

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)
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)

Reference: Lexington Zoning Bylaw Ch. 135, Section 4.4.2