



Town of Lexington

PLANNING

DEPARTMENT

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Memorandum

To: Planning Board Members

From: Abby McCabe, Planning Director

Date: December 30, 2022

Re: Summary of Changes to Village Overlay Zoning Motion

Enclosed is a “track changed redlined” and “clean” version highlighting all the changes since the Draft motion reviewed at the December 21 meeting. A summary of changes for Board review, discussion and consideration:

- Removed the amended and new definitions for Floor Area Ratio;
- Added definition for DHCD since there is no definition currently in the Zoning Bylaw;
- Updated the purpose by revising the wording in # 1 and # 6;
- Updated the permitted non-residential uses to be as allowed in the Neighborhood Business (CN), CRS (Retail Shopping), CB (Central Business), and CLO (Local Office) zoning districts. We should review the Table of Uses for these zones carefully;
- Added provisions for no-parking in the front yard setback and to require landscaping and amenity space in the front yard;
- Removed the Floor Area Ratio limits;
- Sec. 7.5.5. (10) For further Board discussion is the percentage amount of non-residential uses that will allow a height bonus, and how much that height increase should be;
- Removed any references to the Bed & Breakfast or rooming units;
- Updated the Inclusionary Housing section to more closely match the state’s final guidelines. The guidelines do say “not less than 80% of Area Median Income”. There is no requirement for inclusionary units to be eligible for SHI listing but I recommend adding that language.
- Added a larger transition screening buffer in the VMO (this would apply to 475 Bedford St. where it abuts the Drummer Boy); and
- The Board should discuss and we should review more closely with Town Counsel, I added in new section 7.5.13 on Approval Criteria, Conditions, and to amend the Limited Review Section of the Zoning Bylaw. We may need to since multi-family housing is no a protected use in MGL 40A, sec. 3.