



# Article 34: Amend Zoning Bylaw & Zoning Map to create Village & Multi-Family Overlay Districts





# Article 34

In 2020, the Zoning Act was amended by Legislature to promote the production of multi-family housing within walking distance of public transportation to address the severe regional housing shortage.

## The New Law:

“M.G.L. c. 40A § 3A (a)(1) An MBTA Community **shall** have a zoning ordinance or by-law that provides for at least one district of a reasonable size in which multi-family housing is permitted as of right...”



Katahdin Woods Apartments, 1 Katahdin Dr.  
120 units = 11 units per acre





# Article 34

## Key Components of the LAW –

- At least one zoning district of a **reasonable size**
- Walking distance to public transportation, bikeways, bus stops
- Suitable for families with children (no bedroom or age restrictions)
- Zoning must allow a min. gross density of **15 units per acre**
- Zoning permit process **cannot be discretionary**

Multi-family = Building designed for 3+ dwellings



# DENSITY & HEIGHT EXAMPLES

**Manor House Condos, 509 Woburn St.**

**51 units = 25 units per acre, 4 Stories**



*Photo: Maloney Properties*

**Annual Town Meeting 2023**



# DENSITY & HEIGHT EXAMPLES

## Lexington Place Condos, 50 Waltham St.

30 units = 44 units / acre, 42 ft., 3 Stories & underground parking







# DENSITY & HEIGHT EXAMPLES

## Avalon

Off Concord Ave.

- 386 units = **17** units / acre
- 40-62 ft., varying
- 3 Stories





# DENSITY & HEIGHT EXAMPLES

## Muzzey School Condos Massachusetts Ave.

- 71 units = **18 units / acre**
- 52 ft.
- 3 Stories







# HEIGHT EXAMPLES



**Cary Memorial Hall**  
**58 ft.**



**Brookhaven Residential Community**  
**60 ft., 4 Stories**  
*Photo: James M. Collins*





# HEIGHT EXAMPLES

62.7 ft.

5 Stories



Waterstone at Lexington

*Photo: Cranshaw Construction*





# HISTORIC LEXINGTON CENTER

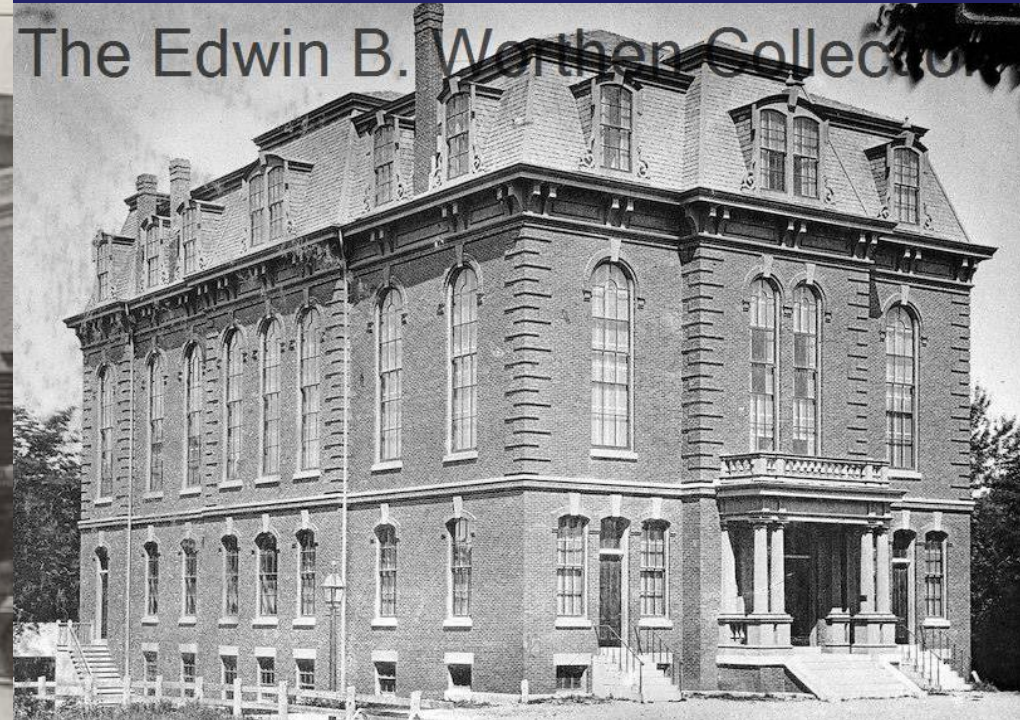
~40 ft.



~42 ft.



~46 ft.



