

Town of Lexington



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**EXCERPT OF THE TOWN OF LEXINGTON
ANNUAL TOWN MEETING
HELD MONDAY, MARCH 24, 2025, 7:30 P.M.
CARY MEMORIAL BUILDING – BATTIN HALL
WITH ADJOURNED SESSIONS HELD
MARCH 26, APRIL 2, APRIL 7, APRIL 9, AND APRIL 14, 2025**

Amendments shown in **RED**: ~~struck-through~~ text is to be removed and underlined text is to be added.

ARTICLE 34: AMEND SECTION 7.5 OF THE ZONING BYLAW TO REDUCE MULTI-FAMILY DWELLING UNIT CAPACITY (Citizen Petition)

MOTION

Ms. Sacerdote moves 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 §135-7.5.5.6 as follows:

6. The minimum required front yard in feet is the lesser of that required in the underlying zoning district or 15 feet, except that where 50% or more of the façade facing the public way is occupied by nonresidential principal uses in the VO District, ~~no~~ the minimum required front yard is ~~required 10 feet~~. Minimum required front yard areas shall be used as amenity space available for occupants and semi-public uses such as landscaping, benches, tables, chairs, play areas, public art, or similar features. Parking spaces are not permitted in the minimum required front yard.

B. Amend §135-7.5.5.10.b as follows:

b. VO Height Bonus. In the VO District, the maximum height is 50 feet and 4 stories when at least 33% of the gross floor area of the street floor level or buildings' footprint, whichever is greater, of the entire development is occupied by 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, and the floor to floor height of the street floor level is at least 14 feet.

C. 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 and shall have a depth of at least 20 feet on developments containing a building with a height greater than 40 feet in the VO District, or at least five (5) feet otherwise.