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MEMORANDUM

DATE: May 05, 2023

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning

RE: **#38-22 Discussion and review relative to the draft Zoning Ordinance regarding village centers**
ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)
#39-22 Requesting discussion on state guidance for implementing the Housing Choice Bill
COUNCILOR CROSSLEY on behalf of the Zoning & Planning Committee requesting discussion on state guidance for implementing the Housing Choice element of the MA Economic Development legislation. (formerly #131-21)

MEETING: May 09, 2023

CC: City Council
Planning Board
Jonathan Yeo, Chief Operating Officer
Alissa Giuliani, City Solicitor
John Lojek, Commissioner of Inspectional Services

Village Center Overlay District (VCOD) Version 2.0 Zoning Ordinance

Under the direction and guidance of the Newton City Council Zoning and Planning Committee (ZAP), the Newton Department of Planning and Development is excited to share the updated draft "version 2.0" of the Village Center Overlay District (VCOD) Zoning Ordinance. This updated draft incorporates input received over the last six months from City Councilors, City Boards & Commissions, industry professionals, and the Newton community. Together with the [updated version 2.0 VCOD maps](#), the VCOD zoning is tailored to complement each village center, while also guiding development that addresses Newton's current and future needs. In particular, the draft zoning:

- Allows modest increases in building height to ensure varied housing options & economic vitality
- Incentivizes smaller development on smaller lots
- Encourages diverse rooflines and buildings of varied heights
- Limits the overall bulk of buildings through maximum building footprints and facade lengths
- Tiers the review process making it simpler for smaller projects and preservation, while ensuring additional review for larger projects and complex sites

Key Updates from Version 1.0

While the entire VCOD language is provided here (Attachments A & B), the upcoming presentation will focus on the most critical components and the key updates made between version 1.0 and 2.0. These include the following:

- Purpose and functionality of overlay districts
- Approval process – by-right, special permit, and site plan review
- Dimensional standards –
 - Protections for abutting residential districts
 - Active use requirements along priority streets
 - Incentives for architectural articulation and height variation
- Incentive for more affordable units and deeper levels of affordability
- Requirements to minimize the impact of parking and loading
- Refinement of the Multi Residence Transit (MRT) Zone – remains a work in progress
 - Incentives to preserve existing buildings through adaptive reuse
 - Increased allowable addition under adaptive reuse from 400 sf building footprint to up to 50% beyond the existing building footprint
 - Financially feasible new construction creating appropriately sized units/buildings
 - Landwise and Utile are performing financial feasibility and urban form studies, which may inform updates to the MRT development standards to be presented at upcoming meetings

Requested Data

At previous ZAP meetings, Councilors have requested additional data to help better understand, and clarify, various components of the proposed VCOD. This information can be found in the attachments below. As appropriate, additional data can and will be provided.

Next Steps

Newton must pass compliant MBTA Communities zoning by the end of this year. As outlined at the [April, 24, 2023 ZAP meeting](#), the version 2.0 VCOD zoning would bring Newton into compliance if adopted. Given this tight timeline, Planning staff recommend the following steps:

- **May:** Set a public hearing for June 26 at the upcoming ZAP meeting
- **June:** Committee-of-the-Whole in early June, in advance of the June 26 public hearing
- **Summer:** Refinement of VCOD in advance of Committee/Council vote
- **Fall:** ZAP and the City Council vote on the proposed VCOD

Attachments

Attachment A	Version 2.0 VCOD Zoning Ordinance (clean)
Attachment B	Version 2.0 VCOD Zoning Ordinance (red line)
Attachment C	VCOD Parcel List – Current and Proposed Zoning
Attachment D	VCOD Large Parcel List – Greater than 30,000 sf
Attachment E	VCOD Parcels as Percentage of Newton Parcels

Introduction

The City Council Zoning and Planning Committee (ZAP) kicked-off the project to revise Newton’s Zoning Ordinance for village center commercial centers in early 2021. The second draft zoning ordinance below, “version 2.0,” represents the continued collaborative effort with the City Council, City staff, urban design & economic development consultants, and the Newton Community.

Why is this necessary? While Newton has a strong foundation of diverse and dynamic village centers, the current zoning one-size-fits-all format does not recognize this. This draft set of zoning rules, along with the version 1.0 zoning maps, build upon the successes and uniqueness of each village center, while also guiding development that addresses our current and future needs. In other words, the zoning is the technical tool that supports the community vision like helping small businesses thrive, responding to climate change, developing more diverse & affordable housing, and creating more communal & active spaces.

How to read this Document

Like the draft maps, the draft zoning ordinance is intentionally meant to be reviewed and updated. This is also a working document. Some items may not be fully resolved and other items may require further refinement in advance of a vote to adopt this zoning ordinance.

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Village Center Overlay District (VCOD)

1. Applicability.

1.1. General

- A. The provisions of Article # shall apply to all real property within a defined Overlay District as shown on the Newton Zoning Map. It is intended that the provisions of these Overlay Districts will modify the form, location, and use of buildings by applying special dimensional, use, and other standards in a variety of areas in the City tailored to those specific areas and relevant policy objectives. Overlay District provisions may be voluntary or required based on the following criteria:
 - 1. Where a site has not been previously reviewed and developed under an Overlay District, development may occur in accordance with the underlying zoning district or the Overlay District. Submittal for an Overlay District development application shall be voluntary.
 - 2. Where development activity for a given site was reviewed and approved as part of any Overlay District, but a building permit has not been issued by the City of Newton, future review for development applications on the site may either be under the Overlay District or those of the underlying zoning district.
 - 3. Where development activity for a given site was reviewed and approved as part of any Overlay District, and a building permit has been issued by the City of Newton, any future development applications shall be reviewed in accordance with the procedures and standards of the Overlay District.
- B. Conflicts. If the applicant chooses development under an Overlay District, and where conflicts exist between the Overlay District and the rest of the City of Newton Zoning Ordinance, the Overlay District regulations shall apply.

