

Large House Review (LHR) Committee
Friday September 19, 2025
9:30 a.m.

Virtual Meeting using Zoom
Meeting ID: **885 4714 5967**
(Instructions for accessing below)

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Direct Link to meeting: <https://needham-k12-ma-us.zoom.us/j/88547145967>

1. Discussion with representatives from the Towns of Lexington and Concord about the dimensional regulations on single-family homes in those towns.

LHR Committee Members:

Artie Crocker	Planning Board Member / Planning Board Designee
Jeanne McKnight	Planning Board Member / Planning Board Designee
Heidi Frail	Select Board Member / Select Board Designee
Marianne Cooley	Select Board Member / Select Board Designee
Moe Handel	Design Review Board Member / Design Review Board Designee
Tina Burgos	Finance Committee Member / Finance Committee Designee
Nik Ligris	Zoning Board of Appeals Member / Zoning Board of Appeals Designee
Bill Paulson	Real Estate Broker appointed by the Planning Board
Paul McGovern	Developer appointed by the Planning Board
Oscar Mertz	Architect appointed by the Planning Board
Chris Cotter	At Large appointed by the Planning Board
Rob Dangel	At Large appointed by the Planning Board
Joe Matthews	At Large appointed by the Planning Board
Ed Quinlan	At Large appointed by the Planning Board

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Needham	FLOOR AREA Floor area shall be the sum of the horizontal areas of the several floors of each building on a lot, as measured from the exterior faces of the exterior walls, but excluding basements, attics, half-stories located directly above the second floor, unenclosed porches, and up to 600 square feet of floor area intended and designed for the parking of automobiles whether in accessory buildings or structures, or in main buildings or structures. LOT COVERAGE Lot Coverage - that portion of a lot that is covered or occupied by any building or structure, but excluding unenclosed, covered or uncovered landings or porches (unless such covered landings or porches have habitable space directly above), steps, roof overhangs, bay windows, chimneys and bulkheads as permitted in required setbacks as provided above, as well as outdoor fireplaces, decks, patios and pools.	Lot coverage and FAR	FOR SINGLE RESIDENCE B: Buildings and Structures on Lots Created by Deed or Plan Endorsed or Recorded Prior to January 9, 1986 and Not Including New Construction: <i>The maximum floor area ratio shall be as follows: for lots containing less than 12,000 square feet – .38; and for lots containing 12,000 or more square feet – .36.</i> <i>Buildings and structures created on any lot shall not result in lot coverage exceeding the following specified maximum percentages of the area of such lot: For lots containing less than 5,500 square feet – 30%; For lots containing at least 5,500 square feet but less than 6,000 square feet – 29%; For lots containing at least 6,000 square feet but less than 6,500 square feet – 28%; For lots containing at least 6,500 square feet but less than 7,000 square feet – 27%; For lots containing at least 7,000 square feet but less than 7,500 square feet – 26%; and For lots containing at least 7,500 square feet – 25%.</i> Buildings and Structures on Lots Created by Deed or Plan, Endorsed or Recorded on or After January 9, 1986 and Not Including New Construction <i>The maximum floor area ratio shall be as follows: for lots containing less than 12,000 square feet – .38; and for lots containing 12,000 or more square feet – .36.</i> <i>Buildings and structures created on any lot shall not result in lot coverage exceeding the following specified maximum percentages of the area of such lot: For lots containing less than 5,500 square feet – 30%; For lots containing at least 5,500 square feet but less than 6,000 square feet – 29%; For lots containing at least 6,000 square feet but less than 6,500 square feet – 28%; For lots containing at least 6,500 square feet but less than 7,000 square feet – 27%; For lots containing at least 7,000 square feet but less than 7,500 square feet – 26%; and For lots containing at least 7,500 square feet – 25%.</i> Buildings and Structures Created Through New Construction on any Lot <i>The maximum floor area ratio shall be as follows: for lots containing less than 12,000 square feet – .38; and for lots containing 12,000 or more square feet – .36.</i> <i>Buildings and structures created on any lot shall not result in lot coverage exceeding the following specified maximum percentages of the area of such lot: For lots containing less than 5,500 square feet – 30%; For lots containing at least 5,500 square feet but less than 6,000 square feet – 29%; For lots containing at least 6,000 square feet but less than 6,500 square feet – 28%; For lots containing at least 6,500 square feet but less than 7,000 square feet – 27%; For lots containing at least 7,000 square feet but less than 7,500 square feet – 26%; and For lots containing at least 7,500 square feet – 25%.</i>	None (variance)

