



Town of Lexington

PLANNING BOARD

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Memorandum

To: Planning Board Members

From: Abby McCabe, Planning Director

Date: January 9, 2023, revised January 10

Re: Summary of Village Overlay Zoning Changes Since January 4

Uploaded in Novus is a “redlined” version showing the track changes since the draft reviewed at the January 4 meeting, and a “clean” version with the changes accepted. Below is a summary of substantive changes made after the January 4 in response to Board member comments, public comments, and staff comments received for your review and consideration on January 12.

- Created a new VLO-R zone for Village Low Rise – Residential which only allows multi—family residential and no commercial uses, up to 40 ft in height. The VLO-R is over the RS & RT properties on the south side of Massachusetts Ave. in East Lexington and the properties along Bedford Street in the Ivan/Eldred Street area.
- Expanded on Procedures & Regulations Section 7.5.3 that site plan review shall follow DHCD’s final guidelines.
- Created new VLO-M for Village Low Rise Mixed Use consisting of the properties in the Town Center. This new VLO-M requires mixed use with first floor commercial permitted uses in the CB and requires upper story housing, up to 58 ft.
- Separated the north side of Bedford Street (475 Bedford & Armory property) to be VMO-2 and the south side of Bedford St. consisting of the Hartwell Ave. area to be VMO-1.
- VMO-2 height is 48 ft. with residential only, with 20 additional feet if commercial included.
- VMO-2 height is 48 ft. with residential only, and maintains the 25 ft. height bonus for nonresidential uses.
- VMO-2 permissible uses as permitted in CM
- VLO areas, and VMO’s permissible nonresidential uses are now tied to permitted uses in the CB (Central Business) and CRS (Retail Shopping) zones. These uses are compatible with residential.
- Added more to prohibited uses for uses that may not be compatible with residential
- Added accessory uses as permitted in the RO zone (single-family)
- Added requirements for a Parking & Transportation Demand Management Plan is submitted for proposals of more than 10 dwellings, and traffic study if more than 30 units are proposed.

- Added section that exterior lighting and any signage is same as current zoning for residential and business uses
- I recommend having the inclusionary units be eligible for the SHI (Subsidized Housing Inventory). I changed the threshold to start requiring from 10 to 8 units, and added to be in perpetuity. This is important to make sure we are continuously adding units to the SHI as we gain more housing units. This helps integrate income restricted units into new developments dispersed throughout town, rather than in one area as what can happen with a 40B project. Workforce units are permissible in the OSRD and the upcoming special residential zoning amendment proposal from the Select Board. It is imperative that we gain more SHI units and we should require to the maximum extent allowed by DHCD.