



Town of Lexington

Annual Town Meeting 2023

Article 34: Village Overlay Districts – Multi-Family Zoning for MBTA Communities

Presenter: Jill Hai

The Town of Lexington has been designated as an MBTA Community under the Commonwealth of Massachusetts' Housing Choice Law. Designation as an MBTA Community includes requirements for compliance set by the Massachusetts Department of Housing and Community Development. MBTA Communities must comply with this law, and the State Attorney General has issued an advisory clarifying that communities which do not comply may be subject to civil enforcement and/or liability under state and federal housing laws. Further, communities which fall out of compliance risk financial sanctions including ineligibility for the Commonwealth's Housing Choice Initiative, Local Capital Projects Fund, and the MassWorks Infrastructure Program.

This article would amend the Zoning Bylaw and Zoning Map to allow Multi-Family Housing and Mixed-Use Developments, as required for MBTA Communities, through the creation of Village Overlay, Multi-Family Overlay, and Village High-Rise Overlay districts. The proposed zoning specifies the various requirements of multi-family housing and commercial mixed-use within the boundaries of the specified Overlay Districts. The districts are dispersed throughout the community, along transit routes, and comprise approximately 2% of Lexington's total land area.

The Select Board voted 2 members in support of Article 34 and 3 members are waiting for discussion.