2. Village Center Overlay District (VCOD)

2.1. District Intent.

- A. Allow the development of buildings and uses appropriate to Newton's village centers, areas immediately adjacent to village centers, transit-rich areas, and aligned with the vision of the City's Comprehensive Plan and other policy documents.
- B. Encourage development that fosters compact, pedestrian-oriented villages with a diverse mix of residences, shops, offices, institutions, and opportunities for entertainment.
- C. Allow sufficient density and intensity of uses to promote a lively pedestrian environment, public transit, and variety of businesses that serve the needs of the community.
- D. Expand the diversity of housing options available in the City.
- E. Promote the health and well-being of the community by encouraging physical activity, use of alternative modes of transportation, and creating a sense of place.

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- F. Facilitate compliance with the multi-family zoning requirement for MBTA communities pursuant to M.G.L. Chapter 40A, Section 3A.

2.2. District Purpose.

The Village Center Overlay District (VCOD) has been divided into four (4) distinct tiers of districts:

- A. Multi Residence Transit (MRT). The MRT District facilitates new small-scale multi-family buildings similar in size to the surrounding residential neighborhoods and the preservation of existing homes through conversion to multiple units. This district acts as a transition between the mixed-use cores of village centers and surrounding residential neighborhoods.
- B. Village Center 1 (VC1). The VC1 District facilitates small- to medium-scale multi-family buildings given its location along major corridors and proximity to amenities, mixture of uses, and transit options found in Newton's village centers. This district acts to link certain village centers and allow for neighborhood serving retail along key corridors and intersections.
- C. Village Center 2 (VC2). The VC2 District facilitates mixed-use and residential development of moderate scale. This district serves as the core of some village centers and as a transition district for other village centers. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood as well as the larger Newton Community.
- D. Village Center 3 (VC3). The VC3 District facilitates mixed-use development of moderate- and large-scale. This district serves as the core commercial zone of certain village centers, particularly those with access to mass transit. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood, the larger Newton Community, and regional visitors.

2.3. Definitions

In addition to the definitions found in Article 8 Definition, the following definitions apply. Where conflicts exist between the Overlay District definitions and definitions within the rest of the City of Newton Zoning Ordinance, the Overlay District definitions shall apply.

- A. Awning. A roof-like covering of canvas or other material attached to a metal or other frame and supported entirely from a building or other structure.
- B. Balcony. An unenclosed platform with a railing that provides outdoor amenity space on upper stories.
- C. Basement. See Section 1.5.4.D.
- D. Bay. A Bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building

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- wall. Two Bays can connect around corners to create distinctive living space or terminate in an important axis.
- E. Bicycle Parking, Long-Term. Accommodations for the parking of a bicycle for two (2) or more hours.
 - F. Bicycle Parking, Short-Term. Accommodations for the parking of a bicycle for two (2) hours or less.
 - G. Building Footprint Area. Area of the largest above grade floor of the building as measured to the exterior faces of the walls, including decks that extend more than 8' from the building face.
 - H. Development. The subdivision or land platting of a development site; the construction or modification of any principal building type, accessory building type, or other structure; the excavation, fill, or grading of land. and the establishment, change, or expansion of any use of any structure or land.
 - I. Facade Build Out Ratio. The ratio of the width of the entire Front Elevation to the Lot Width along the Primary Front Lot Line.
 - J. Frontage Area. The area of a lot between the building facade(s) and any front lot line(s), extending fully to each side lot line(s).
 - K. Frontage Type. A distinct combination of facade and frontage area design features.
 - L. Front Elevation. The exterior wall of a building oriented in whole or in part toward the public right of way.
 - M. Furnishing Zone. The portion of the sidewalk between the curb and the walkway that is used for street trees, landscaping, transit stops, street lights, and site furnishing.
 - N. Lot Line. See Section 1.5.2.A.
 - O. Lot Line, Front. The lot line abutting a street or right of way.
 - P. Lot Line, Side. Any lot line other than a front or rear lot line.
 - Q. Lot Line, Rear. Any lot line which is parallel to or within forty-five (45 degrees) of being parallel to a front lot line, unless that lot line is a side lot line of an abutting lot.
 - R. Lot Width. The length of the front lot line of a lot.
 - S. Mixed-Use Priority Street. A portion of street that requires ground story active uses within the VCOD tiers as shown on the Newton Zoning Map.
 - T. Open Space, Usable. See definition in Article 8.
 - U. Party Wall. A wall separating two attached buildings.
 - V. Primary Front Lot Line. The lot line abutting a street or right of way. Where there are multiple lot lines abutting streets or rights of way, the Primary Front Lot Line shall be the one the main entrance faces. Where there are multiple lot lines abutting streets or rights of way and the main entrance does not face a street or right of way, the Primary Front Lot Line shall be determined by the Commissioner of Inspectional Services or their designee.
 - W. Principal Entrance. The addressed entrance to a building or commercial space.
 - X. Rear Lot. A rear lot is defined as a parcel of land not fronting or abutting a Street and which has limited access to a Street by either:

