

Town of Lexington
Motion
2019 Annual Town Meeting

ARTICLE 39

**AMEND ZONING BYLAW-LIMITED SITE PLAN REVIEW
(CITIZEN ARTICLE)**

MOTION:

To amend Chapter 135 of the Code of the Town of Lexington as follows:

- A. Amend Table 1, Permitted Uses and Development Standards, of the Zoning Bylaw by replacing the symbol 'Y' with the symbol 'R' in all columns of rows B.1.01, B.1.02 and B.1.03.
- B. Amend § 9.5.5 by inserting the words "of activities and uses not covered by § 9.5.6" after the words "site plan review".
- C. Add a new § 9.5.6 as follows:
 - 9.5.6 Limited Review Standards.
 1. The Planning Board in its Zoning Regulations shall establish reasonable standards for site plan review of educational, religious, and child care uses protected under MGL c. 40A, § 3.
 2. The standards shall not be more restrictive than those applied to activities and uses under § 9.5.5.
 3. The standards shall address only the following areas. No applicant shall be required to file any documents not related to these areas.
 - a. bulk and height of structures;
 - b. yard sizes and setbacks;
 - c. lot area;
 - d. open space;
 - e. parking; and
 - f. building coverage.
 4. The Planning Board or its designee shall waive any standards which are not reasonable as applied in a particular case or which effectively prohibit the protected use.
 5. The Planning Board or its designee may impose reasonable conditions necessary to satisfy the standards not waived.
 6. Notwithstanding any other provision of this chapter, the use of land or structures for educational purposes by the Lexington Public Schools on land owned or leased by the Town of Lexington or Lexington Public Schools shall not be subject to site plan review pursuant to § 9.5.

(Voted by School Committee 4/8/19)