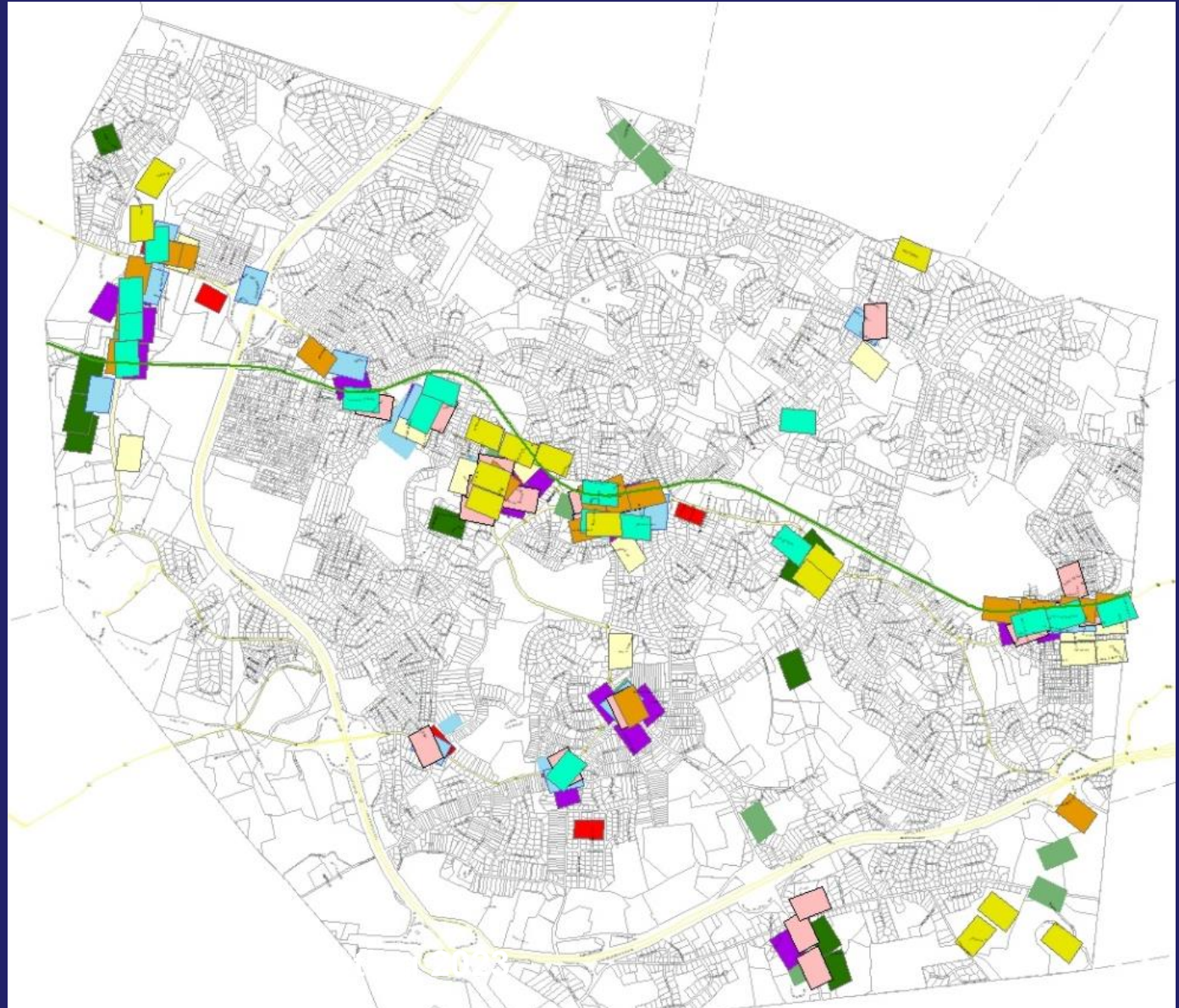




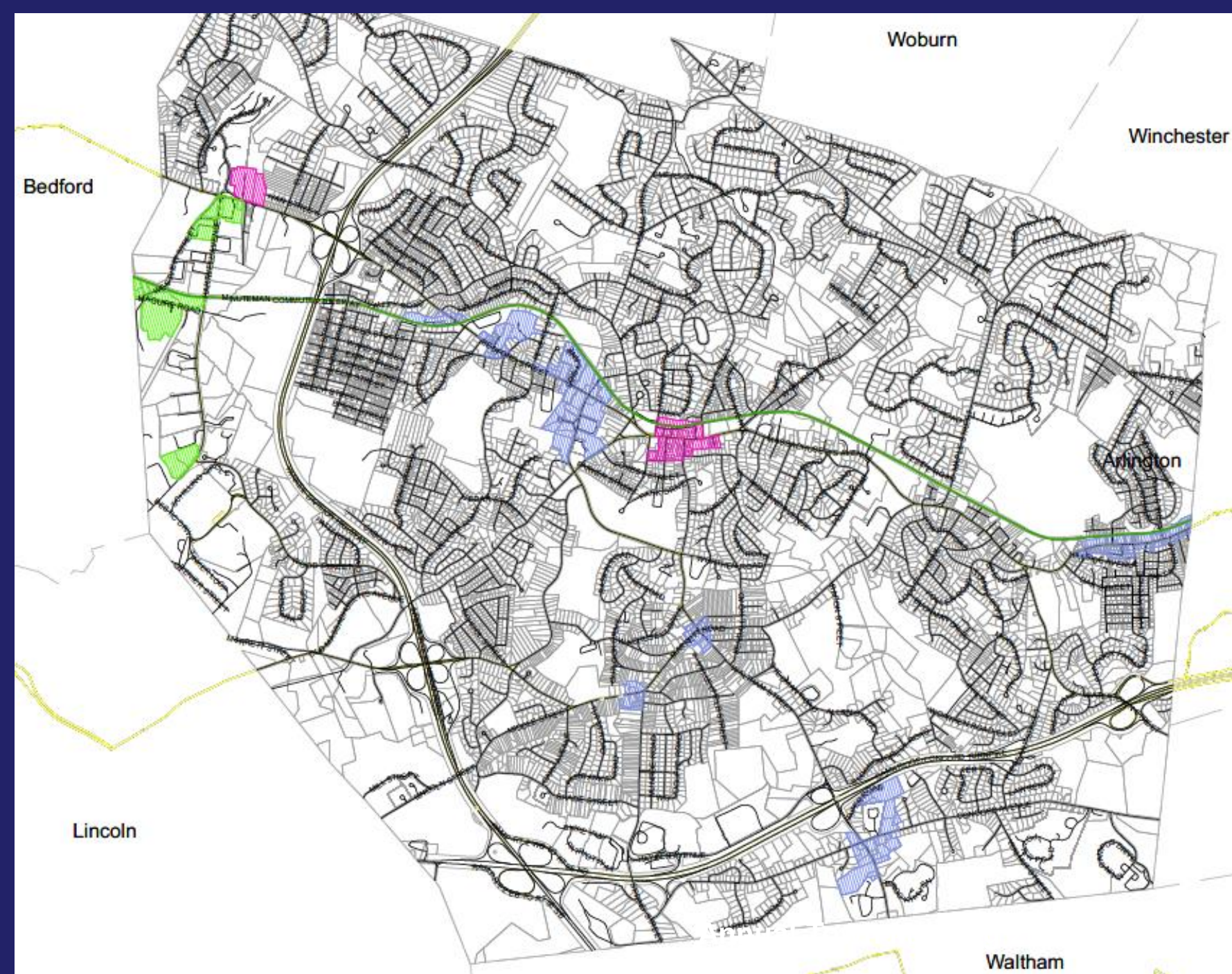
# Workshop Resident Created Map

## Lexington Requirements:

- 50 acres, and
- Zone for housing capacity of 1,231 units
- 1,231 units / 15 units per acre = 82 acres (42 contiguous)
- 9 public work sessions
- TMMA invited







## Legend

- MFO
- VHO
- VO
- Town Boundary
- Parcels
- Minuteman Commuter Bikeway
- MBTA Bus Stops
- MBTA Bus Routes

- Bedford St./Worthen Rd.
- Bedford St./Reed St.
- Bedford St./Bike Path
- Marrett Rd./Waltham St.
- Marrett Rd./Spring St.
- Concord Ave./Waltham St.
- East Lexington
- Lexington Center
- Bedford St. North
- 2 - Hartwell Ave.
- Maguire Rd.



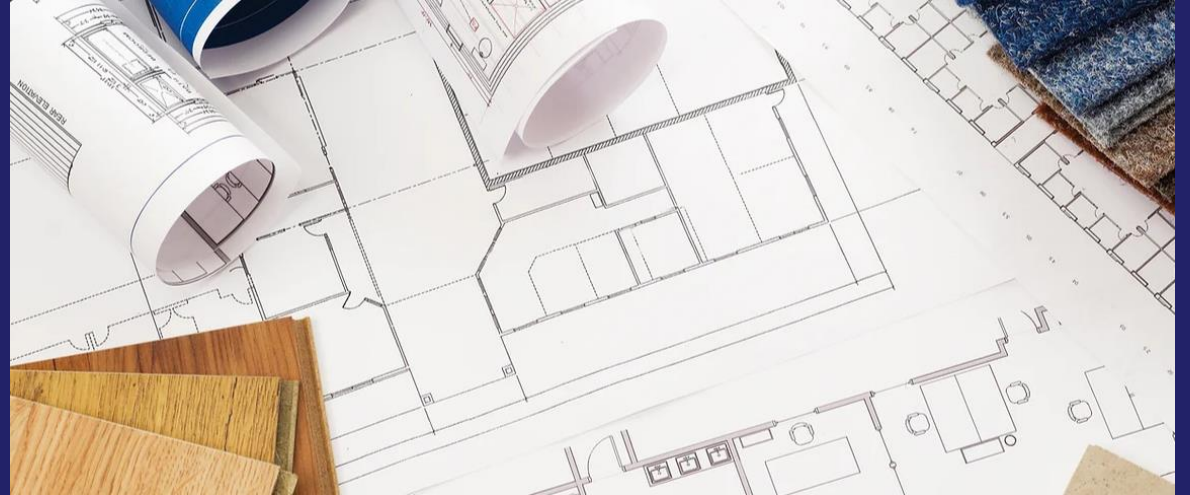


# Overlay Districts

Adds Sec. 7.5 – Village & Multi-Family Overlay Districts in Zoning Bylaw

Sets Standards for Planning Board Application

- Major Site Plan Review application
- Public hearing with abutter notification
- Heights, setbacks, parking, site circulation, trash, lighting, architecture & design reviewed
- 15% of proposed units required to be inclusionary dwellings for SHI
- 85% units are market rate





# Article 34



## Overlay Areas:

- Walkability, access, near bus stops, bus routes
- Near businesses
- Dispersed throughout town



## Proposed:

- Aggregate District Size: 227 acres (2% of Lexington's land)
- Total Properties: 279
- Median lot size: 12,307 sq. ft.
- Average lot size: 35,607 sq. ft.
- **Estimated Possible New Housing Units:**
  - ~400 - 800 units in 4 - 10 years







# Article 34

- Full compliance with state law
- Execute recommendations of Comprehensive Plan
- Opportunity to help solve Lexington and regional housing crisis
- Advances Select Board's goals for more affordable and accessible housing and vibrant mix of businesses
- Zoning to regulate, review, and guide growth
- Eligible for grants & competitive advantage for all grants



# Thank you

Below Slides for Proposed Overlay District Areas

More Info:

[www.LexingtonMA.gov/MBTAZoning](http://www.LexingtonMA.gov/MBTAZoning)





# Planning Board's Community Engagement

<b>May 4, 2022</b> – Action Plan	<b>May 18, 2022</b> – Action Plan	<b>June 1, 2022</b> – Approved Action Plan	<b>July 14, 2022</b> – Housing Partnership
<b>July 21, 2022</b> – EDAC	<b>Sept. 8, 2022</b> – Lex. Center Com.	<b>Oct. 12, 2022</b> – Public Work Session	<b>Oct. 19, 2022</b> – Public Work Session
<b>Oct. 25, 2022</b> –Creative Housing Workshop	<b>Nov. 4, 2022</b> – Lex Local, Lex Media	<b>Nov. 9, 2022</b> – Public Work Session	<b>Nov. 16, 2022</b> – Public Work Session
<b>Dec. 7, 2022</b> – Public Work Session	<b>Dec. 14, 2022</b> – Public Work Session	<b>Dec. 21, 2022</b> – Public Work Session	<b>Jan. 4, 2023</b> – Public Work Session
<b>Jan. 6, 2023</b> – League of Women Voters Forum	<b>Jan. 12, 2023</b> – Public Work Session	<b>Jan. 18, 2023</b> – Public Work Session	<b>Jan. 19, 2023</b> – Housing Partnership
<b>Feb. 1, 2023</b> – Public Hearing	<b>Feb. 8, 2023</b> – Public Hearing	<b>Feb. 15, 2023</b> – Public Hearing	<b>Feb. 27, 2023</b> – Select Board Meeting

## 24 Public Meetings & Presentations

Mailing to property owners

Weekly Lexington News Emails, Lex Media, Lexington Observer

Webpage: [www.lexingtonMA.gov/MBTAZoning](http://www.lexingtonMA.gov/MBTAZoning)