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1. A “flag pole” or “pan-handle” shaped portion of the lot,
 2. An easement over an adjoining lot possessing frontage directly on the street, or
 3. A private right-of-way as shown or described in plans or deeds duly recorded with the Registry of Deeds for the Southern District of Middlesex County.
- Y. Residential District. Residential districts include lots located in the Single Residence (SR), Multi Residence (MR), and Multi Residence Transit (MRT) zoning districts.
- Z. Retaining Wall. See Sec. 5.4.2.A.
- AA. Screening. See Section #.
- BB. Step-Back. A recess of an upper story façade a set distance behind the façade of the story below.
- CC. Story. See Section 1.5.4.
- DD. Story, Ground. The lowest story of a building with a finished floor at or above the finished ground level next to a building at the facade.
- EE. Story, Half. See VCOD Section 2.6.B.3
- FF. Story, Upper. Any full story above the ground story of a building.
- GG. Substantial Renovation. Any modification, interior renovation, or both of an existing principal building that exceeds fifty percent (50%) of the assessed value of the building, as identified on the most recent tax list maintained by the Assessor’s Office of the City of Newton, within any twelve (12) month period.
- 2.4. Development Review
- A. Applicability.
1. The density and dimensional controls in Sec. # apply to all buildings, structures and uses in each of the listed VCOD classes, except as exempted in this ordinance.
- B. Approval Process.
- Development on any lot, by-right or by Special Permit, requires the submittal of development review materials as required in Article 7, except as modified herein. A pre-submittal discussion or meeting with the Planning Department and/or Inspectional Services Department is recommended for all development.
1. Special Permit is required for:
 - i. Any Development in the Village Center 1, 2, and 3 districts on a lot larger than thirty-thousand (30,000) square feet, except as modified through Adaptive Reuse (see Sec. #).
 - ii. The construction of multiple buildings in the Multi Residence Transit district (MRT), except as modified through Adaptive Reuse (see Sec. #).
 - iii. The City Council is the decision-making authority for all development that requires a Special Permit, except as modified in this ordinance.
 2. Site Plan Review is required for:

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- i. Any development in the Village Center 1, 2, and 3, and Multi Residence Transit (MRT) districts on a lot larger than twenty-thousand (20,000) square feet but less than thirty-thousand (30,000) square feet, except as modified through Adaptive Reuse (see Sec. #).
- ii. The Planning Board is the decision-making authority for all development that requires Site Plan Review.

2.5. Dimensional Standards

A. Site Standards

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard ¹
Approval Process					
Special Permit					
–	Multiple buildings on a lot	Development on lots greater than or equal to 30,000 sf			
Site Plan Review					
Lot Size	Development on lots greater than or equal to 20,000 sf but less than 30,000 sf				
Usable Open Space					
Lots greater than 30,000 sf	30%	30%	5%	5%	
Building Setbacks					
Front (min.)					
–	10' or Average	10' or Average	0'	0'	
Side (min.)					
Abutting a Party Wall in a non-Residential District	7.5'	0'	0'	0'	
Abutting a building without a Party Wall in non-Residential District	7.5'	10'	0'	0'	
Abutting a Residential District	7.5'	15'	15'	15'	
Rear (min.)					

¹ Section references to be added as needed

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard ¹
Abutting a non-Residential District	15'	15'	5'	5'	
Abutting a Residential District	15'				
Building Separation for Multiple Buildings on a Lot (min.)					
–	15'	15'	25'	25'	
Facade					
Facade Build Out Ratio (min.)					
Facing a public right-of-way	N/A	75%, or Lot Width within side setbacks minus 15', whichever is less			
Parking Placement					
Parking Setbacks (min.)					
Facing a right of way	12'				
Not facing a right of way	4'				
– = Not Allowed N/A = Not Applicable					

B. Building Standards

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard
Building Massing					
Building Footprint (max.)					
–	1,500 sf	4,000 sf	10,000 sf	15,000 sf	
Building Height in Stories (max.)					
–	Pitched Roof: 2.5 Flat Roof: 2.0	2.5	3.5	4.5	
Development within 50' of lot line abutting a Residential District	Pitched Roof: 2.5 Flat Roof: 2.0	2.5	3.5	3.5	

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard
Pitched Roof, Building Height in Feet (max.)					
–	45'	45'	62'	75'	
Development within 50' of lot line abutting Residential District	45'	45'	62'	62'	
Flat Roof, Building Height in Feet (max.)					
–	27'	40'	56'	69'	
Development within 50' of lot line abutting Residential district	27'	40'	56'	56'	
Ground Story Height in Feet (min.)					
Mixed-Use Priority Streets	N/A		15'		
All other Streets	N/A	12'	12'	12'	
Half-Story Height in Feet (max.)					
Flat Roof		12'			
Pitched Roof		18'			
Half-Story Step-Back in Feet (min.)					
Flat Roof	7' along all Lot Lines, see Sec. #				
Pitched Roof	N/A, see figure #				
Facade					
Ground Story Fenestration (min.)					
Mixed-Use Priority Streets	N/A	N/A	70%	70%	
All other Streets, non-residential use	N/A	N/A	50%	50%	
All other Streets, residential use	N/A	N/A	15%	15%	
Ground Story Active Use (min.)					
Mixed-Use Priority Streets	N/A	N/A	100%	100%	
Active Use Depth	N/A	N/A	25'	25'	

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard
Articulation					
Length of continuous facade (max.)	100', see Sec. #				
Use and Occupancy					
Dwelling Units (min./max.)	3 / 4 except as modified through Adaptive Reuse (see Sec. #)	3 / N/A	3 / N/A	3 / N/A	
– = Not Allowed N/A = Not Applicable					

2.6. Development and Design Standards

A. Site Design Standards

This section provides an explanation of the dimensional standards for site and lot improvements within the VCOD tiers, defines how to measure certain standards, and provides other requirements and reference information as necessary.

1. Building Placement

- a. The Front Elevation must be built out to a percentage of the Lot Width as specified by the Facade Build Out Ratio in the Lot Standards for each VCOD tier.
 - i. The Facade Build Out Ratio may be met cumulatively by multiple buildings on a lot.
 - ii. Usable Open Space with Ground Story Active Uses is considered part of the building for the purpose of measuring the Front Elevation.
- b. When development occurs on any lot abutting a sidewalk that is less than twelve (12) feet in total width, inclusive of the Furnishing Zone, buildings must be set back an additional distance such that a paved area meeting City sidewalk standards of at least twelve (12) feet in width is provided, inclusive of the Furnishing Zone.

