ARTICLE 43

AMEND ZONING BYLAW & ZONING MAP
ECONOMIC DEVELOPMENT REFINEMENTS

To see if the Town will vote to amend the Zoning Bylaw to permit additional uses in the CM and CRO Districts, amend the dimensional standards of the CRO District, amend the Zoning Map to modify zoning district lines to coincide with parcel lines, move residentially-zoned parcels into the GC District or the CRO District, and create two new Transportation Management Overlay Districts, one around the Forbes Road – Marrett Street area and a second around the South Lexington commercial area (Spring Street and Hayden Avenue), or act in any other manner in relation thereto.

(Inserted at the request of the Planning Board)

PROPOSED MOTION, PART 1

That the Zoning Bylaws of the Town be amended as follows:

1. Amend Section 5.2.8.3, regarding Standing Signs in Commercial Districts, as follows:

   3. Standing signs. In particular instances the SPGA may issue special permits for standing signs in accordance with § 5.2.11, if it is determined that the architecture of the building, the location of the building with reference to the street or the nature of the establishment is such that the sign should be permitted in the public interest. No establishment shall be permitted more than one standing sign other than signs directing traffic flow. In the CM and CRO Districts one standing sign, not to exceed 50 square feet in area and 5 feet in height, shall be permitted by right on each lot.

2. Amend Table 1, Permitted Uses and Development Standards, as described below:

<table>
<thead>
<tr>
<th>H.1.01</th>
<th>Beauty parlor, barber shop</th>
<th>CRO</th>
<th>CM</th>
</tr>
</thead>
<tbody>
<tr>
<td>H.1.02</td>
<td>Laundry or dry cleaning pickup station with processing done elsewhere; laundry or dry cleaning with processing on the premises, self-service laundromat or dry cleaning</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>H.1.03</td>
<td>Tailor, dressmaker, shoe repair</td>
<td>Y</td>
<td>Y</td>
</tr>
<tr>
<td>H.1.06</td>
<td>Bank or Credit Union with drive-up window or auto-oriented branch bank</td>
<td>SP</td>
<td>Y</td>
</tr>
<tr>
<td>I.1.03</td>
<td>Food, not intended for consumption on the premises; includes grocery store, but not a takeout or fast-food service</td>
<td>SP</td>
<td>SP</td>
</tr>
<tr>
<td>I.1.07</td>
<td>Other retail goods such as books, stationery, drugs, sporting goods, jewelry, photographic equipment and supplies, flowers, novelties, cards, footwear, and the like which are typically of a size that a customer can carry by hand</td>
<td>Y</td>
<td>Y</td>
</tr>
</tbody>
</table>
3. Amend Section 135-10 to insert the following definition, in the proper alphabetical order:

BIOTECH MANUFACTURING — Manufacturing in the fields of biotechnology, medical, pharmaceutical, physical, biological and behavioral sciences and technology, environmental science, toxicology, genetic engineering, comparative medicine, bioengineering, cell biology, human and animal nutrition including the production of equipment, apparatus, machines and devices for research, development, manufacturing and advance and practical application in any such field or area.

4. Amend Table 1, Permitted Uses and Development Standards, as described below:

<table>
<thead>
<tr>
<th>GC</th>
<th>RO</th>
<th>RS</th>
<th>RT</th>
<th>CN</th>
<th>CS</th>
<th>CB</th>
<th>CLO</th>
<th>CRO</th>
<th>CM</th>
</tr>
</thead>
<tbody>
<tr>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>N</td>
<td>SP</td>
<td>Y</td>
</tr>
</tbody>
</table>

5. Amend Table 2, Dimensional Controls, including footnote b, as shown:

<table>
<thead>
<tr>
<th></th>
<th>CRO</th>
<th>CM</th>
</tr>
</thead>
<tbody>
<tr>
<td>Minimum lot area</td>
<td>5 AC(f)</td>
<td>3 AC</td>
</tr>
<tr>
<td>Minimum lot frontage in feet</td>
<td>300(f)</td>
<td>200</td>
</tr>
<tr>
<td>Minimum front yard in feet (a), (b), (h)</td>
<td>100(f)</td>
<td>25</td>
</tr>
<tr>
<td>Minimum side yard in feet</td>
<td>50(f)</td>
<td>25(f)</td>
</tr>
<tr>
<td>Minimum rear yard in feet</td>
<td>50(f)</td>
<td>25(f)</td>
</tr>
<tr>
<td>Minimum side and rear yard adjacent to, or front yard across the street from a residential district in feet</td>
<td>100(f)</td>
<td>100(f)</td>
</tr>
<tr>
<td>Maximum nonresidential floor area ratio (FAR)</td>
<td>0.15(f)</td>
<td>0.35(f)</td>
</tr>
<tr>
<td>Maximum site coverage</td>
<td>25% NR</td>
<td>NR</td>
</tr>
</tbody>
</table>

Public and institutional buildings, maximum height:
### In stories:

<table>
<thead>
<tr>
<th>Height Method</th>
<th>In feet</th>
<th>± NR 45(f)</th>
<th>NR 65(f)</th>
</tr>
</thead>
</table>

### Other buildings, maximum height:

<table>
<thead>
<tr>
<th>Height Method</th>
<th>In feet</th>
<th>± NR 45(f)</th>
<th>NR 65(f)</th>
</tr>
</thead>
</table>

### NOTES:

b. The minimum front yard for any other street, which is not the frontage street (see definition), shall be 2/3 of that required for the frontage street. In the case of nonresidential uses located in the RO, RS, or RT Districts (see Table 1) or for uses located in the CM and CRO Districts, the minimum front yard facing all streets shall be the same as that for the frontage street.

f. This limit may be waived by special permit.

### PROPOSED MOTION, PART 2

That the Zoning Map of the Town be amended as follows:

1. **List of Parcels to be Rezoned From RO or RS to GC:**
   - 17-5B
   - 44-2
   - 52-5
   - 67-28
   - 44-1A
   - 52-4A
   - 52-14A

2. **List of Parcels to be Rezoned From CRO and RO to CRO only:**
   - 17-19

Appendix A depicts the Map changes associated with this part of the Article.

### PROPOSED MOTION, PART 3

That the Zoning Map of the Town be amended as follows:

1. **List of Parcels included in the Forbes Road – Marrett Street TMO District:**
   - 35-6
   - 43-8
   - 44-2
   - 52-5
   - 43-23
   - 43-9C
   - 51-56A
   - 52-7B
   - 43-35
   - 43-9D
   - 52-1B
   - 52-8B
   - 43-7
   - 44-1A
   - 52-1C
   - 52.23B

2. **List of Parcels included in the South Lexington TMO District:**
   - 12-3
   - 16-1C
   - 17-22
   - 18-12
   - 25-15H
   - 12-4
   - 16-4B
   - 18-2B
   - 18-15D
   - 26-44E
   - 12-11
   - 17-5B
   - 18-3B
   - 18-15E
   - 12-13A
   - 17-19
   - 18-4A
   - 18-15F
   - 12-13B
   - 17-20B
   - 18-10
   - 18-15G
   - 16-1A
   - 17-21A
   - 18-11
   - 19-1A

Appendix B depicts the Map changes associated with this part of the Article.
Appendix A – Proposed Map Changes
Appendix B, Map of Proposed Transportation Management Overlay Districts