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Newton	Gross Floor Area Shall Include: i. First and second stories; ii. Any floor area above the second story, whether finished or unfinished, that meets all of the following criteria: 1. It lies within the area of a horizontal plane that is five (5) feet above it and which touches the side walls and/or the underside of the roof rafters; 2. Is at least seven (7) feet in any horizontal dimension, as measured within the area having a wall height of five feet or more; 3. Has a minimum ceiling height of seven (7) feet on at least 50 percent of its required floor area; and 4. Has a floor area of not less than 70 square feet as measured within the area having a wall height of five feet or more. iii. Atria, open wells, and other vertical open spaces, where floor area shall be calculated by multiplying the floor level area of such space by a factor equal to the average height in feet divided by ten (10); iv. Enclosed porches; v. Attached garages; vi. Detached garages and any space above the first story of a detached garage that has a ceiling height of 7' or greater; vii. Other detached accessory buildings, such as sheds or cabanas, except as exempted in (iii) below. viii. A portion of mass below the first story, to be calculated as follows: The lesser of 50% of the floor area of mass below first story OR the following: ((X/Y) floor area of mass below first story) Where: X = Sum of the width of those sections of exposed walls below the first story having an exterior height $\geq$ four (4) feet as measured from original or proposed grade, whichever is lower, to the top of the subfloor of the first story Y = Perimeter of exterior walls below first story Gross floor area shall not include: i. Unenclosed porches; ii. Doorway vestibules up to a maximum floor area of 24 square feet; iii. Exterior insulation added to a building, in which case gross floor area shall be taken from the exterior face of the structural wall; iv. Carports; and v. One detached accessory building equal to or less than 120 square feet in size.	Floor area ratio (FAR) shall apply to all single- and two-family structures, whether new or existing, except on rear lots	Ranges depending on lot size and zoning district. For Single and Two-family houses: from .26 to .48 (in the Single Residence zones) and from .38 to .58 (in the Multi Residence Zones) For construction on lots created before 12/7/1953, an additional increase in FAR of 0.02 above the amount shown in the table below shall be allowed, provided that new construction proposed using additional FAR granted under this paragraph shall comply with setback requirements for post-1953 lots. Any increase in FAR granted through this paragraph may not create or increase nonconformities with respect to lot coverage or open space and may not be used in conjunction with Sec. 7.8.2.B. (7.8.2. <i>Nonconforming Buildings, Structures, or Uses, (b) De Minimis Relief.</i>)	An increased FAR may be allowed by special permit if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Wellesley	“Total Living Area plus Garage Space” - This term includes: (i) The sum of the floor area(s) of the above-grade floors, including portions of attics, in structures used as one-family dwellings and detached accessory structures related to such use on a lot, measured from the exterior face of the exterior walls; (ii) Floor area(s) of portions of attic(s) with an interior roofline height of 5 ft. or greater; (iii) Floor area of garage and storage space, whether as part of a one-family dwelling or in detached accessory structures; and (iv) Basement area multiplied by a fraction, the numerator of which is the external above ground surface of basement walls and the denominator of which is the total surface (both above and below ground) of external basement walls, provided that if such fraction is less than .25, then the basement areas shall not be included. Exemptions: (1) Changes to non-conforming single-family dwellings which are subject to a Finding in accordance with Section 6 of Chapter 40A M.G.L and SECTION XVII. PREEXISTING NON-CONFORMING USES, STRUCTURES AND LOTS., of this Zoning Bylaw; (2) The reconstruction of pre-existing, non-conforming buildings, damaged or destroyed by accidental cause, including fire, or otherwise damaged or destroyed without the consent of the owner, in accordance with SECTION XVII. PRE-EXISTING NONCONFORMING USES, STRUCTURES AND LOTS., C. DISASTER REBUILD; and (3) The completion or finishing of attics in existing structures where there are no exterior alterations or changes.	Applies to all building permits issued after January 1, 2008 for new single family dwellings where the Total Living Area Plus Garage Space of the dwelling, after completion exceeds a certain square footage.	3,600 square feet for dwellings within the Single Residence 10,000 Square Foot Area Regulation District; 4,300 square feet for dwellings within the Single Residence 15,000 Square Foot Area Regulation District; 5,900 square feet for dwellings within the Single Residence 20,000 Square Foot Area Regulation District; and 7,200 square feet for dwellings within the Single Residence 30,000 and 40,000 Square Foot Area Regulation Districts. Also applies to all building permits issued after January 1, 2008 for alteration of single family dwellings where the alteration will increase the TLAGS of the dwelling by more than 10%, and the TLAG of the dwelling, after completion of the project, will exceed the applicable threshold, as listed above.	Design Review Board recommendation to the Planning Board. Large House Review process through Planning Board (includes notice to abutters), Decision issued by Planning Board with 90-day appeal period.

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Weston	Residential Gross Floor Area The sum of the horizontal area(s) of the above-grade floors in the residential building(s) on a lot, excluding unfinished attics but including attached or detached garages. The RGFA shall be measured from the exterior face of the exterior walls.		The Residential Gross Floor Area “RGFA” of any new or replacement single family dwelling use constructed pursuant to a building permit issued on or after October 29, 1998, may not exceed the greater of 3,500 s.f. or 10% of the lot area up to a maximum of 6,000 s.f.	Allowed with Site Plan Approval : New or replacement single-family dwelling, together with accessory buildings not containing a housekeeping unit, in conformity with Section VI, subsection F.2, which is constructed pursuant to a building permit issued on or after October 29,1998 and which exceeds the RGFA limit provided in Section V.B.1.a.

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Winchester	Floor Area: The aggregate horizontal area in square feet of all floors of a building or several buildings on the same lot measured from the exterior faces of walls enclosing each building, exclusive of garages, cellar and attic areas used only for storage or for service incidental to the operation or maintenance of such building or buildings.	Total square footage	See next	Any new development or expansion of an existing structure over the maximum allowed size as determined by 9.5 Site Plan Review is subject to review. Site Plan Review is required for: 1. New construction, a change of use in an existing building, a new use on vacant land, or expansion of floor space of an existing building of 25 percent or more, all in any district where the total number of parking spaces required will be 20 or more; 2. New construction or expansion of one (1) or more buildings resulting in floor area equal to or greater than 6,000 square feet (including garage and any floor area with head room of seven (7) feet or higher, excluding basement) in the RDA-20 zoning district; 3. New construction or expansion of one (1) or more buildings resulting in floor area equal to or greater than 5,000 square feet (including garage and any floor area with head room of seven (7) feet or higher, excluding basement) in the RDB-10 zoning district; (planner said it is very common for structures to be built large than allow by right).

