

ZONING/LAND USE ARTICLES

ARTICLE 49 PERMIT

AMEND ZONING BY-LAW, SPECIAL

RESIDENTIAL

DEVELOPMENT

To see if the Town will vote to:

- 1) Amend Section 135, Article IX “Residential Development” of the Zoning By-Law by deleting the entire Article IX and replacing it with a new Article IX “Special Permit Residential Developments” that will simplify and clarify regulations concerning residential developments and amend provisions regulating developments commonly known as Cluster and Special Residential Developments, including increasing required common open space, eliminating limits to the number of projected occupants and projected vehicle trips, modifying the calculation of allowable Gross Floor Area, adding a standard to promote inclusion of dwelling units of variable sizes and streamlining permitting authority over such developments.
- 2) Move all references to the special zoning district “RD Planned Residential Development” from Article IX into Article VIII, which is the section of the bylaw dealing with Special Zoning Districts.
- 3) Make changes throughout the Zoning Bylaw as needed to maintain consistency with the amended articles.

or act in any manner in relation thereto.

DESCRIPTION

The article will simplify and clarify regulations concerning all residential developments, while still retaining the Planning Board’s oversight under the special permit with site plan review. It will amend the parts of the Zoning Bylaw regulating developments commonly known as Cluster and Special Residential Developments. These categories of developments will be replaced by a “Balanced Housing Development” which requires a certain number of houses of certain sizes. The existing reduced frontage subdivision will be folded into a category known as a “Site Sensitive Development” which permits the same number of dwellings as a conventional subdivision, but allows flexibility in siting and road standards. The existing “Development of Significant Public Benefit” will be renamed “Public Benefit Development” and will authorize a density bonus in return for providing affordable housing. The amount of required common open space will be increased while removing the requirement for useable open space. Currently there are five impact measures considered in approving Cluster and Special Residential Developments - the total gross floor area, the total living area, the total site coverage, the projected total number of occupants, and the projected total number of vehicle trips. These will be replaced by total gross floor area, site coverage and impervious surface. In

addition, the amendment allows the Planning Board, as the Special Permit Granting Authority, to grant special permits that are required for the Special Permit Residential Development, notwithstanding provisions of the Zoning Bylaw designating a different special permit granting authority.

A document, which has the full text of the draft amendment and which is too lengthy to reproduce in this notice, is on file and may be inspected in the office of the Planning Board, Room G-1, and in the Town Clerk's office, in the Town Office Building, 1625 Massachusetts Avenue, between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday. The full text of the draft amendment may also be found on the Town's Web Page at <http://ci.lexington.ma.us/>

(Inserted by the Planning Board)