2. Number of Buildings

- a. Multiple buildings are permitted on each lot by-right, except;
- b. A Special Permit is required in the MRT district for multiple buildings on a lot, except as modified through Adaptive Reuse (see Sec. #).

3. Building Separation

- a. Multiple buildings on a single lot must comply with the building separation distance at all points as specified in Building Standards for each VCOD tier.

4. Open Space and Public Realm

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- a. Development on lots greater than 30,000 sf must provide Usable Open Space as specified for each VCOD tier.
 - b. In the VC2 and VC3 districts, the Usable Open Space must be accessible to the public.
 - c. Buildings must provide shared Usable Open Space as exterior spaces (patio, roof deck, roof terrace, yard, forecourt, plaza) that maintain attractive landscaping where it enhances the public realm, environmental sustainability, and/or the appearance of the site.
5. Rear Lots
 - a. The City Council may grant a Special Permit for a Rear Lot in the VC1 and MRT districts.
 6. Retaining Walls
 - a. The placement of a retaining wall of four (4) feet or more requires a special permit.
 7. Street Hierarchy
 - a. Mixed-Use Priority Streets are determined within the VCOD tiers as shown on the Newton Zoning Map.
- B. Building Design Standards**
- This section provides an explanation of the dimensional standards for buildings within the VCOD tiers, defines how to measure certain standards, and provides other requirements and reference information as necessary.
1. Building Height
 - a. Buildings must comply with the maximum building height specified for each building type. Building height is measured as defined in Section 1.5.4. Height.
 2. Story Height
 - a. The Ground Story of a building must comply with the minimum and maximum story height requirements specified for each VCOD tier and is measured independently for each story of a building.
 - b. The height of the ground story and upper story(ies) of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, at all points.
 - c. The height of a half story is measured vertically from the surface of the finished floor to the top of the highest roof beam above.
 3. Number of Stories
 - a. Buildings must comply with the maximum number of stories as specified in the Building Standards for each VCOD tier.
 - b. The Ground Story is always counted as one (1) story, except that a single Ground Story over eighteen (18) feet in height is counted as two (2) stories.

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- c. Any Upper Story is counted as (1) additional story, except that any upper story sixteen (16) feet or greater in height is counted as two (2) stories;
 - d. Space located directly under a pitched roof is counted as a half (0.5) story, provided the following standards are all met:
 - i. At least two opposite roof planes are pitched toward each other.
 - ii. A pitched roof may be composed of roof planes with different slopes.
 - iii. The slope of any pitch must be no greater than 14:12 (49 degrees); otherwise, this story is counted as a full story.
 - iv. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-story; otherwise, this story is counted as a full story.
 - v. Dormers must comply with requirements in Sec. 1.5.4.G.
4. Half-Story Step-Back for Flat Roofs
- a. A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.
 - i. Required Step-Backs must be provided for all stories as specified in the Building Standards for each VCOD tier.
 - ii. Buildings on any lot with a Lot Width of Less than seventy (70) feet are exempt for the upper story Step-Back requirement along the Side Lot Line(s), except when abutting a Residential District.
 - iii. Buildings on any lot with an average lot depth less than seventy (70) feet are exempt from the upper story Step-Back requirement along the Rear Lot Line, except when abutting a Residential District.
5. Building Footprint
- a. Buildings must comply with the maximum Building Footprint as specified in the Building Standards for each VCOD tier. Building Footprint is measured as defined in Definitions.
 - b. Building Footprint includes all enclosed spaces whether for habitation or storage. Any parking area that is covered by a roof is included in the Building Footprint.
 - c. Portions of the building below the average grade and not visible from any right of way or adjacent lot line do not count towards the Building Footprint.
 - d. Bays, Awnings, and Balconies, do not count towards the Building Footprint. See Sec. # Architectural Features.
6. Affordable Housing
- a. Except as modified herein, the provisions of Section 5.11 Inclusionary Zoning shall apply to all developments in the VCOD.

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- b. Bonus. To increase the supply of affordable housing, beyond the requirements within Newton's Inclusionary Zoning Ordinance, the following building height and building footprint increases are allowed within the VC2 and VC3 districts by-right:

Affordable Housing Bonus			
	Option 1		Option 2
VCOD District	VC2	VC3	VC3
Building Height in Stories, (max.)	4.5	5.5	6.5
Pitched Roof, Building Height in Feet, (max.)	72'	84'	96'
Flat Roof, Height in Feet, (max.)	66'	78'	90'
Building Footprint, (max.)	12,500 sf	17,500 sf	17,500 sf

c. Standards

- i. To utilize the affordable housing bonus in the above table, a development must fully comply with the provisions of Section 5.11, except the number of inclusionary units required shall be as follows:

Number of Inclusionary Units Required				
	Option 1		Option 2	
Project Type	Rental	Ownership	Rental	Ownership
Tier 1 (# of units)	25%	25%	30%	30%
Tier 2 (# of units)	N/A	N/A	N/A	N/A
Area Median Income (AMI)	50-80%	80%	50-80%	80%

- ii. The portion of the development within 50' of lot line abutting a Residential District may not increase the number of stories or height.

