

**Town of Lexington
Motion
Special Town Meeting 2020-2**

ARTICLE 16

**AMEND ZONING BYLAW AND MAP
HARTWELL AVENUE AREA (Citizen Petition)**

MOTION:

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington be amended, effective February 1, 2021, as follows (~~struck-through~~ text is to be removed and underlined text is to be added), 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:

1. Amend § 135-4.0 Table 2, Schedule of Dimensional Controls, column CM, as follows:

Table 2

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

2. Replace § 135-4.0 Table 2, Schedule of Dimensional Controls, footnote (h), with the following:

h. See § 7.4.1.

3. 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 Limits.

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,

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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, dated June 3, 1958, and shown as auxiliary base line "F on the State Highway Alteration layout 5016, dated August 30, 1960.

7.4.4 Sustainable Design. The provisions below are intended to encourage construction of sustainable buildings. Each of these provisions applies only if permitted by MGL c. 40A § 3 and other State law:

1. Buildings which are not designed to meet the requirements to demonstrate certifiability at the Silver level using the *LEED v4 for Building Design and Construction: Core and Shell* checklist, as outlined by the United States Green Building Council, are limited to 65 feet in height.
2. Buildings utilizing on-site combustion for HVAC system operation are limited to six stories.
3. The Planning Board in its regulations may establish additional standards for site plan review under § 9.5 incorporating sustainability principles that result in a plan that is responsive to the environment and actively contributes to the development of a more sustainable community.

7.4.5 Special Permit.

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

4. Amend the Zoning Map to rezone lots 69, 70A, and 81 on assessor's map 84 into the CM District.
5. 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.
6. Amend the Zoning Map to rezone lot 7 on assessor's map 85 into the GC District.
7. Amend the Zoning Map to rezone the portions of lots 41F and 41G on assessor's map 84 currently in the CRO District into the CM District.
8. 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.
9. 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.

(Revised 11/10/2020)