Email Notifications – *TMMA, Board Meeting Notifications*

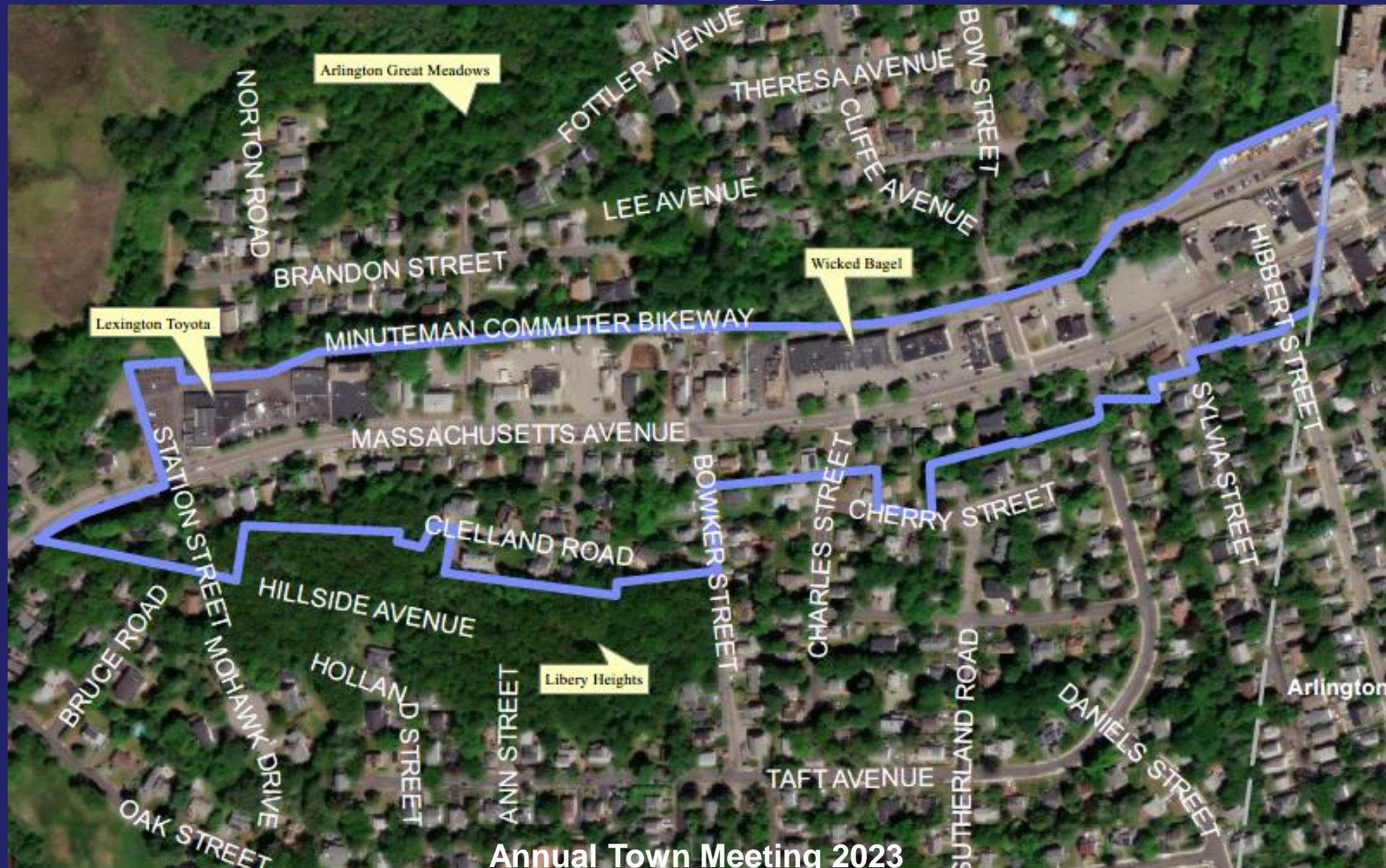
**Annual Town Meeting 2023**







# East Lexington - VO

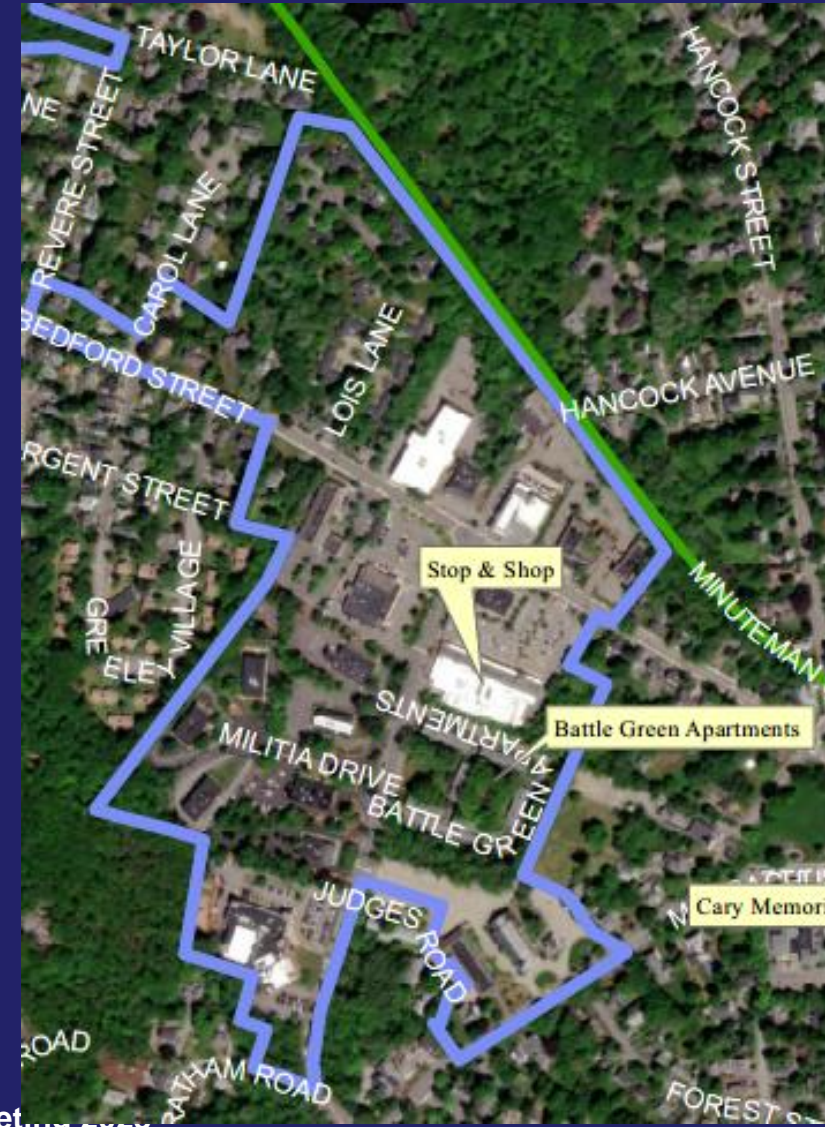
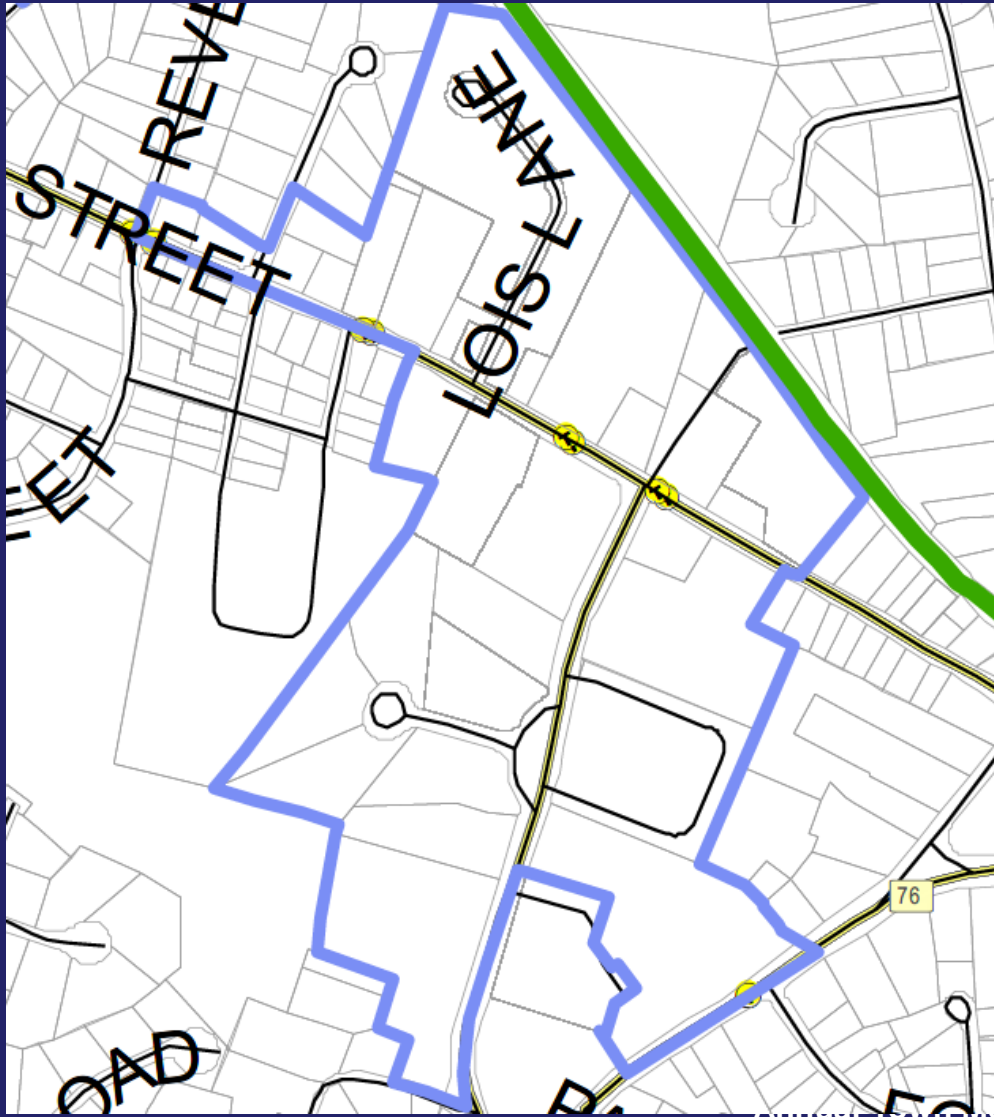