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- iii. Any VC3 parcel adjacent to a VC1 or Residential District may not utilize Option 2.
7. Ground Story Active Uses
- a. Any lot with Mixed Use Priority Street frontage must also provide ground story Active Use space for a depth specified in each VCOD Tier, measured as the distance from the facade towards the interior of the building, for one hundred percent (100%) of the total width of the building. No more than thirty percent (30%) may be dedicated to semi-active accessory uses, as defined below.
 - b. Active Uses include:
 - i. Retail
 - ii. Restaurant / bar / specialty food service
 - iii. Place of amusement
 - iv. Personal service
 - v. Day care center
 - vi. Gallery / arts studio
 - vii. Live/work space
 - viii. Community use space
 - ix. Semi-active accessory uses, such as lobbies and common areas associated with office, hotel, or residential uses, and access to accessory parking.
 - c. Only uses listed above are considered Active Uses.
8. Adaptive Reuse
- a. The reuse and revitalization of existing buildings, particularly large homes and historically significant buildings, within the VCOD tiers will benefit the general health and welfare of the Newton community by fulfilling stated goals on housing, transportation, sustainability, and historic preservation.
 - b. An adaptive reuse development must comply with the following standards:
 - i. Submission of a pre-development site survey with existing conditions prepared, stamped, and signed by a registered engineer or land surveyor.
 - ii. No exterior alterations of the building along the Front Elevation except those necessary to comply with applicable Health, Building, and Fire codes.
 - iii. There are no parking requirements.
 - iv. There are no open space requirements.
 - v. Existing building side and rear setbacks that do not meet the minimums in Sec. # may remain. Alterations, enlargements, or reconstruction within the side or rear setbacks are not allowed, except as permitted under Section 7.8.

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- c. Additional standards for buildings within the VC2 and VC3 districts:
 - i. Constructed prior to 1945 or determined to be historically significant by the Newton Historical Commission.
 - ii. A building must have at least two (2) stories in height.
 - iii. A building may exceed the maximum Building Footprint, up to five-thousand (5,000) square feet along the side and rear elevations set back at least twenty (20) feet from the Front Elevation.
 - iv. Additional height may be added to existing buildings; however the total height may not exceed the overall height or number of stories as specified in each VCOD tier.
 - v. Lots larger than thirty thousand (30,000) square feet are permitted by-right, subject to Site Plan Review.
 - d. Additional standards for buildings within the VC1 and MRT districts:
 - i. A building must have at least one-and-a-half (1.5) stories.
 - ii. A building may exceed the maximum Building Footprint by fifty percent (50%) along the side and rear elevations set back at least twenty (20) feet from the front elevation.
 - iii. Multiple buildings on a lot are permitted, subject to Site Plan Review.
9. Architectural Features
- a. The structural and architectural elements which extend outward from a building facade, including Awnings, Canopies, Bays, and Balconies. Architectural features may project into the front setback and/or right of way as shown below:
 - i. Bay. A Bay is a projection extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall. Two Bays can connect around corners to create distinctive living space.

Dimensions	
Width of Each Bay (max.)	Greater of 20% of wall length or 12 ft
Depth (max.)	3 ft
Fenestration (min.)	60%
Front Setback Encroachment at Ground Story (max.)	3 ft
Front Setback Encroachment at Upper Story (max.)	100%
Extension into the right of way (max.)	3 ft

Village Center Overlay District (VCOD)

Clearance above Grade within right of way (min.)	Top of the Ground Story
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- ii. Balcony. An unenclosed platform with a railing that provides outdoor amenity space on upper stories. The portion of the balcony extending into the setback or right of way must comply with the dimensions below.

Dimensions	
Width of Each Balcony (min. / max.)	5 ft / Greater of 20% of wall length or 12 ft
Depth (min. / max.)	3 ft / 8 ft
Clearance above Grade (min.)	Top of the Ground Story
Front Setback Encroachment (max.)	100%
Extension into the right of way (max.)	3 ft

- iii. Awning. A roof-like covering of canvas or other material attached to a metal or other frame and supported entirely from a building or other structure that provides shade and weather protection over a storefront or building entrance.

Dimensions	
Width of Each Awning	–
Depth (min.)	3 ft
Clearance above Grade (min.)	8 ft
Front Setback Encroachment (max.)	100%
Extension into the right of way (max.)	10 ft

10. Facade Articulation

- a. The Front Elevation of any building greater than one hundred (100) feet in width must be divided vertically by a recess or an offset at least seven (7) feet deep and ten (10) feet wide and designed as two (2) or more distinct facades of differing architectural treatment so that the building appears to be multiple buildings. Modifications to the facade of existing buildings are exempt.

11. Ground Story Fenestration

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- a. Fenestration must be provided as specified in the Building Standards for each VCOD tier and is calculated as a percentage of the area of the Front Elevation.
- b. For buildings with ground story Active Use spaces, ground story fenestration is measured between two (2) feet and ten (10) feet above the finished floor of the ground story.
- c. For ground story fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.

12. Building Entrances

- a. For parcels with Street frontage, buildings must have their main entrance from a right of way on that Street. For parcels without Street frontage, buildings should have their main entrance on the side wall oriented toward the parking lot provided for the building.
- b. Buildings with ground story Active Use spaces must have principal entrances for the Active Uses along the Street frontage.
- c. Principal entrances must either be recessed from the plane of the facade, or have a projecting Awning, to signal building entry and provide adequate protection from the elements.

13. Roof Features

- a. Non-habitable architectural features are permitted on roofs in accordance with Section 1.5.4.A.

14. Mechanical Equipment

- a. Roof-mounted mechanical equipment must be screened and setback at least ten (10) feet from the intersection of the roof and wall plane immediately below. See Section 5.1.9. Screening.
- b. Wall-mounted mechanical and/or electrical equipment such as louvers, exhaust equipment, ducts, alarm devices, cable boxes, utility meters, etc. must not be mounted on a Front Elevation.
- c. All free standing mechanical and/or electrical equipment are prohibited between any Front Lot Line and Front Elevation.

