



Town of Lexington

Mary de Alderete, Town Clerk
mdealderete@lexingtonma.gov

Phone: 781-698-4558
fax: 781-861-2754

**EXCERPT OF THE TOWN OF LEXINGTON
SPECIAL TOWN MEETING #1
HELD MONDAY, FEBRUARY 3, 2025 - 7:30 P.M.
CARY MEMORIAL BUILDING – BATTIN HALL
WITH ADJOURNED SESSION HELD
MARCH 17, 2025**

ARTICLE 2 AMEND SECTION 7.5 OF THE ZONING BYLAW TO REDUCE MULTI-FAMILY DWELLING UNIT CAPACITY (Citizen Petition)

MOTION

That the Zoning Bylaw, Chapter 135 of the Code of the Town of Lexington, and Zoning Map be amended as follows, where ~~struck through~~ text is to be removed and underlined text is to be added, 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:

A. Amend §135-2.2.5 to add a new row:

VLO	Village Legacy Overlay
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B. Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the VO District:

1. Bedford Street/Bike Path, except move the following properties from the VO District to the VLO District:
 - a. Map 71 Lot 33 located at 231 Bedford Street
2. Bedford Street/Reed Street, except move the following properties from the VO District to the VLO District:
 - a. Map 64 Lots 72 and 73A located at 185, 187-189 Bedford Street
3. Concord Avenue/Waltham Street, except move the following properties from the VO District to the VLO District:
 - a. Map 10 Lots 58A and 59A located at 5-7 Piper Road
 - b. Map 9 Lot 11B and Map 10 Lots 31A, 31B, and 31C located at 331 Concord Avenue

C. Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk from the MFO District:

1. Bedford Street North
2. Lexington Center

D. Amend the Zoning Map to delete the following areas shown on maps on file with the Town Clerk

from the VHO District:

1. Hartwell Avenue/Westview Street except for the following properties:
 - a. Map 84 Lot 80A located at 17 Hartwell Avenue
 - b. Map 84 lot 81 located at 7 Hartwell Avenue
2. Maguire Road
3. Hartwell Avenue/Wood Street

E. Amend the Zoning Map to remove the following properties from the VO District:

1. Map 57 Lot 79 at 60 Bedford Street
2. Map 57 Lot 14F at 32 Bedford Street
3. Map 57 Lot 14A at 46 Bedford Street

F. Amend the Zoning Map to move the following properties from the VO District to the VLO District:

1. Map 64 Lot 161 located at 89-93 Bedford Street
2. Map 57 Lot 133A, 134, and 135 located at 3-5 Militia Drive
3. Map 13 Lots 372, 373, 374, 375 located at 217-219, 229, 233, & 241 Massachusetts Avenue

G. Amend §135-7.5.1 as follows:

7.5.1 Purpose. The purposes of the Village Overlay (~~VO, MFO, and VHO~~) Districts are:

H. Amend §135-7.5.4.4 as follows:

4. Developments in the VO or VLO district may contain nonresidential uses on the street floor and basement to the extent permitted in either the CRS or CB zoning district, except that:

I. Amend §135-7.5.5.9 as follows:

9. In the VLO District or the VHO District, the site coverage is not restricted. In other districts, the total site coverage of buildings and area of required residential vehicle parking spaces not within buildings shall not exceed 28% of the lot area of the development.

J. Amend §135-7.5.5.10 as follows:

10. Except as noted below, the maximum height ~~in feet~~ of buildings is:

District	MFO	<u>VLO</u>	VO	VHO
Height in feet	52	<u>40 (a)</u>	40 (b)	70 (c)
<u>Height in stories</u>		<u>3</u>	<u>3</u>	<u>NR</u>

- a. VLO Height Bonus. In the ~~VO~~ VLO District, when the underlying zoning district is a Commercial District, the maximum height is 60 feet when at least 30% of the gross floor area of the street floor level or buildings' footprint, whichever is greater, of the entire development is occupied by commercial principal uses, not including associated parking, shown in Table 1
§3.4 Permitted Uses and Development Standards as permitted in the underlying district in the following categories:
 - i. Commercial Office Uses
 - ii. Personal, Business, or General Services Uses
 - iii. Sales or Rental of Goods and Equipment
 - iv. Eating and Drinking
 - v. Commercial, Recreational, Amusements, Entertainment,
- b. VO Height Bonus. In the VO District, ~~when the underlying district is a Residential District,~~ the maximum height is ~~52~~ 50 feet and 4 stories when at least ~~30%~~ 33% of the gross floor area of the street floor level or buildings' footprint, whichever is greater, of the entire development is occupied by ~~non-residential~~ nonresidential principal uses

pursuant to §7.5.4.4 and no more than the greater of 20% or 20 feet of the street floor frontage on a public way is dedicated to residential uses.

