

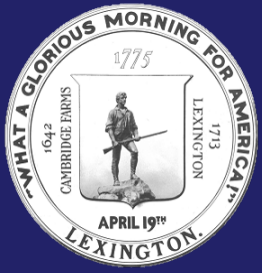
Article 35

Amend Zoning Bylaw

Open Space Residential Developments

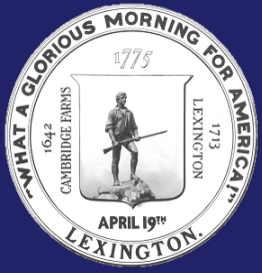
Annual Town Meeting 2022

April 13, 2022



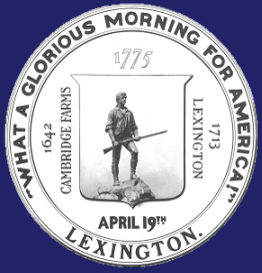
Why this change?

- Create an alternative to conventional subdivisions and special permit residential developments that:
 - Preserves open land
 - Creates affordable and workforce housing
 - Allows a diverse set of housing types
 - Encourages preservation of historic structures
- The Planning Board seeks to engage with all community stakeholders.
 - Public Hearings
 - Housing Partnership Board
 - Sustainable Lexington
 - TMMA Information Session
 - SPRD Zoning Bylaw Amendment Ad Hoc Committee



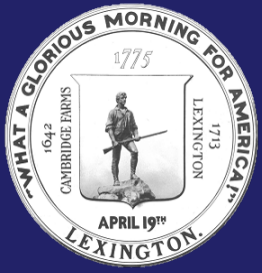
OSRDs in Lexington

- Open space
 - 35% of the developable site area (excluding wetlands) kept in open and natural state
 - 15% must be used for recreation, stormwater, or additional open land
- Approved via site plan review by the Planning Board
- Flexibility in lot layout, number of dwellings, & number of dwelling units as in SPRDs
- Permit diverse housing types, allowing accessible ‘flats’ without internal stairways
- Gross floor area (GFA) of the development as a whole, each dwelling, and each dwelling unit is limited
- Some dwelling units must be subject to affordability restrictions on occupancy and price
- Gross floor area and open land incentives for preserving historic buildings



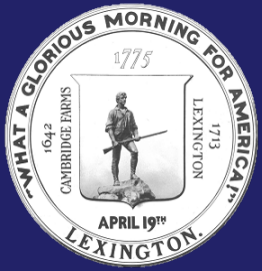
Notable Changes From Fall 2021 Proposal

- An OSRD must be located on a tract of land of at least 70,000 SF.
- The number of market rate units is limited to no more than five times the number of lots shown on the proof plan.
- Open Land shall be decreased by two times the site coverage of any historic buildings.
- The Planning Board shall adopt design guidelines and regulations...



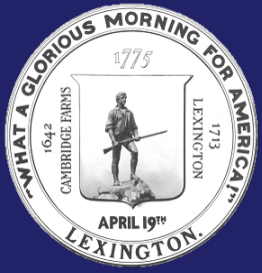
Open Land

- At least 50% of the developable site area (excluding wetlands) must be preserved as either open land, recreation areas, or stormwater facilities.
- At least 35% must be preserved in its natural state and permanently restricted.
- Ownership & control of open space will be in PB regs



Development Types

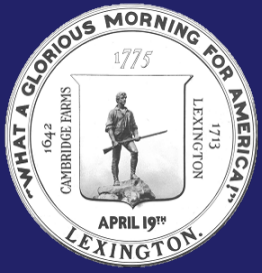
	Proposed OSRD	Conventional	BHD	PBD	SSD
Type of review	Site plan review	Subdivision Control	Special permit	Special permit	Special permit
# dwellings	No limit	Proof lots	No limit	No limit	Proof lots
Dwelling type	Any	1 family	1-2 family, townhouse	1-2 family, townhouse	1 family
Total GFA	Proof plan §4.4 (market-rate units)	No limit	Proof lots x 7,200 SF	Proof lots x 8,640 SF	Proof plan §4.4
Dwelling GFA	Proof plan §4.4	§4.4	No limit	No limit	No limit
Open space	≥ 50%	None	≥ 33%	≥ 33%	None
Affordability	10% of units eligible for SHI 25% of market-rate GFA restricted to various AMI levels	None	None	10% of units eligible for SHI	None
Historic Preservation	GFA, open land, affordability incentives	None	Additional dwelling types	Additional dwelling types	Additional dwelling types



Type of Review

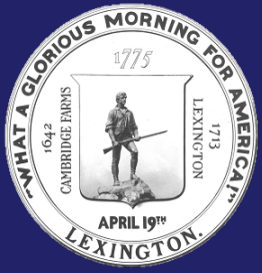
“Site plan review is a means of managing the aesthetics and environmental impacts of land use by the regulation of permitted uses, not their prohibition. Its purpose is to assure protection of the public interest consistent with a reasonable use of the site for the purposes permitted in the district.” Town of Lexington Zoning Bylaw Section 135-9.5.1.

- Planning Board regulations, Section 176-9.0, provide the standard of review.
 - Site Plan Review requires a public hearing
 - Provides control over site design and layout
 - Developer builds to the zoning requirements



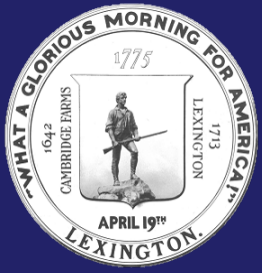
Dimensional Standards

- Most OSRD dimensional standards are equivalent to those used in Lexington's SPRD's.
 - Minimum lot area, frontage, required yards
 - Maximum height
- Each dwelling unit must have exclusive access to 180 SF of unroofed amenity space.



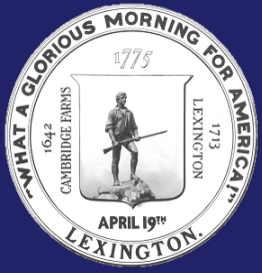
Gross Floor Area

- GFA limits apply to the development as a whole, each dwelling (building), and each dwelling unit.
 - Total of all market-rate dwelling units
 - Same as conventional subdivision
 - Each individual building
 - Same as conventional subdivision
 - Each dwelling unit: 5,250 SF
 - Average of all dwelling units: 2,625 SF



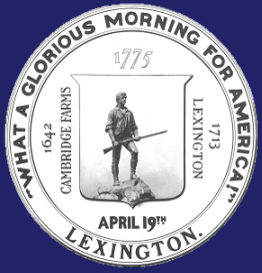
Inclusionary Housing

- In addition to the market-rate dwelling units, inclusionary dwelling units (/w income-related pricing) must be provided with a GFA at least 25% of the units other than inclusionary dwelling units.
 - e.g. 10,000 sq. ft GFA market rate units + 2500 sq. ft inclusionary units = 12,500 sq. ft total GFA
- At least 10% of all dwelling units (market-rate and inclusionary) must be eligible for the SHI.



Historic Preservation Incentive

- Preservation of historic buildings is encouraged by providing specific incentives for buildings subject to an historic preservation restriction accepted by the Town.
- The GFA of the preserved portion of the building is:
 - Excluded from the usual GFA limits (total, building, dwelling unit)
 - Decreases the required open land



Questions & Comments