

Top Ten Ideas taken from Lexington's MBTA-C plan

1. Three Overlay Districts, each with different building heights: 40', 52', 70' (7.5.5 Item 10)
2. Incentives for mixed use: additional allowable height (7.5.5 Item 10)
3. Minimum front setback of 15' or underlying zoning district. (7.5.5 Item 6)
4. Front setbacks waived if 50% of façade is non-residential. (7.5.5, Item 6)
5. Minimum front setbacks restricted to amenity space: landscaping, benches, etc. (7.5.5 Item 6)
6. Playground and Recreation Areas required for developments of 40 units (7.5.13)
7. Lot Area and Frontage restrictions do not apply to lots with existing buildings (7.5.5, Item 2)
8. Side setbacks dependent on Lot Frontage (7.5.5, Item 7)
9. Transition areas (lots abutting different zoning district) of 5' required in one District. (7.5.9)
10. Waiving parking minimum (1 space/unit) at discretion of Planning Board (7.5.6, Item 3)