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Lexington	GROSS FLOOR AREA The sum, in square feet, of the horizontal areas of a building (or several buildings on the same lot) measured from the exterior face of the exterior walls, or from the center line of a party wall separating two buildings, including garages, basements, porches, and half stories. In half stories, all floor area where the headroom is greater than five feet, measured from the top of the floor joists of the top story to the bottom of the roof rafters, is included in the measurement of gross floor area. Gross floor area does not include "crawl spaces," "attics," and "decks." Where the text of this bylaw refers to floor area, the term means gross floor area unless the term net floor area is used. NET FLOOR AREA The sum, in square feet, of the occupiable or habitable area in a building determined by either using 80% of the gross floor area, or by excluding the following from the calculation of gross floor area: a. Areas used for parking or loading. b. Areas devoted exclusively to the operation and maintenance of a building, irrespective of its occupants, such as heating, ventilating, and cooling equipment, electrical and telephone facilities, fuel storage, elevator machinery or mechanical equipment. c. The thickness of load-bearing walls, at each floor. d. Elevator shafts and common stairways, and common hallways at each floor. e. Porches, balconies, and fire escapes. f. Areas used for a child care facility as provided herein. BASEMENT A space in a building having its floor surface entirely below average natural grade and a height of at least six feet eight inches from its floor surface to the bottom of the joists of the floor above. ATTIC A space between the top of the floor joists of the top story and the bottom of the roof rafters that cannot be accessed by a stairway compliant with the building code	Buildings for which a building permit application was submitted before 1/1/24, may be extended, altered, reconstructed or structurally changed so long as the total gross floor does not exceed that in Table 4.4.2.1 based on lot area. For the purposes of this § 4.4.2, extension, alteration, reconstruction, and structural change shall not include any construction which involves demolition of more than 50% of the primary building's shell exclusive of demolition of a single-story attached garage. For purposes of calculating the percentages of any demolition under this subsection, all demolition shall be taken into account which commenced, or could have commenced, pursuant to an issued permit within two years prior to the date of any request for any permit to construct, reconstruct, alter, add, extend or otherwise structurally change any structure.	An Equation based on when building permit was submitted (before or after 1.1.24), and lot area.	The SPGA may grant a special permit for a building to exceed the maximum gross floor area otherwise allowed by § 4.4 provided that the SPGA finds that a. The project is compatible with the scale of the neighborhood; b. The massing of the project does not adversely impact the solar access of adjoining lots; c. Noise generated by fixed plant equipment, such as, but not limited to, air conditioners, pumps, fans, and furnaces, does not adversely impact adjoining lots; and d. The project design addresses specific neighborhood and Town concerns.

Table 4.4.2.1	
Lot Area (in square feet)	Maximum Gross Floor Area (in square feet)
0 to 5,000	0.8 * lot area
5,000 to 7,500	4,000 + 0.55 * (lot area - 5,000)
7,500 to 10,000	5,375 + 0.23 * (lot area - 7,500)
10,000 to 15,000	5,950 + 0.2 * (lot area - 10,000)
15,000 to 30,000	6,950 + 0.16 * (lot area - 15,000)
More than 30,000	9,350 + 0.16 * (lot area - 30,000)

Table 4.4.2.2	
Lot Area (in square feet)	Maximum Gross Floor Area (in square feet)
0 to 5,000	0.76* Lot Area
5,000 to 7,500	3,800 + 0.42 * (lot area - 5,000)
7,500 to 10,000	4,850 + 0.12 * (lot area - 7,500)
10,000 to 15,000	5,150 + 0.11 * (lot area - 10,000)
15,000 to 30,000	5,700 + 0.1 * (lot area - 15,000)
More than 30,000	7,200 + 0.1 * (lot area - 30,000)

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Concord	GROSS FLOOR AREA The sum of the horizontal areas of the floors of a building measured from the exterior face of exterior walls, or from the centerline of a wall separating two (2) buildings, not including any space where the floor to ceiling height is less than six feet, eight inches (6’8”).	Maximum floor area ratio: The total gross floor area of all buildings on a lot shall not exceed the maximum square footage per acre of lot area as noted in Section 6, Table III, except as provided in G.L. c.40A, sec. 9C for a child care facility as an accessory use. Excluded from the gross floor area in the Residence Districts are basements, open or screened porches, decks and accessory structures with no permanent foundation or less than 100 square feet in area. The Board may grant relief from the Maximum Floor Area Ratio in the Residence Districts provided the Board finds that a literal application of this requirement would be unreasonable because there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw. Non-residential principal uses in the Residence AA, A, B & C Zone Districts shall be exempt from the Maximum Floor Area Ratio in Table III.	See table below for calculation	waiver under Section 6.2.13 is a special permit pursuant to Section 11.6.

CONCORD ZONING – TABLE III – DIMENSIONAL REGULATIONS											
Zoning Districts	Minimum Lot Area in Sq. Ft	Minimum Lot Frontage in Feet	Frontage Exception in Feet	Minimum Lot Width in Feet	Minimum Front Yard in Feet ²	Minimum Side Yard in Feet	Minimum Rear Yard in Feet	Corner Clearance in Feet	Maximum Height in Feet	Maximum Lot Coverage %	Maximum Floor Area Ratio
Residence AA	80,000	200	160	160	40	15	Lesser of: 30' or 25% of lot depth	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)
Residence A	40,000	150	120	120	40	15	" "	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)
Residence B	20,000	125	100	100	20	15 ¹	" "	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)
Residence C	10,000	80	80	64	20	15 ¹	" "	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Scituate	GROSS FLOOR AREA The sum of the areas of the several floors of a building, including areas used for human occupancy in basements, attics, and penthouses, as measured from the exterior faces of the walls. It does not include cellars, unenclosed porches or attics not used for human occupancy. It shall include the horizontal area at each floor level devoted to stairwells and elevator shafts.	Scituate does not regulate floor area of single family homes (confirmed with Town Planner)		