Annual Town Meeting 2023





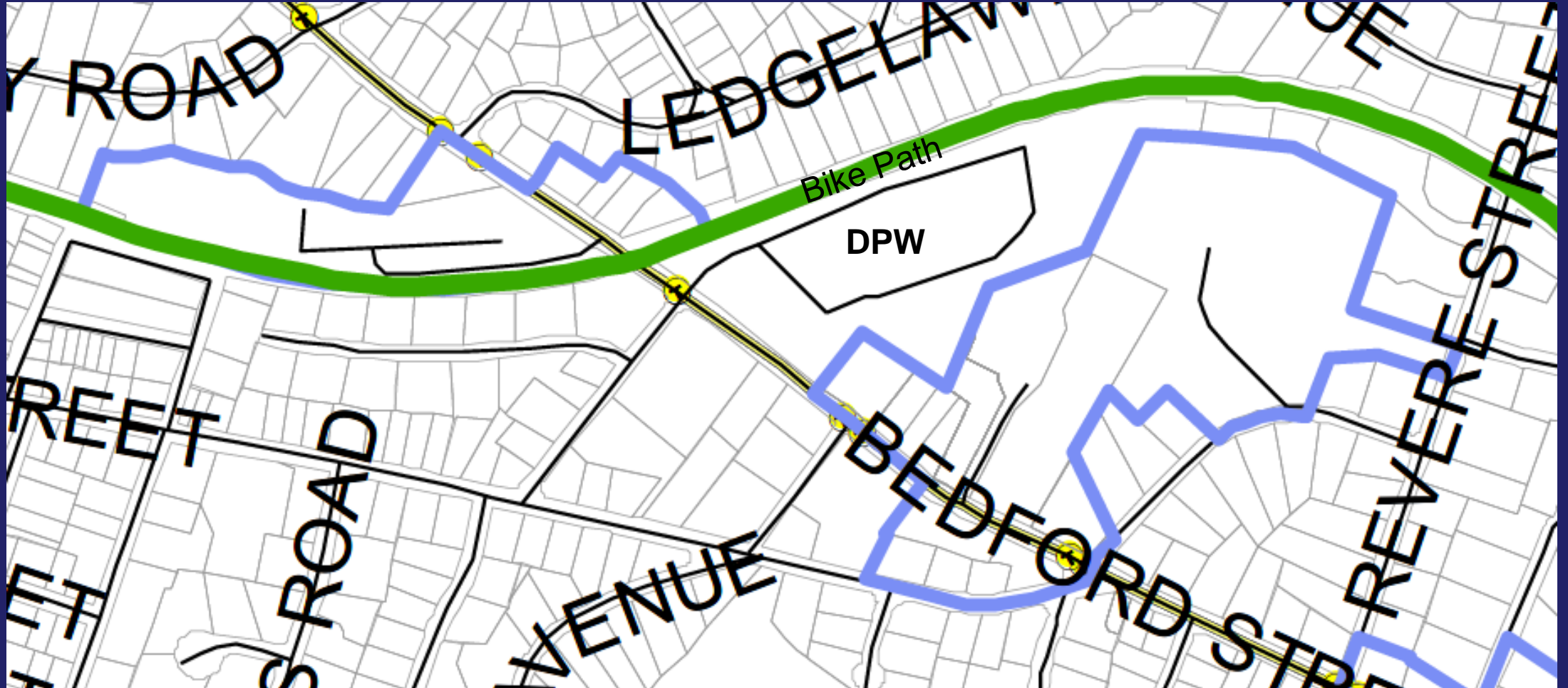
# Bedford St./Worthen Rd. – VO







# Bedford St./Reed St. & Bike Path – VO







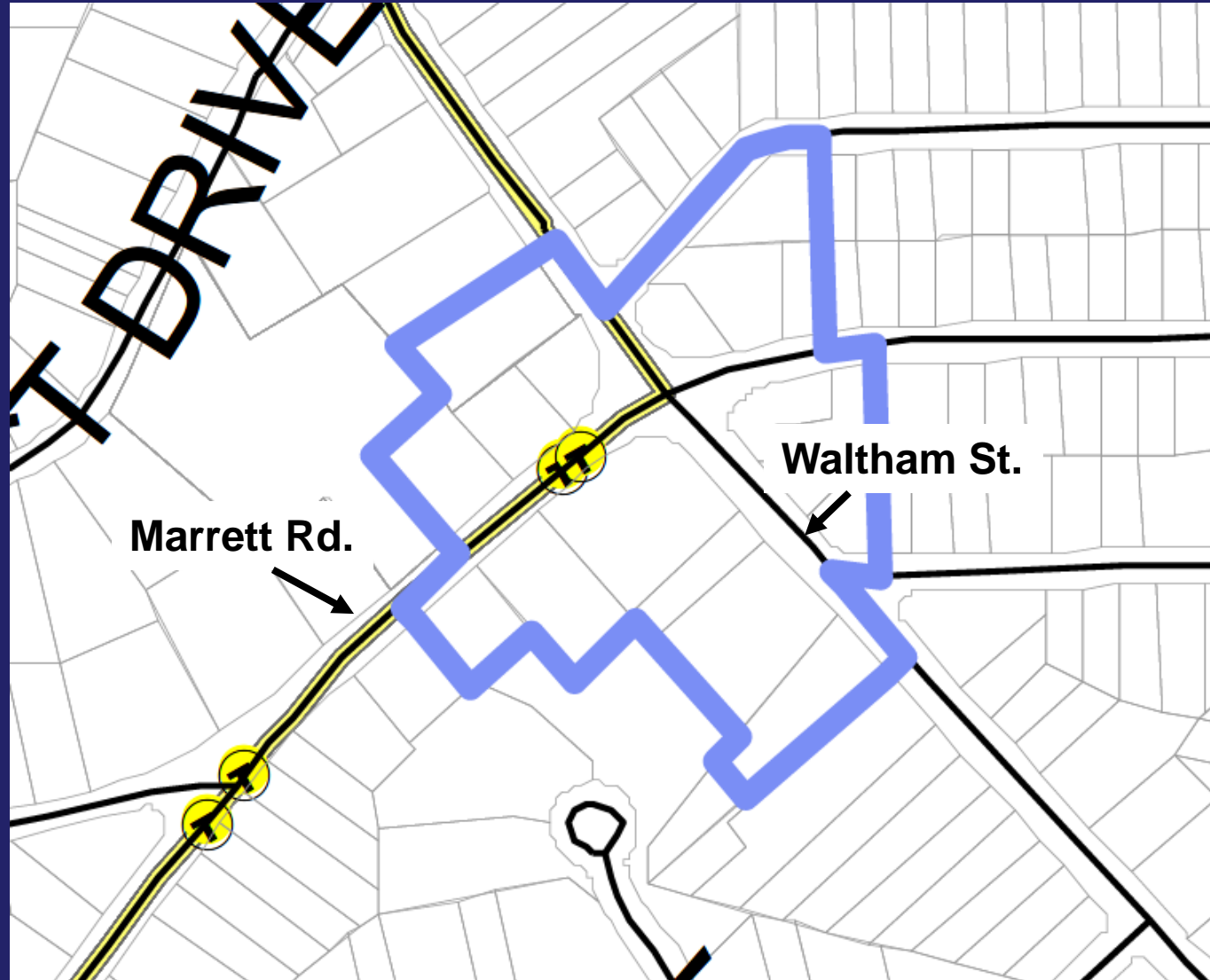
# Bedford St./Reed St. & Bike Path – VO







# Marrett Rd. / Waltham St. - VO





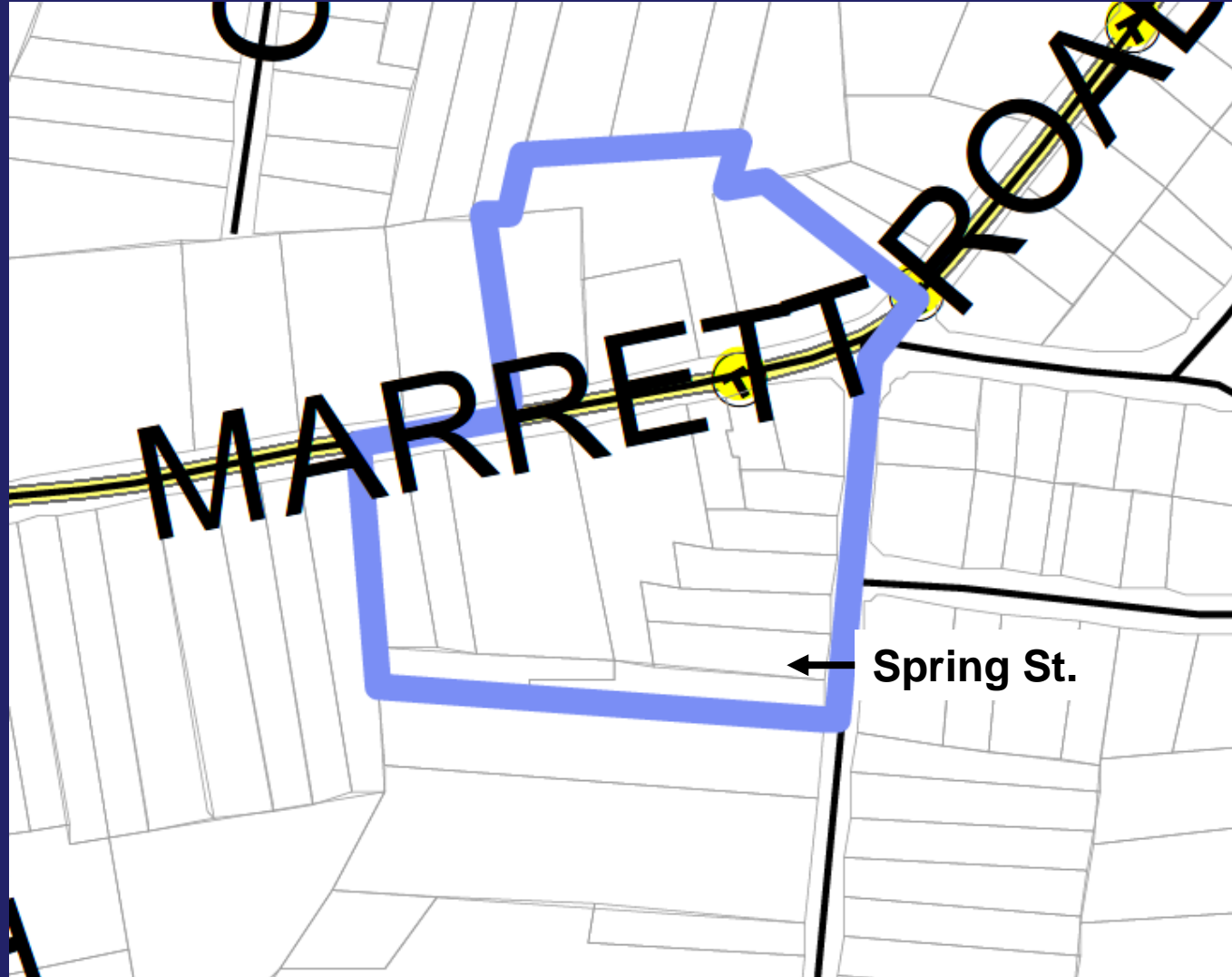
# Marrett Rd. / Waltham St. - VO





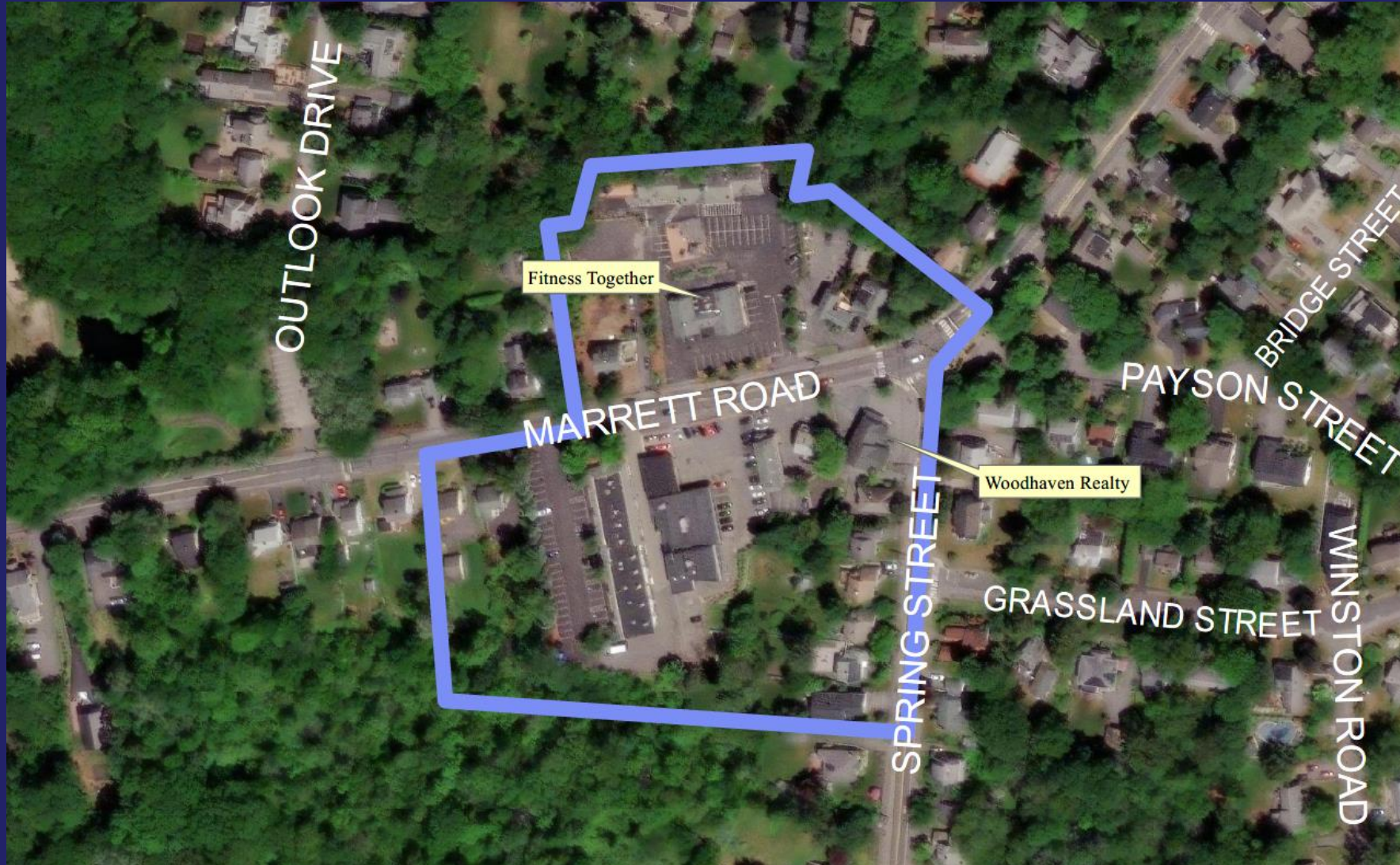