C. Parking Design Standards**1. Applicability**

All development within the VCOD tiers is subject to the provisions below. Where conflicts exist between the Overlay District and the rest of the City of Newton Zoning Ordinance, the Overlay District regulations shall apply.

2. Required Accessory Parking Spaces

- a. There are no vehicular parking minimums within the VCOD.
- b. Bicycle parking must be provided as specified in Sec. #.
- c. Motor vehicle parking spaces for persons with disabilities may not be shared and must be provided on-site.
- d. Centralized parking facilities must provide signage identifying the permitted users.

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- e. Pedestrian access to vehicular parking must be via a paved sidewalk or walkway.
 - f. Unbundled Market Rate Parking
 - i. Off-street motor vehicle parking spaces must be rented, leased, or sold as a separate option rather than a requirement of the rental, lease, or purchase of a residential unit or non-residential floor space.
 - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.
3. Required Number of Accessory Bicycle Parking Stalls
The following standards for accessory bicycle and motor vehicle parking spaces are associated with the use categories permitted in the VCOD tiers:

Use Category	Bicycle Parking	
	Short-term(min.)	Long-term (min.)
Residential Uses		
Multi-family dwelling, ten (10) units or less	None	None
Multi-family dwelling, more than ten (10) units	0.1 per unit	1.0 per unit
Lodging House	1 per 10,000 sf	1 per 5,000 sf
Live/work space	0.5 per unit	0.1 per unit
Convalescent or rest home or other institution devoted to the board, care or treatment of humans	–	–
Elderly housing with services, residential care facility, elderly congregate living facility	–	–
Civic/Institutional Uses		
Dormitory	0.1 per bed	0.5 per bed
Religious Institutions	–	–
School serving children under 14 years of age	1 per classroom	4 per classroom
Commercial Uses		
Bank	1 per 5,000 sf	1 per 2,500 sf
Family child care home, large family child care home, day care center	2	1 per 10,000 sf
Funeral home	1 per 2,500 sf	1 per 10,000 sf

Health club, similar establishment	1 per 2,500 sf	1 per 10,000 sf
Hospital, sanitarium	10 per entrance	1 per 5,000 sf
Hotel, motel	1 per 20 rooms	1 per 10 rooms
Medical office	1 per 2,000 sf	1 per 10,000 sf
Office, professional building	1 per 5,000 sf	1 per 2,000 sf
Outdoor or open-air sales space, drive-in establishments, open-air retail business, amusements and other similar uses	–	–
Personal service	1 per 1,000 sf	1 per 2,500 sf
Post Office	1 per 1,000 sf	1 per 2,500 sf
Radio or television broadcasting studio	1 per 2,500 sf	1 per 10,000 sf
Restaurant, food or beverage establishment (for sidewalk and parking space cafe seating, see 12-70)	1 per 2,000 sf	1 per 2,000 sf
Retail store, showroom	1 per 2,500 sf	1 per 10,000 sf
Service establishment	1 per 1,000 sf	1 per 2,500 sf
Theaters, halls, clubs, auditoriums and other places of amusement or assembly	1 per 5,000 sf	1 per 2,500 sf
Industrial Uses		
Manufacturing	–	1 per 10,000 sf
Research, laboratory	1 per 20,000 sf	1 per 5,000 sf
Storage warehouse or business	–	–
Telecommunications and data storage facility	–	–
Wholesale business	–	1 per 40,000 sf

4. Parking Access

- a. Access to parking lots and structures along the Primary Front Lot Line is prohibited when access along another lot line is available.
- b. Shared use of parking lots, by multiple uses and/or developments on multiple parcels, is encouraged.
- c. The sum of the width of a garage door or doors may be no more than 40% of the Front Elevation along any Primary Front Lot Line.

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5. Curb Cuts and Driveways

- a. A curb cut requires a permit from the City Engineer and must be compliant with all City Ordinances.
- b. Curb cuts are prohibited along the Primary Front Lot Line when access along another lot line is available.
- c. Each lot is limited to one curb cut per Street frontage.
- d. The maximum width of a driveway for access to parking lots and structures is as follows:

Access Type	Width (max.)
One-way	12 ft
Two-way	24 ft

- e. The interior width of a curb cut (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.
- f. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (i.e., scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the pedestrian sidewalk.
- g. Curb cuts for driveways must be at least 20 feet from an unsignalized intersection and at least forty 40 feet from a signalized intersection.

6. Parking Placement

- a. Unless otherwise specified, all parking spaces must be located at or behind any required parking setback as specified in the Lot Standards for each VCOD tier.
- b. No parking spaces are allowed between the Front Elevation and the Primary Front Lot Line.

7. Parking Stall Dimensions

- a. For vehicular parking stalls, see Section 5.1.8.B and 5.1.8.C.
- b. Bicycle parking stalls must meet the following standards:
 - i. Size and Layout. Each bicycle parking space must be at least two (2) feet by six (6) feet in size or the minimum required by the manufacturer of a bicycle rack or locker, whichever is more.
 - ii. Access.
 - a. Areas designed for bicycle parking spaces must have a hard, stabilized surface.
 - b. Bicycle parking spaces must have at least one (1) access aisle at least five (5) feet wide to allow room