Community	How is Gross Floor Area defined?	What is being regulated?	What FAR/square footage is being utilized?	What type of process?
Natick	Gross Floor Area: The sum of the areas of all stories of a building measured from the exterior faces of the exterior walls or from the centerline of walls separating two buildings, including any floor area below grade when usable for residential, office, business, storage, industrial, or other purposes, but excluding any area used exclusively for heating, air conditioning or other mechanical equipment which services the building, and excluding floor area intended or designed for off street parking.	Percent Building Cverage (including Accessory Structures)		Two avenues of relief: 1. The traditional avenue of ZBA Section 6 or Variance for dimensional 2. Section V-E Waivers allows projects to seek a special permit for an increase in dimensionals up to 10 percent by the planning board. This option is really for projects that fall under site plan review or special permit, both under planning board.

IV-B INTENSITY REGULATIONS BY ZONING DISTRICT

District Designation	Minimum Lot Dimensions (in feet)			Minimum Lot Dimensions (in feet)			Maximum % Building coverage (including Accessory Building)	Maximum Height of Building (c)*	Open Space Requirement per lot
	Area	Cont. Frontage	Depth	Front	Side	Rear			
RSA	15,000	110	125	30	12 (z)	25	25	2 1/2 stories or 35 ft	None
RSB	40,000	140	150	40	20 (z)	40	20	2 1/2 stories or 35 ft.	None
RSC	20,000	120	125	30	12 (z)	25	20	2 1/2 stories or 35 ft	None
RSD	60,000	200	200	40	20	40	15	2 1/2 stories or 35 ft.	None
RSE	80,000	225	225	40	40	40	10	2 1/2 stories or 35 ft.	None

Section 6. Dimensional Regulations

6.1 DIMENSIONS

Minimum lot area, frontage, lot width, yard, and corner clearance requirements and maximum lot coverage, height and floor/area ratio requirements shall be as prescribed in Section 6, Table III, Dimensional Regulations.

6.2 INTERPRETATION

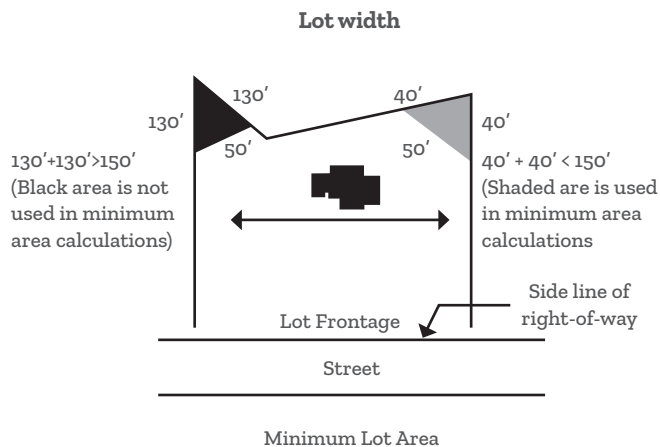
For purposes of interpretation the following shall apply:

6.2.1 Lot area: In determining lot area, no part thereof within the street lines or within a private way or right-of-way for travel by motor vehicles shall be included. Street lines shall determine lot boundaries.

6.2.2 Minimum lot area:

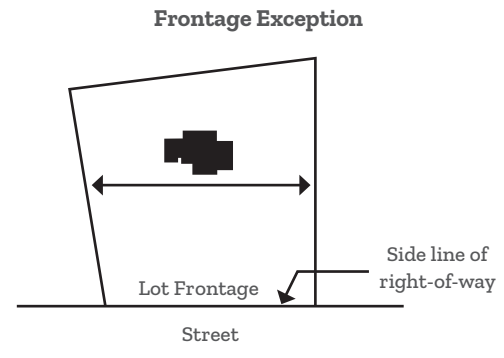
6.2.2.1 When computing minimum lot area for any lot laid out and submitted for approval by the Planning Board, in accordance with Chapter 41 of the General Laws, after September 1, 1991, a minimum of fifty (50) percent of such lot area required in that zoning district shall be provided by land located outside of the Floodplain Conservancy District and Wetlands Conservancy District.

6.2.2.2 When the distance between any two (2) points on lot lines is less than fifty (50) feet, measured in a straight line, the smaller portion of the lot which is bounded by such straight line and such lot lines shall not be considered in computing the minimum lot area unless the distance along such lot lines between such two (2) points is less than one hundred fifty (150) feet.



6.2.3 Frontage: Frontage, as defined in Subsection 1.3.11, shall be measured in a continuous line along the sideline of the street between the points of intersection of the side lot lines with said sideline of the street.

6.2.4 Frontage exception: A dwelling in Residence AA, A and B Districts may be constructed on a lot having eighty (80) percent of the minimum lot frontage, provided that the lot width at the nearest point on the front wall of the dwelling to the sideline of the right-of-way shall not be less than the minimum lot frontage and that the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees.