# Marrett Rd. / Spring St. - VO





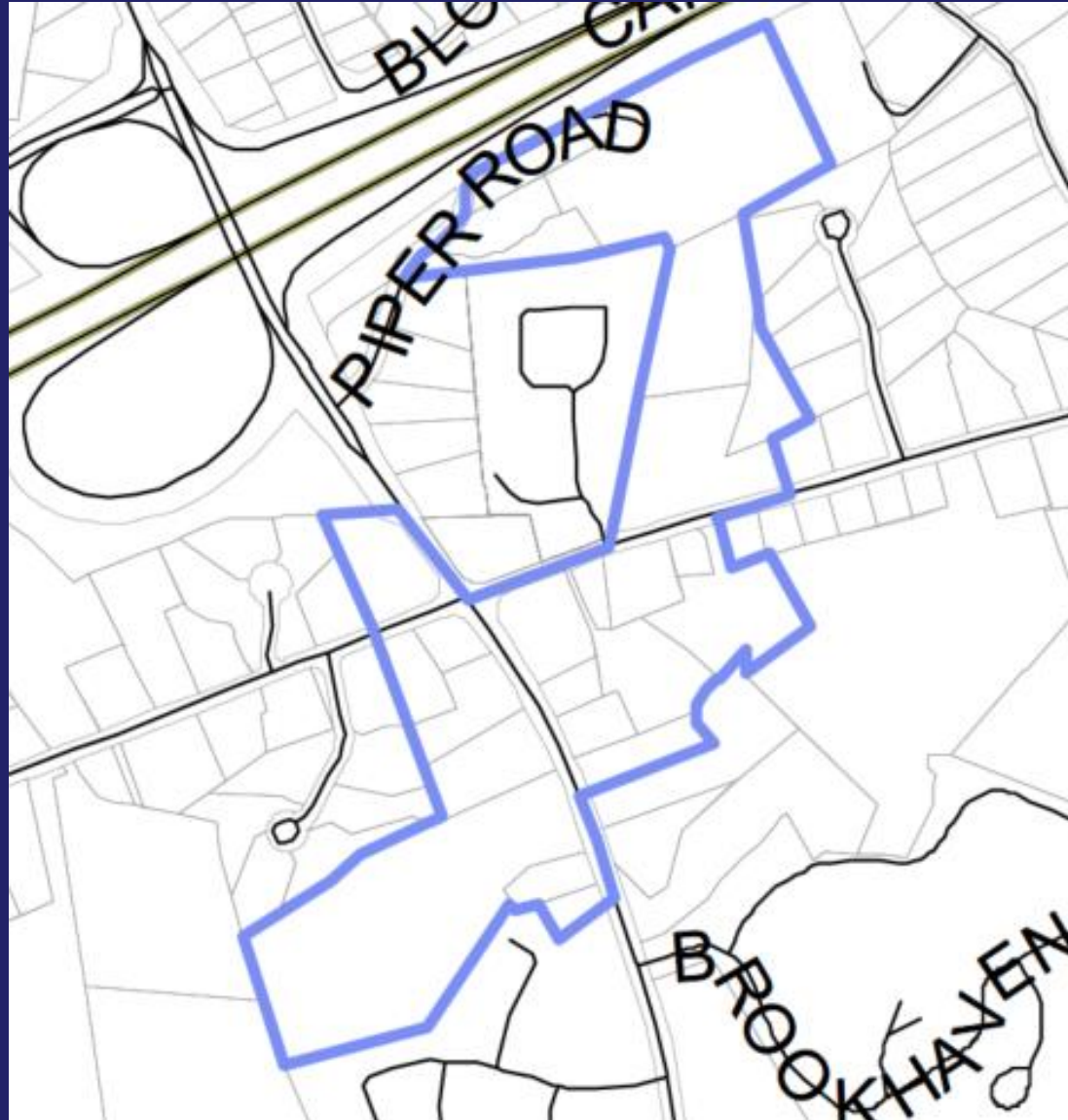
# Marrett Rd. / Spring St. - VO





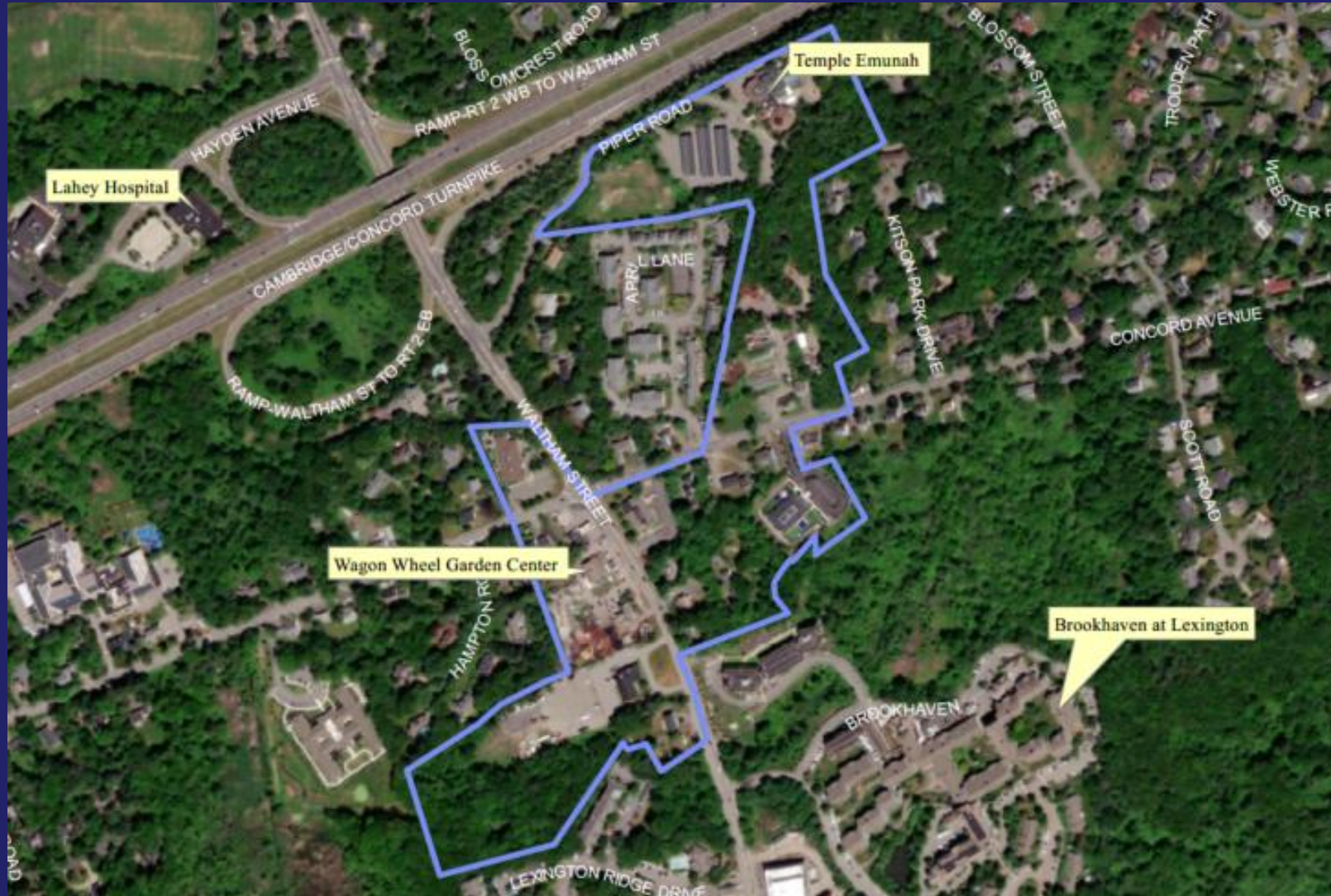


# Concord St. / Waltham St. - VO





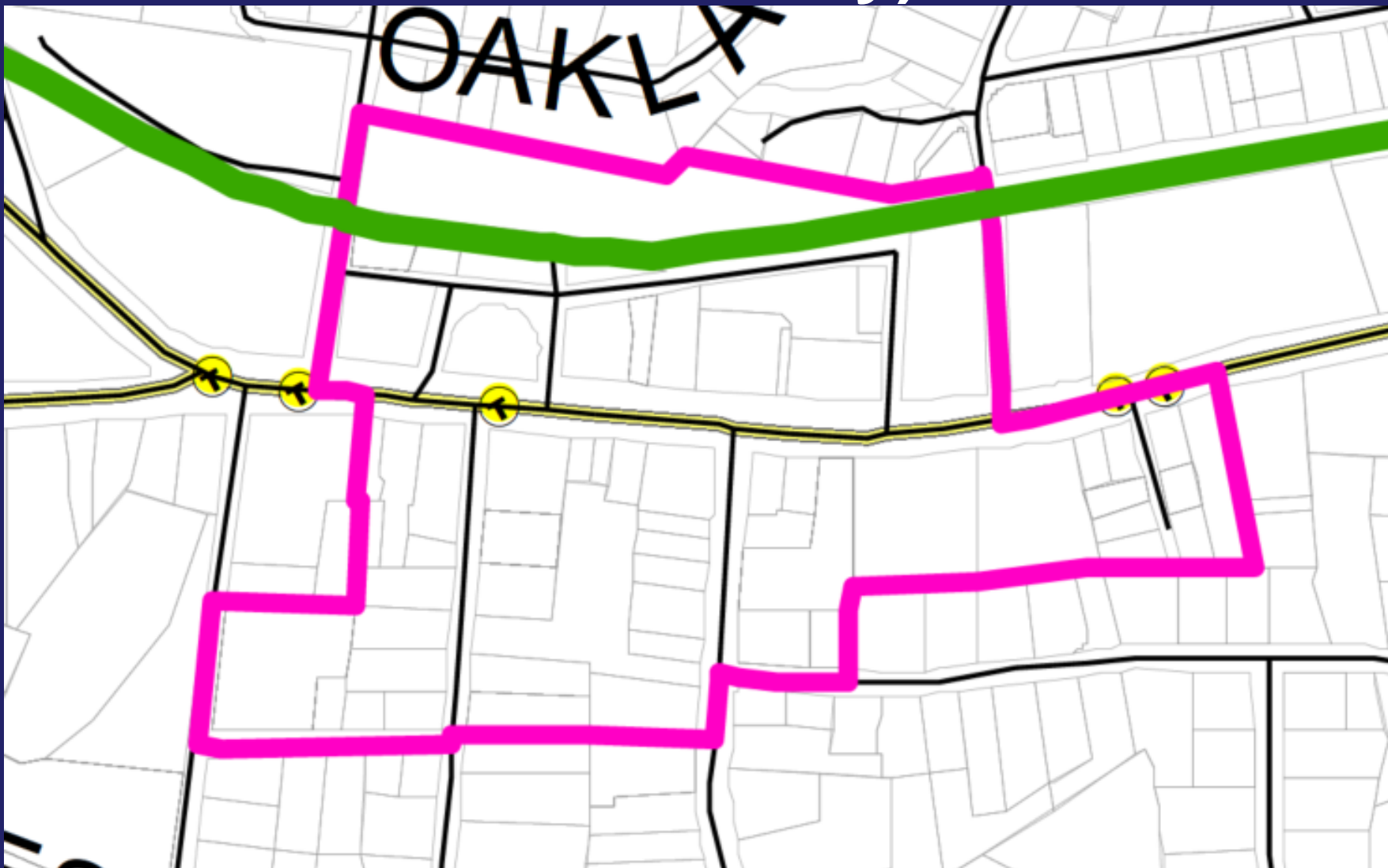
# Concord St. / Waltham St. - VO







# Lexington Center – MFO (Multi-Family Overlay)





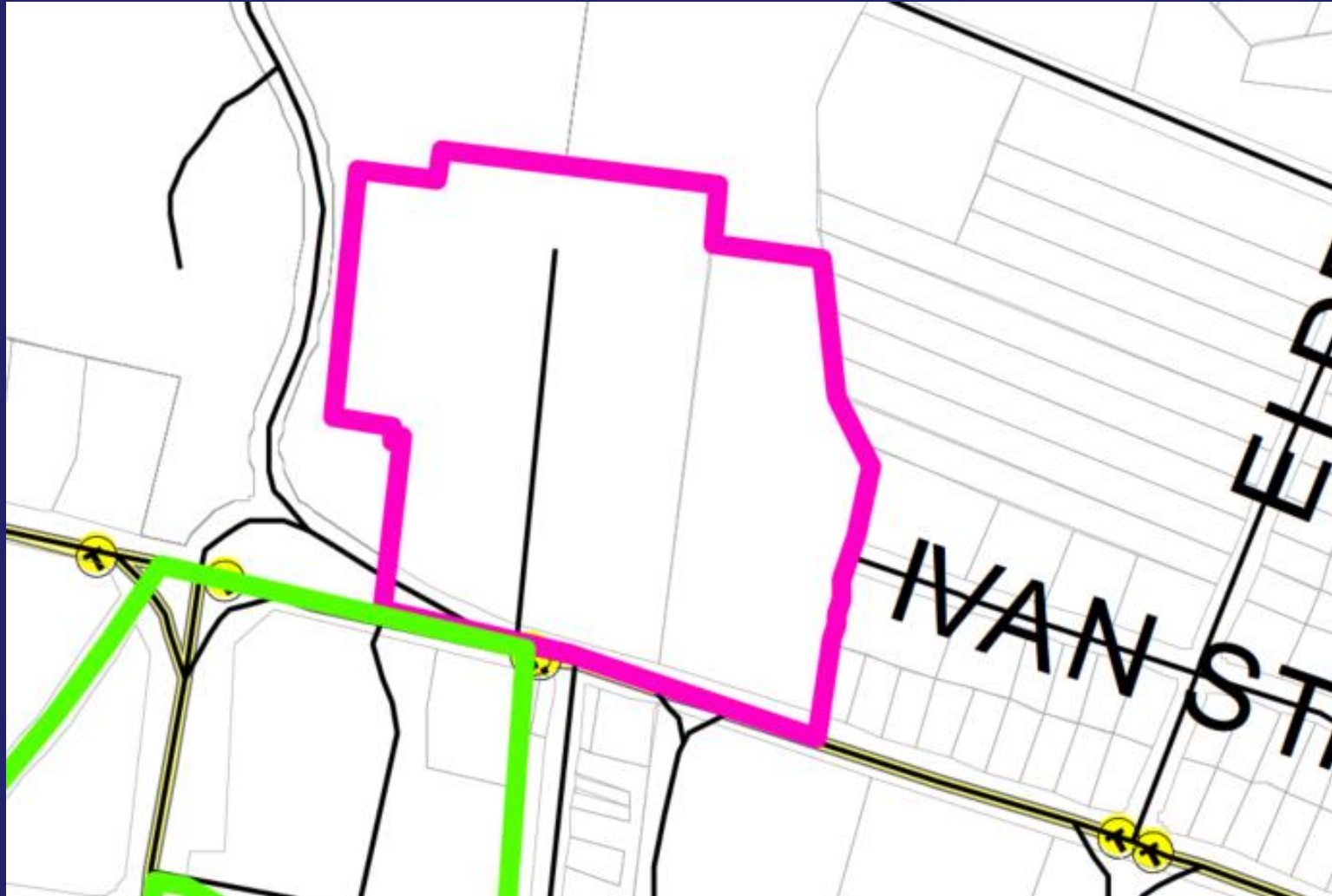
