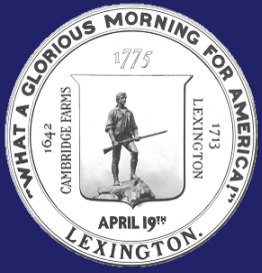


Chapter 135 §4.1.1, Table 2, Schedule of Dimensional Controls Current Situation

	ZONING DISTRICTS										
	GC	RO	RS&RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX
Minimum side yard in feet	NR	15(d)	15(d)	20	20	15	NR	30	50(f)	25(f)	15



Residential
Districts

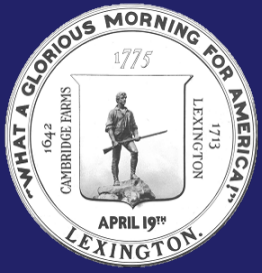


Amend Chapter 135 §4.1.1, Table 2, Schedule of Dimensional Controls by adding Note (i)

	ZONING DISTRICTS										
	GC	RO	RS&RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX
Minimum side yard in feet	NR	15(d)(i)	15(d)(i)	20	20	15	NR	30	50(f)	25(f)	15

Notes:

(i) For non-conforming one and two-family residential structures, the side yard setback may be reduced as allowed in Section 8.4.1 “No Increase in Nonconforming Nature.”



Why make this Technical Correction?

- In order to direct users of Table 2 to Section 8.4.1 for minimum side yard setback exceptions that may be allowed for Nonconforming 1 and 2 Family Dwellings)

The Exceptions that may be allowed by 8.4.1

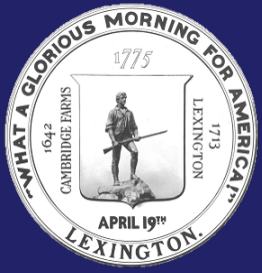
If Actual Lot Frontage Is

More than 75 feet but not more than 100 feet
More than 50 feet but not more than 75 feet
More than 0 feet but not more than 50 feet

Side Yard Must Be At Least

12 feet (not the 15 ft in Table 2)
10 feet (not the 15 ft in Table 2)
7.5 feet (not the 15 ft in Table 2)

Table 2 Link: <https://ecode360.com/attachment/LE1818/LE1818-135b%20Table%202%20Sch%20Dimensional%20Cont.pdf>



Article 15 directs the user of Table 2 to 8.4.1

Table 2

RO	RS&RT
15(d)(i)	15(d)(i)

Note (i) for side yard setbacks

Section 8.4.1

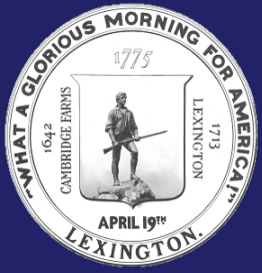
No Increase in Nonconforming Nature. Nonconforming one-family and two-family dwellings may be reconstructed, extended, altered or structurally changed, or a new accessory structure may be constructed, upon the determination of the Building Commissioner that the nonconforming nature of the structure is not increased. Such determination will be deemed to be as of right and the applicant entitled to the issuance of a building permit where each structure is reconstructed, extended, altered, or changed so as to (a) contain the improvements within the site coverage and height of an existing structure; or (b) comply with the applicable yard and height requirements of § 135-4.0, **except that the side yard may be reduced as noted below:**[Amended 3-30-2016 ATM by Art. 39]

If Actual Lot Frontage Is

More than 75 feet but not more than 100 feet
 More than 50 feet but not more than 75 feet
 More than 0 feet but not more than 50 feet

Side Yard Must Be At Least

12 feet
 10 feet
 7.5 feet



Section 8.4.1

Full Text

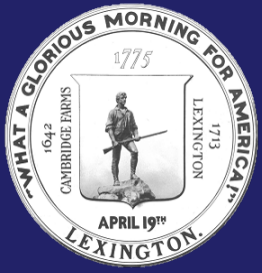
8.4.1

No Increase in Nonconforming Nature. Nonconforming one-family and two-family dwellings may be reconstructed, extended, altered or structurally changed, or a new accessory structure may be constructed, upon the determination of the Building Commissioner that the nonconforming nature of the structure is not increased. Such determination will be deemed to be as of right and the applicant entitled to the issuance of a building permit where each structure is reconstructed, extended, altered, or changed so as to (a) contain the improvements within the site coverage and height of an existing structure; or (b) comply with the applicable yard and height requirements of § 135-4.0, except that the side yard may be reduced as noted below:[Amended 3-30-2016 ATM by Art. 39]

If Actual Lot Frontage Is

Side Yard Must Be At Least

More than 75 feet but not more than 100 feet	12 feet
More than 50 feet but not more than 75 feet	10 feet
More than 0 feet but not more than 50 feet	7.5 feet



Town of Lexington

Table 2

Table 2
(Section 4.1.1)

Schedule of Dimensional Controls

[Amended 3-20-2013 ATM by Art. 34; 4-9-2014 ATM by Art. 32; 3-23-2016 ATM by Art. 38; 3-30-2016 ATM by Art. 41; 4-24-2017 ATM by Art. 43; 3-28-2018 ATM by Art. 38]



	Zoning Districts										
	GC	RO	RS & RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX
Minimum lot area	NR	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC(f)	3 AC	20,000 SF
Minimum lot frontage in feet	NR	150	125	125	125	125	20	175	300(f)	200	125
Minimum front yard in feet (a), (b),(h)	NR	30	30	30	30	30	NR(c)	50	100(f)	25	30
Minimum side yard in feet	NR	15(d)	15(d)	20	20	15	NR	30	50(f)	25(f)	15
Minimum rear yard in feet	NR	15(d)	15(d)	20	20	20	10	30	50(f)	25(f)	20
Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet	NR	15	15	30	30	30	30	50	100(f)	100(f)	30
Maximum nonresidential floor area ratio (FAR)	NR	NR(g)	NR(g)	0.20	0.20	0.20	2.0	0.25	0.15(f)	0.35(f)	0.20
Maximum site coverage	NR	15% (e)	15% (e)	20%	25%	25%	NR	20%	NR	NR	25%
Institutional buildings, maximum height:											
In stories:	2.5(f)	2.5	2.5	3	3	3	2	3	NR	NR	3
In feet:	40(f)	40	40	45	45	45	30	45	45(f)	65(f)	45
Other buildings, maximum height:											
In stories:	2.5 (f)	2.5	2.5	1	2	2	2	2	NR	NR	2
In feet:	40(f)	40	40	15	25	25	25	30	45(f)	65(f)	25