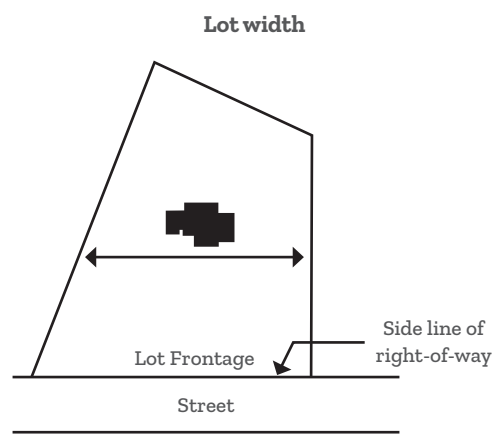
Lot Width: (not less than Required frontage)

Res. AA	200'
Res. A	150'
Res. B	125'

Frontage Exception: (not less than 80% of required frontage)

Res. AA	160'
Res. A	120'
Res. B	100'

6.2.5 Lot width: Each lot shall have, in addition to the required frontage, a width of not less than eighty (80) percent of the required frontage at all points between the sideline of the right-of-way along which the frontage of the lot is measured and the nearest point on the front wall of the dwelling upon such lot, and the angle formed by the intersection of the side lot line and the sideline of the right-of-way shall not be less than 45 degrees. Such width shall be measured along lines which are parallel to such sideline.



Lot Frontage:

Res. AA	200'
Res. A	150'
Res. B	125'
Res. C	80'

Lot Width:

Res. AA	160'
Res. A	120'
Res. B	100'
Res. C	64'

6.2.6 Front yards: Front yards shall be measured between the sideline of the right-of-way and the nearest point of any structure, with the exception of uncovered steps and ramps or the construction of walls and fences. In all cases, corner lots shall be considered to have two (2) front yards and two (2) side yards. A lot having frontage on two (2) streets shall have two (2) front yards, each of which shall comply with the requirements of the front yard provisions.

In the West Concord Business and West Concord Village Districts, there shall be a maximum front yard of ten (10) feet, that is, no portion of a building shall be set back from the front lot line by more than ten feet unless a special permit is granted to allow a greater front yard depth. A special permit shall be granted by the Planning Board only upon a written determination as provided in Section 11.6 and that the larger front yard serves a public purpose.

6.2.7 Side yards: Side yards shall be measured from the nearest point of any dwelling or structure to each side lot line, provided that nothing shall prevent the projection of uncovered steps and ramps or the construction of walls and fences. In the residential districts or for single- family dwellings in the Business or Medical-Professional districts, the width of one side yard may be reduced by an amount not to exceed three (3) feet if the width of the other side is correspondingly increased. Notwithstanding the foregoing, a building of accessory use may be placed not less than five (5) feet from a sideline so long as such building is not to be located nearer the sideline of the right-of-way than the rearmost point of the dwelling or any structure attached thereto.

In the Residence C and Residence B Districts, any part of the principal structure that extends into the three (3) foot side yard exception area shall be no greater than fifteen (15) feet in height as defined in subsection 6.2.11. The Board may grant relief from the fifteen foot height limitation in the three (3) foot side yard exception area provided the Board finds that there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

6.2.8 Rear yards: Rear yards shall be measured from the nearest point of any dwelling or structure attached thereto to the rear lot line provided that nothing shall prevent the projection of uncovered steps and ramps or the construction of walls and fences. In the residential districts or for single-family dwellings in the Business or Medical-Professional districts, no building of accessory use shall be placed nearer to the rear lot line than five (5) feet.

6.2.9 Landscape buffer: Side yards, rear yards and the other lot lines noted in Table III shall be suitably landscaped. Such landscaping shall be designed to reduce the visual impact of the principal use upon adjacent property by the use of trees, shrubs, walls, fences, or other landscape elements. Where the developed area adjoins land developed for residential use, suitable landscaping shall consist of a substantially sight-impervious screen of evergreen foliage at least eight (8) feet in height or planting of shrubs and trees complemented by a sight-impervious fence of at least five (5) feet, but not more than eight (8) feet, in height, or such other type of landscaping as may be required under site plan approval. In all developments, to the extent practicable, existing trees shall be retained and used to satisfy the provisions of this Section 6.

6.2.10 Corner clearance: Between the sidelines of the intersecting streets and a straight line joining points on such sidelines ten (10) feet distant from their point of intersection or, in the case of a rounded corner, a straight line joining the points of intersection of their tangents, no building or structure may be erected and no vegetation may be maintained three (3) feet above the plane through their curb grades.

6.2.11 Height: The height of a building shall be measured as the vertical distance from the mean ground level of each side of the building to either the highest point of the exterior in the case of a flat roof or to the mean average finished grade between the plate and the ridge in the case of a pitched roof. Chimneys, spires, towers, and other projections not used for human occupancy or storage may extend above the height limits herein fixed except wind turbine facilities, which can only exceed the maximum height requirement by special permit granted by the Board.

In the Medical-Professional District south of Route 2, no portion of a building shall exceed thirty-five (35) feet in height unless such portion sets back from each street and such Medical-Professional District boundary line an amount equal to the sum of (1) the applicable minimum yard requirement and two (2) feet for each foot of height in excess of thirty-five (35) feet, provided that in no case shall any portion of a building exceed one hundred ten (110) feet in height.

In the Residence AA, Residence A, Residence B and Residence C Districts, the height of a building shall be measured as the vertical distance from the 'base elevation' to the peak of the roof, or the highest point of the exterior in the case of a flat roof. The 'base elevation' is the average of the elevations of the ground where the two corners of the lowest foundation wall of any existing structure meet the ground. In the absence of an existing structure, the base elevation shall be the average elevation (measured as indicated in the previous sentence) of the ground at the location on the site where the new building is to be placed, prior to any grading or mounding.

In the Residence AA, Residence A, Residence B, and Residence C Districts, any accessory structure located within the required minimum side or rear yard shall be limited in height to not more than twenty-four (24) feet to the peak of a pitched roof or eighteen (18) feet to the highest point of the exterior in the case of a flat roof.

