

01/11/2023 DRAFT VILLAGE OVERLAY ZONING BYLAW AND ZONING MAP AMENDMENTS  
 MBTA COMMUNITIES – PLANNING BOARD DRAFT REVISED AFTER 1/4/23 MEETING

1) Amend §2.2.5 Overlay Districts as follows (*underlined text is language to be added*):

NFI	National Flood Insurance
TMO	Transportation Management Overlay
<u>VLO</u>	<u>Village Low-Rise Overlay</u>
<u>VMO</u>	<u>Village Mid-Rise Overlay</u>
<u>VLO-R</u>	<u>Village Low-Rise Overlay-Residential</u>
<u>VLO-M</u>	<u>Village Low-Rise Overlay-Mixed</u>

2) Amend §135-10.0, add new definition as follows:

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (DHCD)**

Refers to the Massachusetts Department of Housing and Community Development which is part of the Executive Office of Housing and Economic Development.

3) Add a new §135-7.5 as follows:

**7.5 VILLAGE LOW-RISE AND MID-RISE OVERLAY DISTRICTS.**

**7.5.1 Purpose.** The purposes of the Village Low-Rise and Mid-Rise Overlay (VLO and VMO) Districts are:

1. To promote multi-family housing near retail and services, office, civic, and personal service uses;
2. To reduce dependency on automobiles by providing opportunities for upper-story and multi-family housing near public transportation such as bus stops, the Minuteman Commuter Bikeway, and major transportation routes;
3. To ensure pedestrian-friendly development by permitting higher density housing in areas that are walkable to public transportation, shopping, and local services;
4. To respond to the local and regional need for affordable housing by permitting a variety of housing types with inclusionary housing requirements;
5. To encourage economic investment in the redevelopment of properties;
6. Encourage residential and commercial uses to provide a customer base for local businesses;
7. To provide family housing and ensure compliance with MGL c. 40A §3A applicable to MBTA Communities; and
8. To meet the goals of the housing element of the 2022 LexingtonNEXT Comprehensive Plan.

**7.5.2 Overlay District.** These districts shall not supersede other zoning districts but shall be superimposed over them. The provisions of this section apply only to developments on a lot located within these districts that elect to comply with them, rather than complying with those of the underlying zoning district.

**7.5.3 Procedures and Regulations.** Development under this section requires Site Plan Review by the Planning Board under §9.5. The Planning Board may adopt regulations to facilitate site layouts, quality building designs, and purposeful outdoor amenity spaces that create vibrant residential communities that benefit the residents of the development and the town. All site plan review standards applicable to developments under this section shall be consistent with the purposes

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of this section and DHCD’s Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act as amended.

**7.5.4 Permitted Uses.**

1. All developments under this section shall include multi-family housing.
2. All developments in the VLO-M district shall include a ground floor nonresidential use as permitted in the CB district.
3. Developments in the VMO-1, VMO-2 and VLO districts may contain other nonresidential principal uses as permitted in the CRS and CB zoning district, except the following:
  - a. Funeral parlor
  - b. Medical clinic for outpatient services
  - c. Kennel, boarding of household pets
  - d. Package liquor store
  - e. Motor vehicle sales or rental
  - f. Sale of fuel, motor oil, or other motor vehicle parts or accessories
  - g. Cleaning, maintenance, and repair of motor vehicles
  - h. Storage facilities
  - i. Distribution center, parcel delivery, commercial mail delivery center
  - j. The permitted nonresidential uses requiring a special permit shall still require a special permit with the Planning Board. Office located on street level is permitted under this section.
4. Developments in the VLO-R are limited to multi-family residential uses only.
5. Developments in the VMO-1 may contain other nonresidential uses permitted in the CM district.
6. Accessory Uses. As permitted in Table 1 (Permitted Uses and Development Standards) §A.2.0 for Residential Uses as permitted in the RO District.

**7.5.5 Dimensional controls.** The dimensional controls of §4.0 are modified as follows for developments under this section:

1. §4.1.4 (One Dwelling Per Lot) does not apply.
2. §4.2.2 (Lot Regularity), §4.2.3 (Lot Area), and §4.2.4 (Lot Frontage) do not apply to lots with existing buildings.
3. §4.3.5 (Height of Dwellings Near Lot Lines) does not apply.
4. §4.4 (Residential Gross Floor Area) does not apply. Nonresidential FAR is not restricted.
5. The minimum front yard in feet is the lesser of that required in the underlying zoning district and 15 feet, except that where 50% or more of the front façade of the lowest story is occupied by nonresidential principal uses, no front yard is required. Front yard areas shall be amenity space available for the property residences and semi-public use such as landscaping, benches, tables, chairs, play areas, public art or similar feature. Parking spaces are not permitted in the front setback.
6. The minimum side yard in feet is the lesser of that required in the underlying zoning district and that shown below:

<b>If Actual Lot Frontage Is</b>	<b>Side Yard Must Be At Least</b>
More than 100 feet	15 feet

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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

7. The minimum rear yard in feet is the lesser of that required in the underlying zoning district and 15 feet.
8. The site coverage is not restricted.
9. The maximum height of buildings in the VLO and VLO-R Districts is 40 feet.
10. The maximum height of buildings in the VMO-1 and VMO-2 Districts is 48 feet.
11. The maximum height of buildings in the VLO-M District is 58 feet and no less than 15% of the total gross floor area of the first floor in the VLO-M shall contain nonresidential principal uses.
12. Where 15% or more of the total net floor area of the development is occupied by nonresidential principal uses on the ground floor in the VLO Districts and VMO-1, the maximum height of buildings is increased by 25 feet, and increased by 20 feet in the VMO-2.
13. The number of stories is not restricted.