- for maneuvering. This access aisle must be kept free from obstructions.
- c. Bicycle parking spaces must be accessible without moving another bicycle or lifting or carrying a bicycle over any steps or stairs.
 - d. Outdoor access routes must be appropriately lighted to allow for safe nighttime use.
- iii. Weather Protection. When provided, weather protection must be permanent, designed to protect bicycles from rainfall, and provide at least seven (7) feet of clearance above ground level.
- iv. Bicycle racks must meet the following standards:
- a. Be a fixed-in-place stand that is securely anchored to the ground;
 - b. Provide support to the bicycle frame, allowing for both wheels to rest upon a stable surface and for the bicycle to stand upright and not fall over without the use of a kick-stand;
 - c. Be configured not to block handlebars and baskets and to provide two points of contact for locking the frame and at least one wheel with a user-provided locking device;
 - d. Be constructed of materials that resist cutting, rusting, bending, or deformation; and
 - e. Be arranged in rows (with bicycles parked side-by-side) or in alignment (with bicycles parked end-to-end).
- v. Bicycle lockers must meet the following standards:
- a. Be securely anchored to the ground;
 - b. Be configured to provide support to the bicycle, allowing it to stand upright without the use of a kick-stand, and
 - c. Be secured by means of a lockable door or, alternatively, configured internally to allow locking of the frame and at least one wheel with a user-provided locking device.
- vi. Signage. If required bicycle parking is not visible from the street or principal entrance(s), a sign must be posted at the principal entrance(s) indicating the location of the parking.
- vii. Additional standards for Short-Term Bicycle Parking.
- a. Short-term bicycle parking may be provided in any combination of bicycle racks and bicycle lockers. Racks that are double height or require hanging of

a bicycle are prohibited for short-term bicycle parking.

- b. Short-term bicycle parking must be provided outside of a principal building and within one-hundred (100) feet of the principal entrance of the use served by the parking.
- c. Short-term bicycle parking must be at the same grade as the abutting sidewalk or at a location that can be reached by an accessible route from the sidewalk that is a minimum of five (5) feet wide, with no steps and a six percent (6%) slope or less.
- d. Bike racks may be installed within the furnishing zone of a sidewalk of an abutting right of way provided, and/or consist of a hoop affixed to a parking meter, with approval from the City Engineer.
- e. Short-term bicycle parking serving multiple uses on a single lot, or abutting parcels under the same ownership, may be combined into a single area.
- f. Any required Short-Term Bicycle Parking provided in a structure or under cover must be provided at ground level, free of charge, and clearly marked as bicycle parking.

viii. Additional standards for Long-Term Bicycle Parking.

- a. Long-term bicycle parking may be provided through any combination of racks or lockers.
- b. Long-term bicycle parking must be provided in a well lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure located within two-hundred (200) feet of the principal entrance of the building.
- c. To provide security, long-term bicycle parking must either be:
 - i. In a locked room;
 - ii. In an area that is enclosed by a fence with a locked gate. The fence must be either eight (8) feet high, or be floor-to-ceiling;
 - iii. Within view of an attendant or security guard;
 - iv. In an area that is monitored by a security camera; or
 - v. In an area that is visible from employee work areas.

- d. All required long-term bicycle parking spaces must be designed to provide continuous shelter from the elements.
- e. Long-term bicycle parking serving multiple uses may be combined into a single area or accessory structure.
- f. Where long-term bicycle parking is located adjacent to motor vehicle parking or loading facilities, a physical barrier must be provided to prevent potential damage to bicycles by other vehicles.
- g. When twenty (20) or more long term bicycle parking spaces are provided, a minimum of ten percent (10%) of the spaces must be three (3) feet by eight (8) feet in size.
- h. Up to twenty five (25%) of long term bicycle parking space may be provided as racks that require bicycles to be hung or lifted off the ground or floor.
- ix. Alternative Compliance. The provisions of this Section # may be modified by Special Permit to accommodate alternative technologies and methods for providing bicycle parking so long as the Special Permit Granting Authority makes a finding that the alternatives provide equal or greater benefits to bicycle users.

8. Screening

- a. Parking lots must be separated from the right of way by a building or screening within the parking setback as specified in the Lot Standards for each VCOD Tier. Screening shall consist of one or a combination of the following:
 - i. A landscape strip at least five (5) feet in width, running the full length of the parking lot perimeter along the right-of-way, excluding curb cuts and driveways (Fig. #).
 - a. The landscape strip must be planted with trees, shrubs, perennials, native grasses, and/or other planting types that provide a buffer from the right-of-way.
 - b. Deciduous shade trees must be planted for every 20 feet of landscape strip length, spaced linearly and parallel to the public right-of-way. Shade trees must be a minimum of two (2) inches in tree caliper when planted.
 - ii. A wall, barrier, or fence of uniform appearance. Such a wall, barrier, or fence may be opaque or perforated provided that not more than fifty (50) percent of the face is open. There shall be a landscaped strip with a minimum

- width of 3 feet between the base of the wall, barrier, or fence and right of way. The wall, barrier, or fence shall be at least 3 feet and not more than 6 feet in height.
- b. The required screening shall be located so as not to conflict with any corner visibility requirements or any other City ordinances. Such screening may be interrupted by entrances or exits.
 - c. Every effort shall be made to retain existing trees.
 - d. The use of stormwater management techniques such as rain gardens and bioswales is encouraged in landscape strips.
 - e. Outdoor parking facilities containing 20 stalls or more must comply with the requirements in Sec. 5.1.9.B.
 - f. Parking lots in the VC1, VC2, and VC3 districts abutting properties in any Residential Districts along any side or rear lot line must be screened, per the standards above.
 - g. Parking lot landscape strips, parking lot islands, landscape buffers, and other landscaped areas should utilize Low-Impact-Development (LID) practices consistent with state law to treat and discharge stormwater.
9. Lighting. Lighting shall comply with the provisions of the Light Trespass ordinance in Chapter 20 Sections 20-23 - 20-49.
10. Loading
- a. For off-street loading requirements, see Section 5.1.12.
 - b. Access to loading docks and areas along the Primary Front Lot Line is prohibited.
 - c. Outdoor loading facilities, including all docks and areas used for the storage and staging of goods or materials, that are visible from a public street, public space, or abutting properties in any Residential Districts must be screened from view. See Section #.
11. Service Areas
- a. Buildings containing five or more residential units must provide private trash and recycling pick up.
 - b. Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings.
 - c. Outdoor service areas are not permitted along any Primary Front Lot Line.
 - d. Outdoor service areas that are visible from a public street, public space, or abutting properties in any Residential Districts must be fully screened from view. See Section #.
12. Parking Relief
- a. The Planning Board is the Special Permit Granting Authority for all parking relief within the VCOD tiers.
 - b. In particular instances, a Special Permit may be granted to allow for exceptions to this Sec. # if it is determined that literal