# Lexington Center - MFO







# Bedford Street North - MFO





# Bedford Street North - MFO







# Hartwell Ave./Westview St. – VHO Village High-Rise Overlay





# Maguire Rd. - VHO





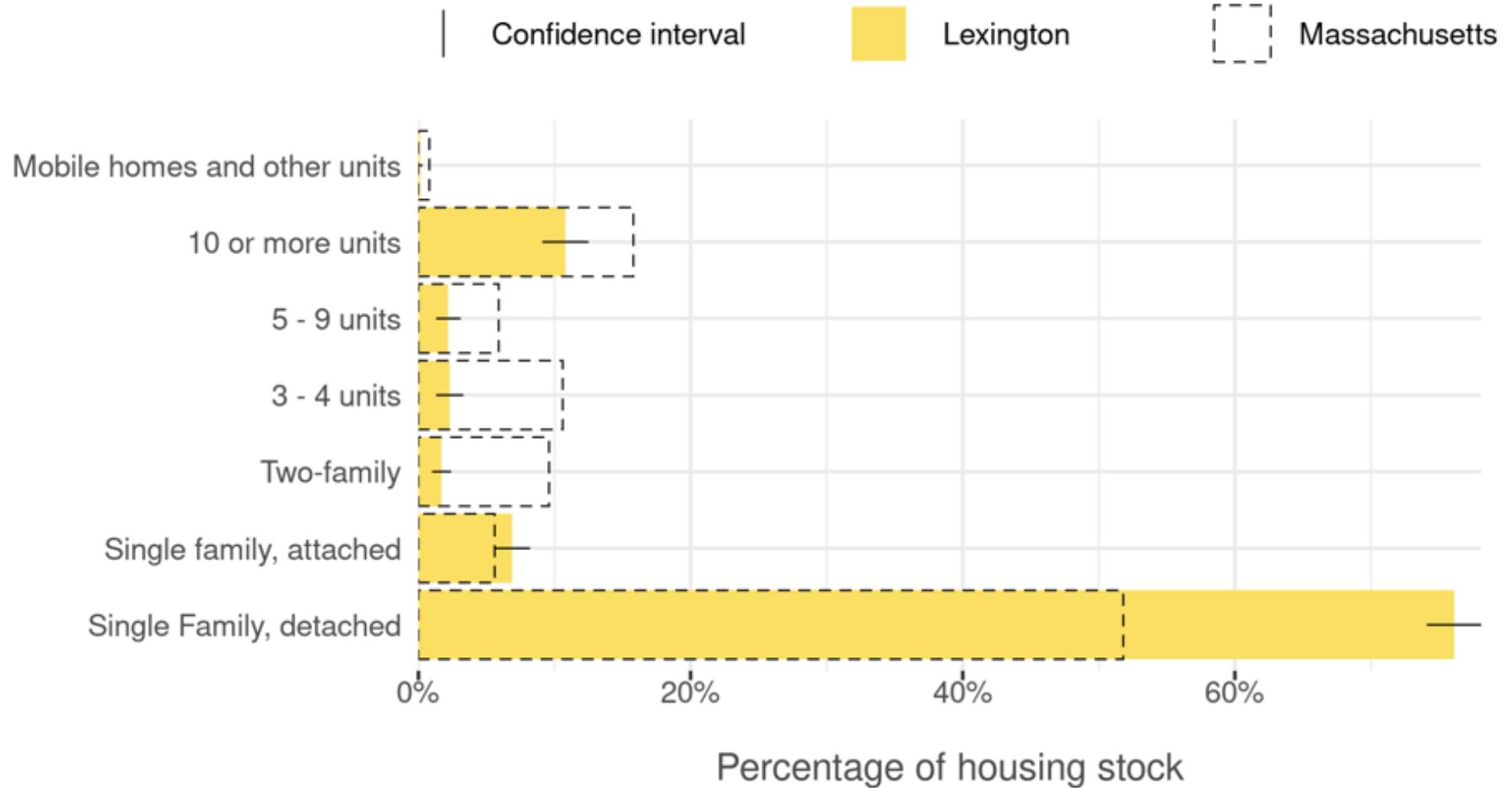


# Hartwell Ave./Wood St. - VHO





## Housing units by building type Lexington v. State



Source: U.S. Census Bureau American Community Survey,  
2016-2020 5-year estimates. Table S2504: Physical Housing Characteristics