**7.5.6 Off-Street Parking and Loading.** The provisions of §5.1 (Off Street Parking and Loading) are modified as follows:

1. The parking factor for dwelling and rooming units is decreased to 0.5 per unit.
2. The parking factor for other uses shall be taken from §5.1.4 (Table of Parking Requirements) for the CB District.
3. Developments under this section may provide fewer parking spaces where, in the determination of the Planning Board, proposed parking is found to be sufficient to meet the needs of the development. In making such a determination the Planning Board may consider complementary uses, proximity to public transportation, transportation demand management (TDM) measures, and shared parking arrangements at the Board’s discretion.

**7.5.7 Parking and Transportation Demand Management Plan (PTDM).** Submission of a PTDM is required during the site plan review for projects proposing 10 or more dwellings. A traffic study is required for projects proposing 30 or more dwelling units permitted as a site plan review approval. Nonresidential uses of any project shall comply with §5.5 [Traffic Standards] and §7.2 [Transportation Management Overlay District], if applicable.

**7.5.8 Landscaping, Transition and Screening.** The provisions of §5.3 (Landscaping, Transition and Screening) are modified as follows:

1. Transition areas under §5.3.4 (Transition Areas) and §5.3.5 (Required Depth or Width (in feet) of Transition Area) are required along the boundary of the overlay district shall have a depth of 5 feet in the VLO and 20 feet in the VMO-1 & 2.

**7.5.9 Outdoor Lighting.** Exterior lighting shall be pursuant to the standards of § 5.4.

**7.5.10 Signage.** Signage shall be pursuant to the standards of §5.2.

**7.5.11 Planned Development Districts.** The provisions of §7.3 (Planned Development Districts) are modified as follows:

1. Notwithstanding §7.3.2.3 (Compliance Required) and §7.3.3 (Existing RD and CD Districts), development under this section, development of related accessory structures and

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improvements, and removal of existing structures and improvements need not conform to the preliminary site development and use plan.

**7.5.12** Nonconforming Off-Street Parking and Loading. The provisions of §8.7 are modified as follows:

1. §8.7.1.2 (Increase in Floor Area) does not apply.
2. §8.7.2 (Reconstruction or Replacement of a Building) does not apply.

**7.5.13** Inclusionary Housing.

1. In any development containing eight (8) or more dwelling units, at least 10%, rounded down, of the dwelling units shall be Inclusionary Dwelling Units eligible for inclusion on the DHCD's Subsidized Housing Inventory and remain affordable in perpetuity.
2. Inclusionary dwelling units shall be substantially similar in size, layout, parking, construction materials, fixtures, amenities, and interior and exterior finishes to comparable dwelling units in the same dwelling.
3. Inclusionary dwelling units shall be proportionally dispersed throughout the development rather than concentrated within particular sections of a dwelling or within particular dwellings.
4. Occupants of inclusionary dwelling units shall have the same access to common areas, facilities, and services as enjoyed by other occupants of the development including but not limited to outdoor spaces, amenity spaces, storage, parking, bicycle parking facilities, and resident services.
5. The Planning Board, in consultation with the Select Board, the Housing Partnership Board, and the Commission on Disability, may adopt regulations consistent with state compliance guidelines implementing MGL c. 40A §3A and this section to facilitate equitable size, physical characteristics, location, and access to services for the inclusionary units and the form of required legal restrictions.
6. Certificate of occupancy. No residential certificate of occupancy shall be issued until the regulatory agreement for any inclusionary dwelling units is recorded.

**7.5.14** Playground and Recreation Areas. Any development containing forty (40) or more dwelling units shall provide an outdoor play area or common space. The play area or common space shall be appropriate for use by families with children and may include features such as swings, jungle-gyms, slides, tables, chairs, benches and similar features. Areas shall incorporate universal design standards and be accessible to all users.

**7.5.15** Conditions. The Planning Board may impose reasonable terms and conditions, consistent with the parameters established by DHCD's Compliance Guidelines, at the expense of the applicant, to promote these objectives and serve the purposes of this section. Approval may reasonably regulate matters such as vehicular access, circulation on site, architectural design of a building, site design, and screening for adjacent properties. The Board may require a performance guarantee to ensure compliance with these conditions.

4) Amend the Zoning Map to add the following areas to the VLO District:

- a. East Lexington Business District
- b. Bedford Street/Worthen Road
- c. Bedford Street/Reed Street
- d. Marrett Road/Waltham Street

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- e. Marrett Road/Spring Street
- f. Concord Avenue/Waltham Street

5) Amend the Zoning Map to add the following areas to the VLO-R District:

- g. East Lexington South
- h. Bedford Street/Eldred Street/Ivan Street

6) Amend the Zoning Map to add the following area to the VLO-M District:

- i. Town Center

7) Amend the Zoning Map to add the following areas to the VMO-1 District:

- j. Bedford Street/Hartwell Avenue

8) Amend the Zoning Map to add the following areas to the VMO-2 District:

- k. Bedford Street North

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