

ZONING

Town of Lexington

**Table 2
(Section 4.1.1)**

Schedule of Dimensional Controls

[Amended 3-20-2013 ATM by Art. 34; 4-9-2014 ATM by Art. 32; 3-23-2016 ATM by Art. 38; 3-30-2016 ATM by Art. 41; 4-24-2017 ATM by Art. 43; 3-28-2018 ATM by Art. 38; 11-12-2020 STM by Arts. 16 and 18; 11-19-2020 STM by Art. 15]

	Zoning Districts										
	GC	RO	RS & RT	CN	CRS	CS	CB	CLO	CRO	CM	CSX
Minimum lot area	NR	30,000 SF	15,500 SF	15,500 SF	15,500 SF	20,000 SF	NR	30,000 SF	5 AC(f)	20,000 SF(f)	20,000 SF
Minimum lot frontage in feet	NR	150	125	125	125	125	20	175	300(f)	50(f)	125
Minimum front yard in feet (a), (b)	NR	30	30	30	30	30	NR(c)	50	100(f)	NR	30
Minimum side yard in feet	NR	15(d)(i)	15(d)(i)	20	20	15	NR	30	50(f)	15(f)	15
Minimum rear yard in feet	NR	15(d)	15(d)	20	20	20	10	30	50(f)	15(f)	20
Minimum side and rear yard adjacent to a residential district in feet	NR	15	15	30	30	30	30	50	100(f)	50(f)	30
Maximum nonresidential floor area ratio (FAR)	NR	NR(g)	NR(g)	0.20	0.20	0.20	2.0	0.25	0.15(f))	NR	0.20
Maximum site coverage	NR	15% (e)	15% (e)	20%	25%	25%	NR	20%	NR	NR	25%
Public and institutional buildings, maximum height:											
In stories:	2.5(f)	2.5	2.5	3	3	3	2	3	NR	NR	3
In feet:	40(f)	40	40	45	45	45	30	45	45(f)	115(f) (h)	45
Other buildings, maximum height:											
In stories:	2.5 (f)	2.5	2.5	1	2	2	2	2	NR	NR	2

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In feet:	40(f)	40	40	15	25	25	25	30	45(f)	115(f) (h)	25
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NOTES:

As used in the Schedule of Dimensional Controls, symbol "NR" means no requirements, "AC" means acres, "SF" means square feet, and "feet" means linear feet.

- a. Where lawfully adopted building lines require yards in excess of these requirements, the building line shall govern.
- 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.
- c. Except ten-foot yard on Muzzey Street, Raymond Street, Vine Brook Road and Wallis Court for lots abutting these streets.
- d. For institutional uses (see Table 1) the minimum setback for a building shall be the greater of 25 feet or a distance equal to the height of the building as defined in § 4.3. For other nonresidential uses (see Table 1), increase the required side yard to 20 feet plus one foot for every 1/2 acre (or fraction thereof) over 1/2 acre lot area.
- e. Applicable only to uses permitted by special permit.
- f. This limit may be waived by special permit.
- g. For institutional uses (see Table 1), the maximum floor area ratio shall be 0.25.
- h. See § 7.4.1.
- i. For nonconforming one- and two-family residential structures, the side yard setback may be reduced as allowed in Section 8.4.1, No Increase in Nonconforming Nature.