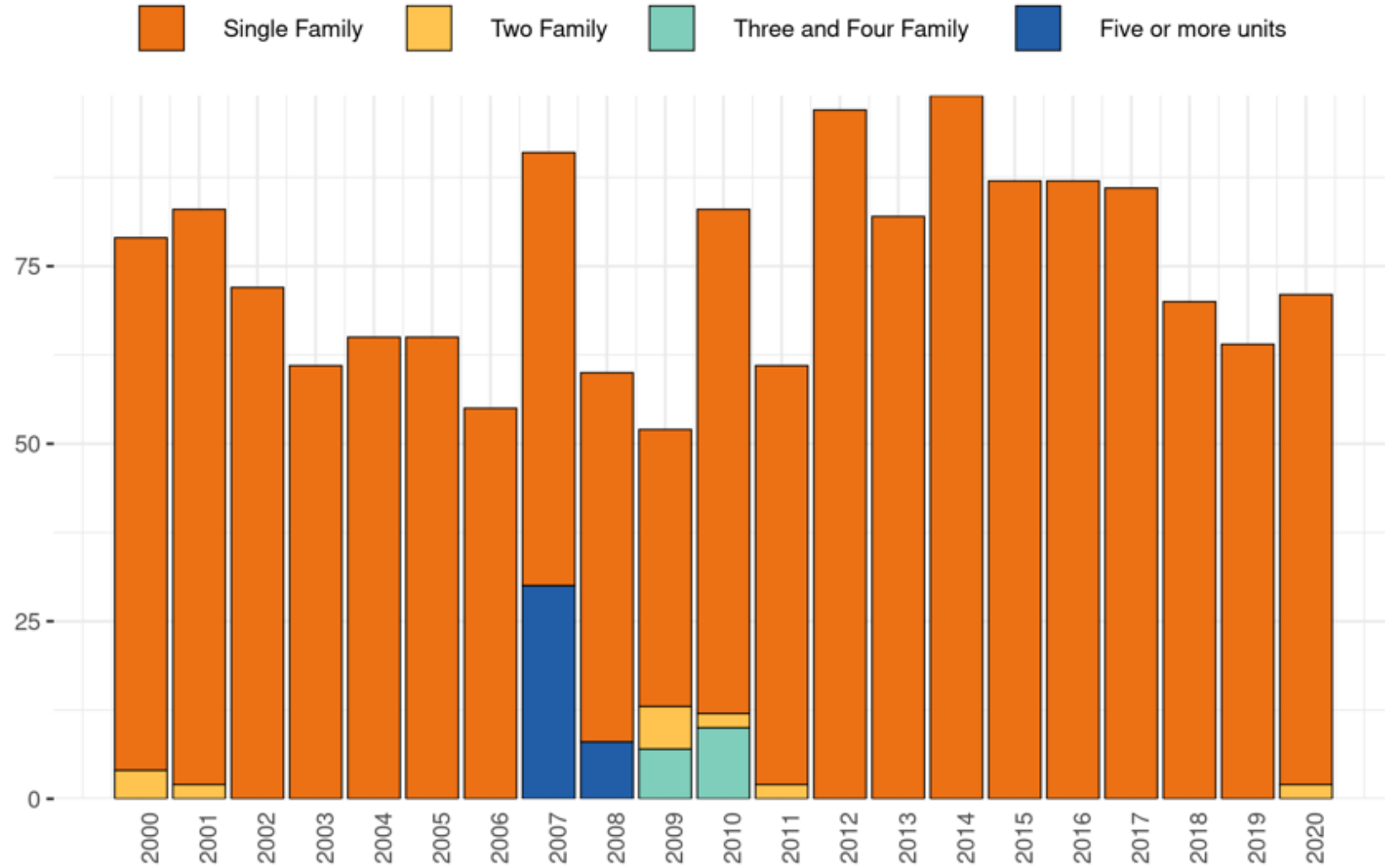
## Housing stock by year built Lexington v. State



Source: U.S. Census Bureau American Community Survey,  
2016-2020 5-year estimates. Table S2504: Physical Housing Characteristics



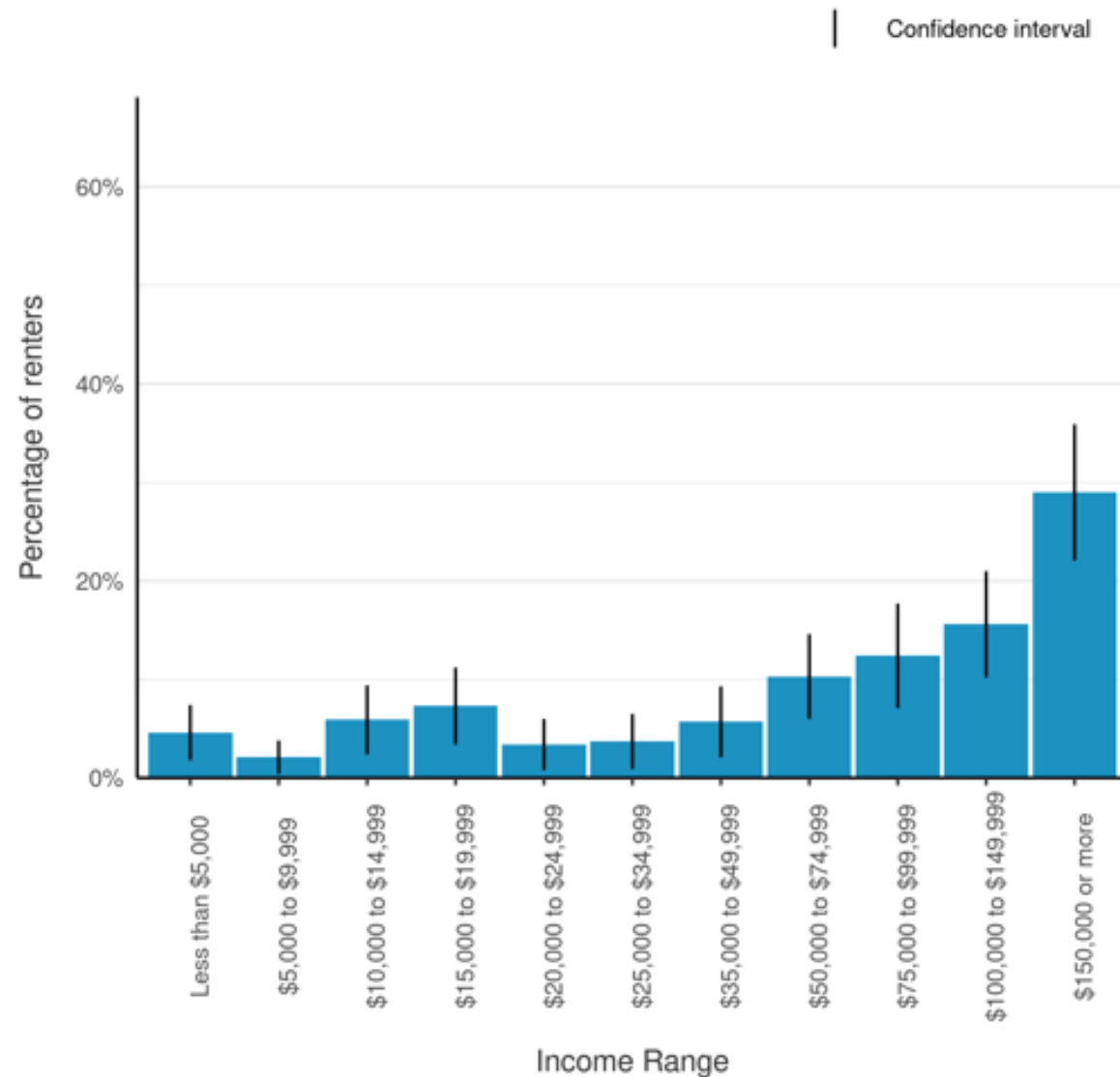
## Annual housing units permitted by building type in Lexington



Source: U.S. Census Bureau - Annual Building Permit Survey (Reported and Imputed)



