

ARTICLE 40 AMEND ZONING BYLAW, GROSS FLOOR AREA (Citizen Article)

To see if the Town will vote to amend Section 135-4.4 of the Zoning Bylaw to reduce the maximum allowable residential Gross Floor Area; or act in any other manner in relation thereto.

(Inserted by Matthew Daggett and 9 or more registered voters)

DESCRIPTION

The purpose of this article is to refine the maximum allowable residential Gross Floor Area (GFA) requirements adopted under Article 41 of the 2016 Annual Town Meeting, in order to better reflect the Town's goals of having a wider array of housing sizes and options.

PROPOSED MOTION

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added, except where otherwise stated below, and further that non-substantive changes to the numbering of this bylaw be permitted to comply with the numbering format of the Code of the Town of Lexington.

1. Amend: §135-4.4 as follows:

4.4.2 Maximum Allowable Residential Gross Floor Area Tables. The total gross floor area of all buildings on a lot containing a one-family or two-family dwelling may not exceed the amount listed in ~~the table below~~ Table 4.4.2.1 based on lot area. Notwithstanding the previous sentence, lots in which a one-family or two-family dwelling is lawfully in existence, lawfully begun, or subject to a building permit or special permit issued before January 1, 2024 shall instead be limited to the total the gross floor area amount listed in Table 4.4.2.2 based on lot area. Building permits or special permits pursuant to §135-6.9 or §135-6.12 shall be limited to the total the gross floor area amount listed in Table 4.4.2.2 based on lot area.

Table 4.4.2.1:

<u>Lot Area (in square feet)</u>	<u>Maximum Gross Floor Area (in square feet)</u>
<u>0 to 5,000</u>	<u>0.76 * Lot Area</u>
<u>5,000 to 7,500</u>	<u>3,800 + 0.42 * (Lot Area - 5,000)</u>
<u>7,500 to 10,000</u>	<u>4,850 + 0.12 * (Lot Area - 7,500)</u>
<u>10,000 to 15,000</u>	<u>5,150 + 0.11 * (Lot Area - 10,000)</u>
<u>15,000 to 30,000</u>	<u>5,700 + 0.1 * (Lot Area - 15,000)</u>
<u>More than 30,000</u>	<u>7,200 + 0.1 * (Lot Area - 30,000)</u>

Table 4.4.2.2:

Lot Area (in square feet)	Maximum Gross Floor Area (in square feet)
0 to 5,000	$0.8 * \text{Lot Area}$
5,000 to 7,500	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$
7,500 to 10,000	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$
10,000 to 15,000	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$
15,000 to 30,000	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$
More than 30,000	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$

2. That the amended Bylaws shall take effect for building permit and special permit applications submitted on or after January 1, 2024, in order to avoid making permits at risk of compliance during the legislative process, as outlined under Section 6 of Chapter 40A of the General Laws.