

ATM15 Zoning Amendment Descriptions. Rev. 3.24.2015

ARTICLE 37

Article 37 seeks to amend Section 10.2 of the Zoning By-Law to expand permitted uses in the B-2 Service Business District. Uses that have been identified as potentially contributing to commercial sustainability and investment in the B-2 district would be added, including retail, bank and bus and rail station. The overall intent of the changes is to attract and maintain the type of businesses and uses that promote a healthy and sustainable commercial mix for the district and Lincoln Station as a whole.

ARTICLE 38

Article 38 proposes to amend Section 15.3.2.1 (e) to relax the parking requirements for service establishments and retail businesses. This is part of the same effort outlined in Article 37 that is aimed at creating a more sustainable and attractive commercial environment at Lincoln Station by loosening some regulations to attract a more diverse and desirable mix of uses. The proposed amendment would decrease the number of required parking space from 1 space per 140 square feet to 1 space per 250 square feet.

ARTICLE 39

Article 39 seeks to amend Sections 13.5 and 23 of the Zoning By-Law to standardize and update residential, exterior lighting regulations to make them consistent with new technologies and the longstanding intent in Lincoln to reduce the glare and intrusion of exterior lighting, while still allowing for illumination that maintains or improves safety and energy efficiency. The Planning Board has been addressing exterior lighting as properties come up for Site Plan Review. The issues however are not limited to properties subject to Site Plan Review and the Board is proposing changes to the lighting portion of the Zoning By-Law. These changes apply to new, permanent light fixtures and are summarized below:

- All permanent exterior lighting must be fully shielded. Fully shielded lights shine light only where it is needed - down towards the ground and not up towards the sky.
- Require that all lights have Color Corrected Temperature (CCT) of 3000K or below. A CCT of 3000K or below is a “warm white” light - the sort of light you might put in your living room. The CCT listed on the package for LED and most other bulbs. Incandescent bulbs are always below 3000K.
- Limit the lumens for an individual fixture to 900 and below. This is the equivalent of a 60 watt light bulb. A consistent level of lighting with multiple fixtures at a lower intensity is more effective for human vision and creates less light pollution.
- Existing light fixtures are exempt
- Temporary (e.g. seasonal) lighting is not regulated.