- c. VHO Height Bonus. In the VHO District where at least 50% of the total net floor area on the lot is occupied by nonresidential principal uses permitted in the underlying district, the maximum height is 115 feet.

K. Replace §135-7.5.5.11 as follows:

11. ~~The number of stories is not restricted.~~

Number of dwelling units. In the VO District, the number of dwelling units shall not exceed the lot area of the development in acres multiplied by either 25 (for developments entitled to a height bonus

under §7.5.5.10.b) or 20 (for developments not entitled to a height bonus under §7.5.5.10.b), rounded to the nearest whole number, or 6 dwelling units, whichever is greater.

12. Floor Area. In the VO District, the total net floor area of all dwelling units shall not exceed the lot area of the development multiplied by 0.48 or 6,250 SF, whichever is greater.

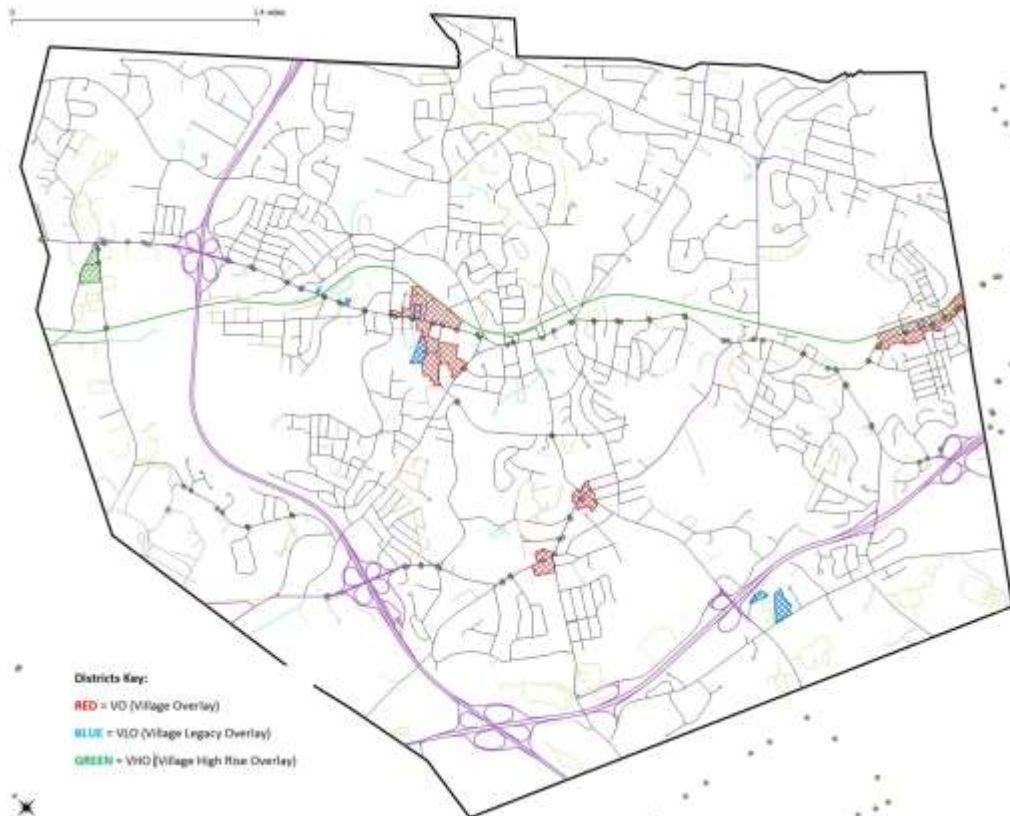
L. Amend §135-7.5.9.1 as follows:

1. Transition areas, as specified under §5.3.4 (Transition Areas), are required only along the boundary of the Village Overlay Districts (~~VO, MFO, & VHO~~) and shall have a depth of five (5) feet.

M. Amend §135-2.2.5 to remove the MFO row.

N. Remove §135-7.5.4.3.

- O. The map changes and amendments above shall not apply to any development projects for which an application for site plan review under §135-7.5.3 or special permit under §135-5.1 was filed with the Planning Board and Town Clerk before March 1, 2025, but shall apply to any major modification thereof.



Following remote electronic vote tallying, the Moderator declared that:

Motion to Approve Article 2

Approved by a vote of:

Yes	No	Abstain
164	9	5

MOTION CARRIES WITH MORE THAN NECESSARY 2/3RDS