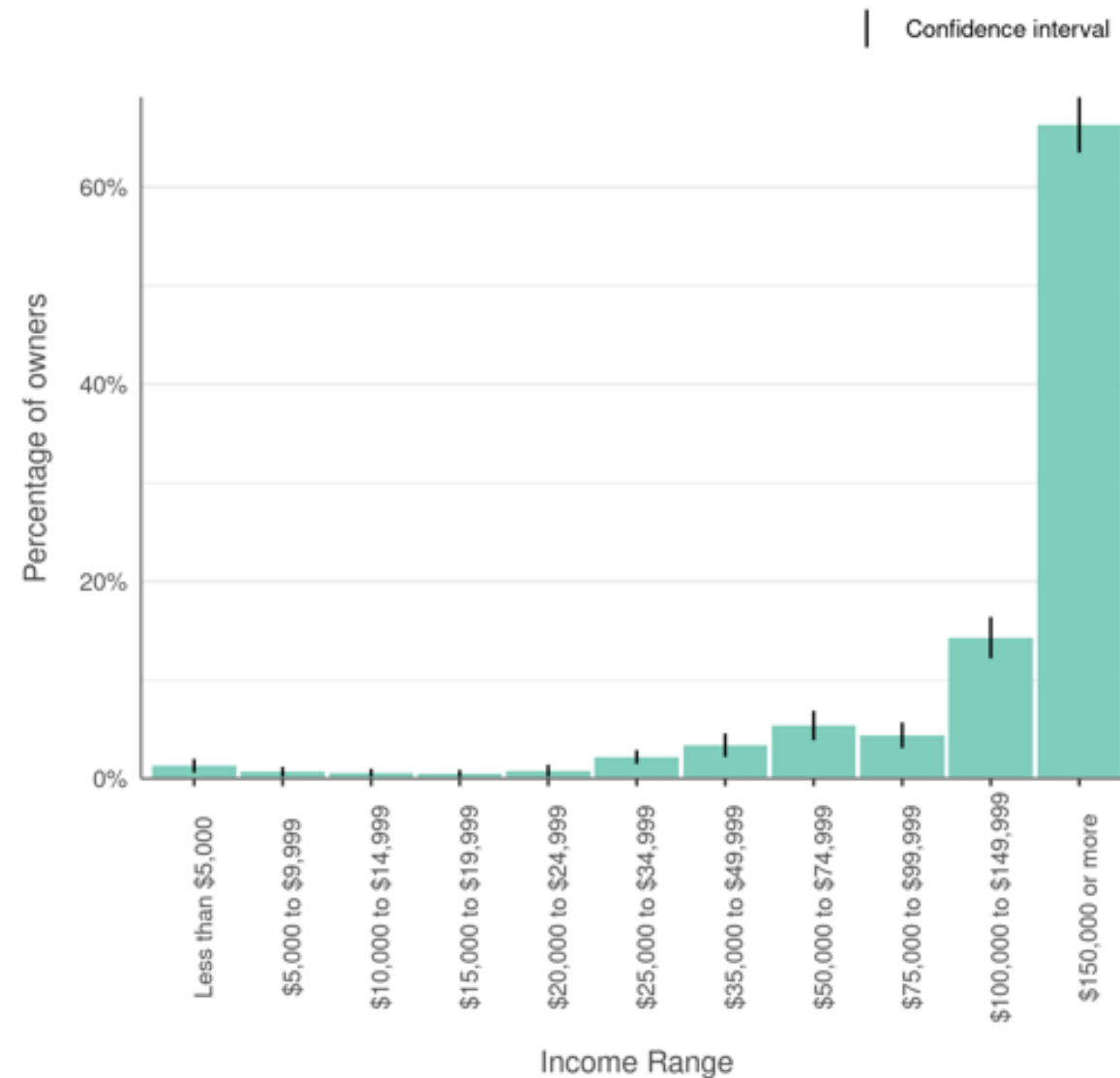
## Renter households by income Lexington



Source: U.S. Census Bureau American Community Survey,  
2016-2020 5-year estimates. Table S2503: Financial Characteristics



## Owner households by income Lexington

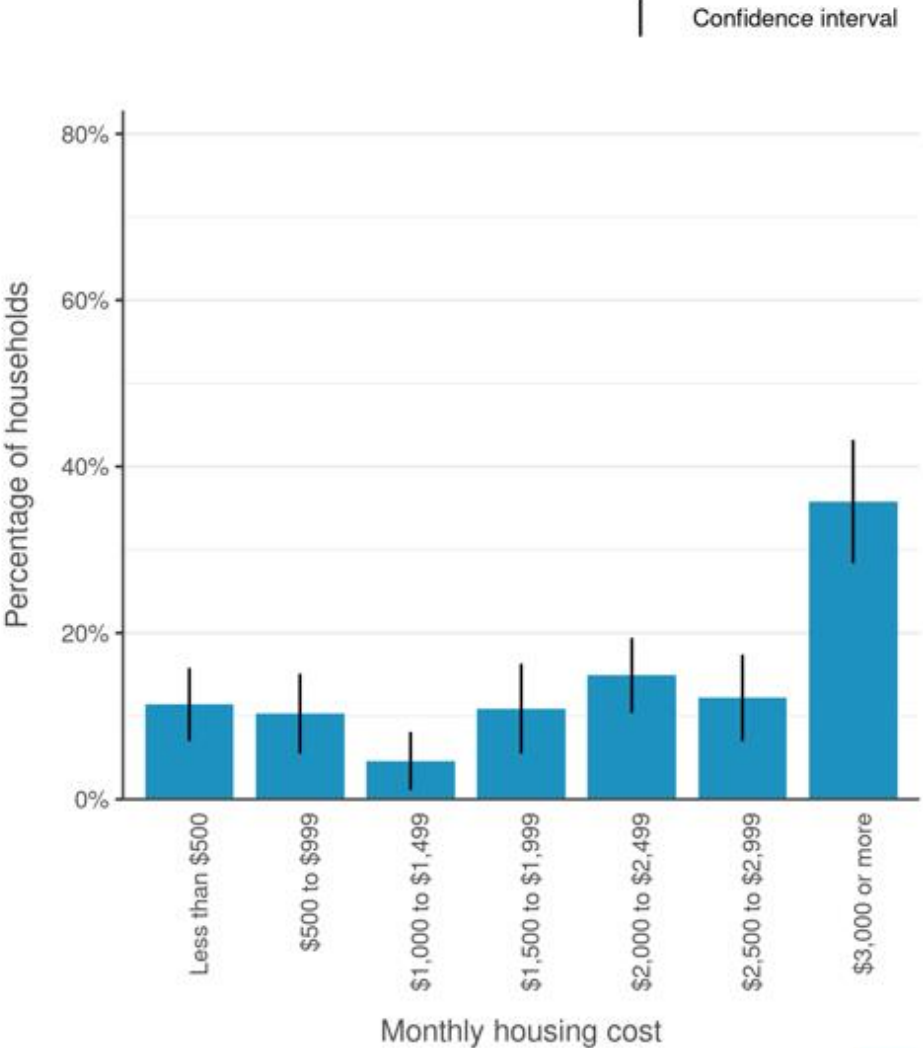


Source: U.S. Census Bureau American Community Survey,  
2016-2020 5-year estimates. Table S2503: Financial Characteristics





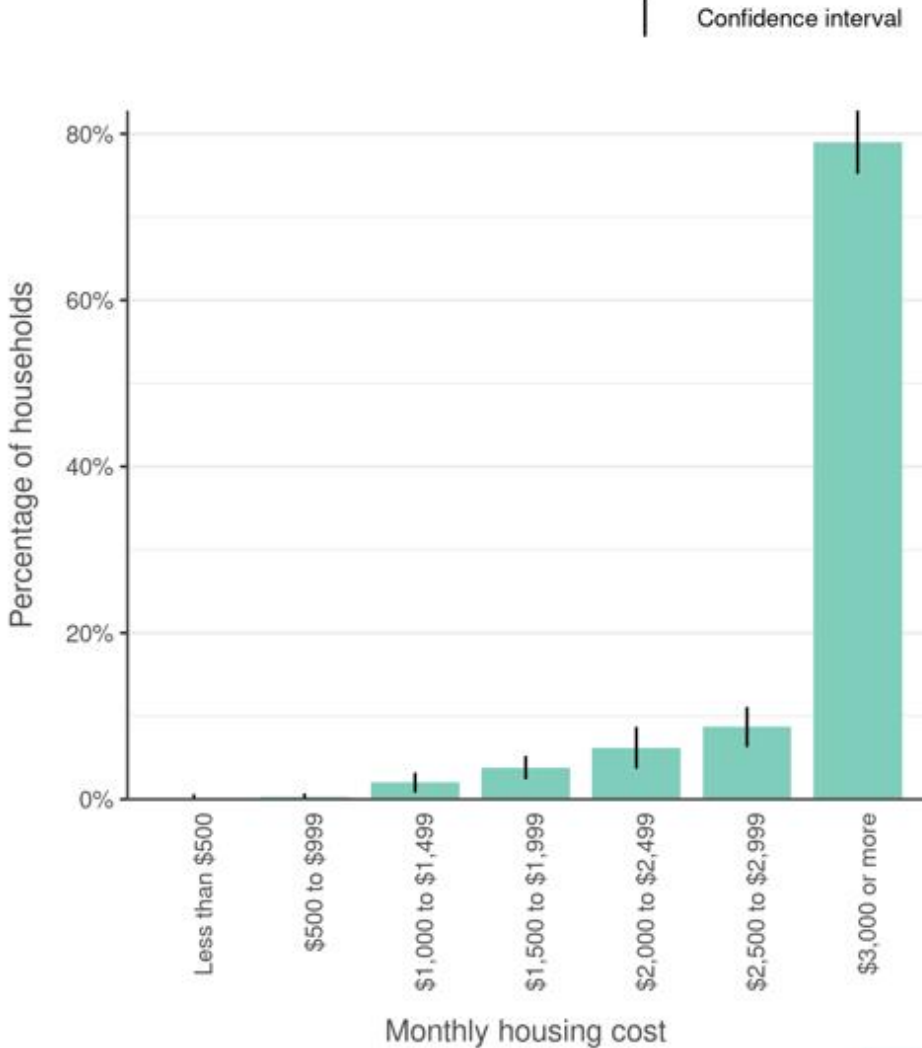
# Monthly housing cost Renter households Lexington



Source: U.S. Census Bureau American Community Survey, 2016-2020 5-year estimates. Table DP04: Selected Housing Characteristics



# Monthly housing cost Owner households Lexington



Source: U.S. Census Bureau American Community Survey, 2016-2020 5-year estimates. Table DP04: Selected Housing Characteristics