The Board may grant relief from the above definition for the height of a building in the Residence AA, Residence A, Residence B and Residence C Districts provided the Board finds that a literal application of this requirement would be unreasonable because there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw.

In the Residence B and Residence C Districts any part of the principal structure that extends into the three (3) foot side yard exception as defined in subsection 6.2.7 shall be no greater than fifteen (15) feet in height.

In the West Concord Business and West Concord Village Districts, the minimum height of the side and rear portions of a principal building shall be fifteen (15) feet; the front façade shall have a minimum height of eighteen (18) feet.

6.2.12 Maximum lot coverage: The total ground area covered by the principal and accessory structures (and in the I, IP, LIP, and LB#4 and #8 districts, all paved areas) shall not exceed the maximum coverage of the total lot area as noted in Section 6, Table III.

6.2.13 Maximum floor area ratio: The total gross floor area of all buildings on a lot shall not exceed the maximum square footage per acre of lot area as noted in Section 6, Table III, except as provided in G.L. c.40A, sec. 9C for a child care facility as an accessory use. Excluded from the gross floor area in the Residence Districts are basements, open or screened porches, decks and accessory structures with no permanent foundation or less than 100 square feet in area. The Board may grant relief from the Maximum Floor Area Ratio in the Residence Districts provided the Board finds that a literal application of this requirement would be unreasonable because there are no reasonable alternatives available and that the desired relief may be granted without substantial detriment to the neighborhood and without derogating from the intent and purpose of this Bylaw. Non-residential principal uses in the Residence AA, A, B & C Zone Districts shall be exempt from the Maximum Floor Area Ratio in Table III.

6.3 SPECIAL DIMENSIONAL EXCEPTIONS

6.3.1 Single lot exemption: Any increase in area, frontage, width, yard or depth requirement of this Bylaw shall not apply to a lot for a single-family dwelling which, at the time of recording or endorsement, whichever occurs sooner, was not held in common ownership with any adjoining land, conformed to then existing requirements and had less than the proposed requirements but at least five thousand (5,000) square feet of area and fifty (50) feet of frontage.

6.3.2 Hammerhead lots: In the residential districts, the Planning Board by special permit may authorize hammerhead lots in accordance with the following:

6.3.2.1 Each hammerhead lot shall contain:

- (a) A minimum lot area of not less than five (5) times the minimum lot area of the zoning district within which it is situated (Residence C: Fifty thousand (50,000) square feet; Residence B: One hundred thousand (100,000) square feet; Residence A: Two hundred thousand (200,000) square feet; Residence AA: Four hundred thousand (400,000) square feet);
- (b) A minimum frontage and a minimum lot width of fifty (50) feet;
- (c) A minimum front, side, and rear yards of fifty (50) feet; and
- (d) An area of land which permits the placement of a circle with a diameter of not less than 200 feet in the Residence C and Residence B Districts and with a diameter of not less than 300 feet in the Residence A and Residence AA Districts without the circumference of said circle intersecting any lot lines and within which circle the planned single-family dwelling shall be located.

6.3.2.2 A special permit shall be granted under this Section only if the Planning Board shall find:

- (a) The hammerhead lot results in a pattern of development sufficiently advantageous to the Town to depart from the requirements of this Bylaw otherwise applicable;
- (b) The plan submitted clearly shows the hammerhead lot conforms with all the dimensional regulations provided above and the applicant has demonstrated that access from the lot frontage to the planned single-family dwelling is sufficient for the needs of vehicular traffic;
- (c) No more than two hammerhead lots have contiguous frontage; and
- (d) A deed restriction has been shown on the plan of land to be recorded providing that the hammerhead lot is subject to a special permit recorded therewith and shall not be further subdivided.

6.3.3 Reduced frontage, lot width, lot area and/or side and rear yard setback lots: For the purpose of preserving existing historically significant structures or dwellings on a lot wholly or partially in the residential district, the Board by special permit may authorize the division of land into two or more building lots so that one or more building lot(s) contains reduced frontage, lot width, lot area and/or side and rear yard setback provided that the existing historically significant structure or dwelling remains on one of the lots created and a standard Approval

Not Required Plan or Preliminary Definitive Subdivision plan is submitted showing that the lots could otherwise be created without exceptions from the Subdivision Rules and Regulations.

6.3.3.1 The Planning Board shall submit to the Board written recommendations including at least:

- (a) An evaluation of the standard Approval Not Required Plan or the Preliminary Definitive Subdivision Plan,
- (b) An evaluation and opinion of the appropriateness of the design for any additional structure in relation to the existing historically significant structure,
- (c) An evaluation of the proposed development as to whether the lot layout and design constitute a suitable development for the neighborhood within which it is located, and
- (d) A recommendation for the granting or denial of the special permit, including recommendations for modifications, restrictions or requirements to be imposed as conditions for granting the special permit.

6.3.3.2. The Historical Commission shall submit to the Board a written evaluation of the historical significance of the existing structure or dwelling, an opinion of the appropriateness of the proposed lot layout and setbacks requested, and an evaluation or recommendation of the significant structural features that should be included in a preservation plan.

6.3.3.3. A special permit shall be granted under this section only if the Board shall find:

- (a) The reduced frontage, lot width, lot area and/or side and rear yard setback lot(s) results in a pattern of development sufficiently advantageous to the Town to depart from the requirements of this Bylaw otherwise applicable;
- (b) A restriction has been shown on the plan of land to be recorded providing that the reduced frontage, lot area and/or side and rear yard setback lot(s) and any other lots created are subject to a special permit recorded therewith and shall not be further subdivided.
- (c) The existing historically significant structure or dwelling shall be preserved consistent with a preservation plan approved as part of or as a condition to the special permit.

