

MBTA ZONING TASK FORCE

# Question of the Week

“Can the MBTA Zoning  
District(s) be an  
overlay district?  
What does  
that mean?”



## ANSWER:

It can be an overlay district or districts. An overlay zoning district superimposes an additional set of regulations over existing zoning districts. The basic rules for the underlying districts remain unchanged, while special rules are applied to projects that are built according to the overlay district. Manchester currently has several such districts including a “Water Resource Overlay District” that includes additional regulations for protecting the water supply. Any other use besides multifamily housing would have to conform to the underlying zoning regulations.