

Proposed Amendment to Article 34 by Todd Burger, TMM, Precinct 9 – *Amended Text is in red.*

7.5 VILLAGE AND MULTI-FAMILY OVERLAY DISTRICTS.

7.5.3 Procedures and Regulations. Development under this section, *for the VO and VHO districts and the North Bedford Street portion of the MFO district*, requires *Major* Site Plan Review by the Planning Board under § 9.5. The Planning Board shall adopt regulations to facilitate site layout, building design, and outdoor amenity spaces. All site plan review standards applicable to developments under this section shall be consistent with the purposes of this section and DHCD's current *Compliance Guidelines for Multi-family Zoning Districts Under Section 3A of the Zoning Act* as amended.

Development under this section for the Lexington Center portion of the MFO district shall be subject to special permit approval from the Planning Board in accordance with the provisions of §9.4.

7.5.5 Dimensional controls.

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

District MFO VO VHO Height in feet 52 40* 70*

- a. *In the VO District, where at least 30% of the total net floor area of the street floor of the development is occupied by nonresidential principal uses, the maximum height is 60 feet if the nonresidential uses are permitted in the underlying district or 52 feet if the nonresidential uses are not permitted in the underlying district.
- b. *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.
- c. **In the Lexington Center portion of the MFO district, any floor above the third floor on the northerly face of the building must be set back at least 6' from the façade fronting on Massachusetts Avenue of lower floors to minimize shadowing on public spaces and nearby commercial and residential properties.*