6.3.4 Dedication of Land to the Town of Concord for Municipal or Other Public Uses:

6.3.4.1 In the Limited Industrial Park District, in order to encourage the dedication to the Town of Concord of the fee interest in land for municipal or other public uses, the Board by special permit may authorize:

(a) A reduction in the minimum lot area, frontage, lot width or yard requirements otherwise applicable where a parcel of land is subdivided, a portion is dedicated to the Town for municipal or other public uses, and the remaining land and building(s) do not comply with the requirements in Section 6 Table III - Dimensional Regulations.

(b) An increase in the maximum lot coverage or floor area ratio requirements otherwise applicable where a parcel of land is subdivided and a portion is dedicated to the Town for municipal or other public uses, or where the owner of two or more parcels of land in the Limited Industrial Park District dedicates one or more parcels of such land to the Town for municipal or other public uses, provided in either case that the increased maximum lot coverage and floor area ratio applicable to the land not dedicated to the Town does not exceed either (1) the maximum lot coverage and floor area ratio otherwise applicable to the aggregate of the land dedicated to the Town and the land held by the owner but not dedicated or (2) twice the maximum lot coverage and floor area ratio otherwise applicable to the land not dedicated to the Town.

6.3.4.2 The Planning Board and Natural Resources Commission shall submit to the Board written recommendations including at least an evaluation of the proposed reduction or increase in the dimensional regulations, an evaluation of the land proposed to be dedicated to the Town for municipal or other public uses, and a recommendation as to whether the special permit should be granted.

6.3.4.3 A special permit shall be granted under this section only if the Board shall find:

(a) The proposed reduction in minimum lot area, frontage, lot width or yard requirements and the proposed increase in maximum lot coverage and floor area ratio are consistent with the purposes of this Bylaw generally;

(b) Any proposed increase in the maximum lot coverage or floor area ratio will not result in more development in the Conservancy Districts than would have been permitted but for the operation of Subsection 6.3.4; and

(c) The dedication to the Town of Concord of the fee interest in land for municipal or other public uses results in a pattern of land use sufficiently advantageous to the Town to depart from the requirements of this Bylaw otherwise applicable.

6.3.4.4 If a special permit is granted, the Board shall impose a condition that neither the special permit nor the conveyance of land to the Town shall be recorded until the Select Board votes to accept the proposed dedication of land to the Town for municipal or other public uses. A special permit granted hereunder shall be deemed to have been substantially used

upon (1) the vote of the Select Board to accept the proposed dedication of land to the Town for municipal or other public uses and (2) upon the recording of both the special permit and the deed to the Town of Concord of the fee interest in the land for municipal or other public uses.

[See Table III on next page]

CONCORD ZONING – TABLE III – DIMENSIONAL REGULATIONS											
Zoning Districts	Minimum Lot Area in Sq. Ft	Minimum Lot Frontage in Feet	Frontage Exception in Feet	Minimum Lot Width in Feet	Minimum Front Yard in Feet ³	Minimum Side Yard in Feet	Minimum Rear Yard in Feet	Corner Clearance in Feet	Maximum Height in Feet	Maximum Lot Coverage %	Maximum Floor Area Ratio
Residence AA	80,000	200	160	160	40	15	Lesser of: 30' or 25% of lot depth	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)
Residence A	40,000	150	120	120	40	15	" "	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)
Residence B	20,000	125	100	100	20	15 ¹	" "	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)
Residence C	10,000	80	80	64	20	15 ¹	" "	10	35 ²	-----	.24+(1200÷ actual lot area in sq. ft.)
Business	-----	-----	-----	-----	10	none, except where a business or industrial use abuts a residential district: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval		10	35	-----	-----
Concord Center Business	-----	-----	-----	-----	0	none, except where a business or industrial use abuts a residential district: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval.		10	35	-----	-----
Thoreau Depot Business	-----	-----	-----	-----	0	none, except where a business or industrial use abuts a residential district: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval		10	35	-----	-----
Nine Acre Corner Business	-----	-----	-----	-----	10	none, except where a business or industrial use abuts a residential district: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval.		10	35	-----	-----
West Concord Business	-----	-----	-----	-----	0	none, except where a business or industrial use abuts a residential dist.: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval.		10	Maximum height 35, minimum height side and rear 15; minimum height front façade 18.	-----	-----
West Concord Village	-----	-----	-----	-----	0	none, except where a business or industrial use abuts a residential dist.: 10' of which 5' shall be a landscaped buffer along those side and rear lot lines which abut the residential district unless otherwise specified under site plan approval.		10	Maximum height 35, minimum height side and rear 15; minimum height front façade 18.	-----	-----

1 Refer to Zoning Bylaw Subsection 6.2.7 for Residence C and Residence B Districts.

2 Refer to Zoning Bylaw Subsection 6.2.11 for Residence AA, A, B and C Districts

3 In the West Concord Business and West Concord Village Districts, the maximum front yard is ten (10) feet unless a special permit is granted for a greater front yard depth

Concord – House Demolitions and Conversions

Fiscal Year recap		Calendar year		
1/1/08 - 6/30/08	14			
7/1/08 - 12/31/08	13	27		
1/1/09-6/30/09	7		20	FY09
7/1/09-12/31/09	12	19		
1/1/10-6/30/10	8		20	FY10
7/1/10-12/31/10	9	17		
1/1/11-6/30/11	11		20	FY11
7/1/11-12/31/11	14	25		
1/1/12-6/30/12	7		21	FY12
7/1/12-12/31/12	12	19		
1/1/13-6/30/13	12		24	FY13
7/1/13-12/31/13	25	37		
1/1/14-6/30/14	14		39	FY14
7/1/14-12/31/14	11	25		
1/1/15-6/30/15	9		20	FY15
7/1/15-12/31/15	26	35		
1/1/16-6/30/16	12		38	FY16
7/1/16-12/31/16	13	25		
1/1/17-6/30/17	12		25	FY17
7/1/17-12/31/17	17	29		
1/1/18-6/30/18	10		27	FY18
7/1/18-12/31/18	13	23		
1/1/19-6/30/19	8		21	FY19
7/1/19-12/31/19	11	19		
1/1/20-6/30/20	8		19	FY20
7/1/20-12/31/20	11	19		
1/1/21 - 6/30/21	5		16	FY21
7/1/21-12/31/21	11	15		

LEXINGTON ZONING BYLAWS TO CONSIDER for RESIDENTIAL CONSTRUCTION

**This does not list all bylaws and regulations and is only provided as an overview.
For additional questions, please contact the Building Dept. directly at (781) 698-4530.*

SETBACKS

Minimum Front Yard Setback:	30 ft
Minimum Setback for Secondary Street:	20 ft Minimum
Rear Yard Setback:	15 ft
Minimum Side Yard Setback:	Please refer to below table

If Actual Lot Frontage Is	Side Yard Must Be At Least
More than 100 feet	15 feet
More than 75 feet but not more than 100 feet	12 feet
More than 50 feet but not more than 75 feet	10 feet
More than 0 feet but not more than 50 feet	7.5 feet

Reference: Lexington Zoning Bylaw Ch. 135, Table 2, Section 4.1.1, Schedule of Dimensional Controls; Ch. 135, Section 8.4.1

HEIGHT

The height of a one-family or two-family dwelling may not exceed 40 feet or 20 feet plus 4/3 times the smallest distance from the dwelling to a lot line, whichever is less.

Reference: Lexington Zoning Bylaw Ch. 135, Table 2, Section 4.1.1, Schedule of Dimensional Controls; Ch. 135, Section 4.3.5

STORIES

A structure cannot exceed 2.5 stories. Please refer to below definitions:

Story - That portion of a building contained between any floor and the floor or roof next above it. If the finished surface of the floor above a basement or crawl space is more than six feet above average natural grade, then the basement or crawl space is considered a story. [Amended 3-27-2017 ATM by Art. 41]

Half Story - A story under a sloping roof accessed by a stairway compliant with the building code. The gross floor area with head room of five feet or more may not exceed 40% of the total floor area of the second story. Dormers may be constructed on those exterior walls provided the length of the dormers as measured between the lowest bearing points of the dormers on the rafters of the sloping roof does not exceed 50% of the length of the sloping roof to which it is attached. [Amended 3-27-2017 ATM by Art. 41] *Reference: Lexington Zoning Bylaw Ch. 135, Table 2, Section 4.1.1, Schedule of Dimensional Controls*

GROSS FLOOR AREA

Maximum Allowable Residential Gross Floor Area Table. The total gross floor area of all buildings on a lot containing a one-family or two-family dwelling may not exceed the amount listed in the table below based on lot area.

Lot Area (in square feet)	Maximum Gross Floor Area (in square feet) New Homes: (Table 4.4.2.2)	Maximum Gross Floor Area (in square feet) Existing Homes built prior to Jan. 1, 2024: (Table 4.4.2.1)
0 to 5,000	$0.76 * \text{Lot Area}$	$0.8 * \text{Lot Area}$
5,000 to 7,500	$3,800 + 0.42 * (\text{Lot Area} - 5,000)$	$4,000 + 0.55 * (\text{Lot Area} - 5,000)$
7,500 to 10,000	$4,850 + 0.12 * (\text{Lot Area} - 7,500)$	$5,375 + 0.23 * (\text{Lot Area} - 7,500)$
10,000 to 15,000	$5,150 + 0.11 * (\text{Lot Area} - 10,000)$	$5,950 + 0.2 * (\text{Lot Area} - 10,000)$
15,000 to 30,000	$5,700 + 0.1 * (\text{Lot Area} - 15,000)$	$6,950 + 0.16 * (\text{Lot Area} - 15,000)$
More than 30,000	$7,200 + 0.1 * (\text{Lot Area} - 30,000)$	$9,350 + 0.16 * (\text{Lot Area} - 30,000)$

Reference: Lexington Zoning Bylaw Ch. 135, Section 4.4.2

Lexington New Construction Permits

Fiscal Year	Number of Residential New Construction Permits
2016	96
2017	91
2018	61
2019	98
2020	100
2021	103
2022	85
2023	75
2024	83

Only two (2) of the above new construction permits appeared before the ZBA for a special permit request to allow for more GFA than otherwise allowed, one in 2020 and one in 2021. Both of these SPs were denied.

Needham

BUILDING PERMITS ISSUED for Dwellings and Demolitions

01/01/2024 - 08/26/2024

As of 08/20/2024

Calendar Year

	New Single Family	New Two-Family*	New Multi-Family*	Demos - Res*	Demos - Comm
2014	96	28	2	90	
2015	87	6	2	94	
2016	123	6	11	89	
2017	73	8	4	94	
2018	81	12	0	81	
2019	87	10	0	86	
2020	52	8	0	63	
2021	76	6	8	71	
2022	80	6	0	81	3
2023	72	0	0	79	
CY2024 1/1/24 - 8/20/24	<u>64</u>	<u>2</u>	<u>0</u>	<u>47</u>	
	891	92	27	875	3

* Represents the number of individual housing units. One Two-Family would be a count of 2 in this report.