Village Center Overlay District (VCOD)

compliance is impracticable due to the nature of the use, or the location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

2.7. Design Guidelines

The Director of Planning and Development shall adopt, and periodically amend as deemed necessary, design guidelines. These guidelines provide direction, not requirements, for the design of new development within the VCOD tiers resulting in a cohesive pattern over time. The intent is to define expectations for new development while allowing for flexibility and fostering high quality design.

2.8. Allowed Uses

Uses permitted in buildings with the VCOD tiers are described below.

A. Permitted Uses

1. The use of real property is subject to the provisions of Article # Use Regulations.
2. Uses are permitted as specified in Sec. #.
3. Use categories not expressly authorized are prohibited.
4. Uses permitted by Special Permit require additional development review in accordance with Article #.

B. Permitted Accessory Uses

1. The use of real property is subject to the provisions of Article # Use Regulations.
2. Accessory Uses are permitted as specified in Sec. #.
3. Accessory Uses not expressly authorized are prohibited.
4. Accessory Uses permitted by Special Permit require additional development review in accordance with Article #.

C. Use Table

Use Category	MRT	VC1	VC2	VC3	Definitions & Use Specific Standards
Residential Uses					
Single-Family, detached	–	–	–	–	Sec. 6.2.1
Two-Family, detached	–	–	–	–	Sec. 6.2.2
Multi-Family Residential use	P	P	P	P	Sec 6.2.4
Assisted living, nursing home	SP	SP	SP	SP	Sec. 6.2.5
Elderly housing with services	SP	SP	SP	SP	Sec. 6.2.10

Live/work space	P	P	P	P	Sec. 6.2.11
Lodging House	SP	SP	SP	SP	Sec. 7
Civic/Institutional Uses					
Cemetery, private	-	-	-	-	Sec. 6.3.1
Club, clubhouse	SP	P	P	P	Sec. 6.3.2
Community use space	P	P	P	P	Sec. 6.3.3
Family child care home, large family child care home, day care center	L	L	L	L	Sec. 6.3.4
Government offices or services	P	P	P	P	Sec. 6.3.5
Heliport	-	-	-	-	Sec. 6.3.6
Hospital	-	SP	SP	SP	Sec. 6.3.7
Library, museum or similar institution	SP	P	P	P	Sec. 6.3.8
Public use	L	L	L	L	Sec. 6.3.10
Rail/bus station	P	P	P	P	Sec. 6.3.11
Religious institution	L	L	L	L	Sec. 6.3.12
Sanitarium, convalescent or rest home, other like institution	SP	SP	SP	SP	Sec. 6.3.13
School or other educational purposes, non-profit	L	L	L	L	Sec. 6.3.14
School or other educational purposes, for-profit	SP	SP	SP	SP	Sec. 6.3.14
Theater, hall	SP	P	P	P	Sec. 6.3.15
Commercial Uses					
Animal service, excluding overnight boarding	-	-	P	P	Sec. 6.4.1
ATM, standalone	-	P	P	P	Sec. 6.4.2
Bank, ground story	-	SP	SP	-	Sec. 6.4.4
Bank, upper story	-	-	SP	SP	Sec. 6.4.4
Bed & Breakfast	P	P	P	SP	Sec. 6.4.5
Business incubator	-	P	P	P	Sec. 6.4.6

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Business services	–	SP	P	P	Sec. 6.4.7
Car-sharing service, car rental, bike rental, electric car-charging station as accessory uses	P	P	P	P	Sec. 6.4.8
Car wash	–	–	–	–	Sec. 6.4.9
Drive-in business	–	–	–	–	Sec. 6.4.11
Dry cleaning or laundry, retail	SP	P	P	P	Sec. 6.4.12
Fast food establishment	–	–	–	–	Sec. 6.4.13
Fuel establishment	–	–	–	–	Sec. 6.4.14
Funeral home	–	–	SP	SP	Sec. 6.4.15
Health club	SP	SP	P	P	Sec. 6.4.16
Hotel or lodging establishment	–	SP	P	P	Sec. 6.4.17
Job printing, up to 3,000 square feet (area used for work and storage)	–	P	P	P	Sec. 6.4.18
Job printing, over 3,000 square feet (area used for work and storage)	–	SP	SP	SP	Sec. 6.4.18
Kennel	–	–	–	–	Sec. 6.4.19
Microfulfillment Center	–	–	–	–	Sec. 6.4.47
Office	–	SP	P	P	Sec. 6.4.20
Open-air business	–	SP	P	P	Sec. 6.4.22
Outdoor storage	–	–	–	–	Sec. 6.4.23
Parking facility, accessory, single level	P	P	P	P	Sec. 6.4.24
Parking facility, non-accessory, single level	P	P	P	P	Sec. 6.4.24
Parking facility, accessory, multi-level	–	P	P	P	Sec. 6.4.24
Parking facility, non-accessory, multi-level	–	P	P	P	Sec. 6.4.24
Personal service, up to 5,000 square feet	–	P	P	P	Sec. 6.4.25
Personal service, over 5,000 square feet	–	–	P	P	Sec. 6.4.25
Place of amusement, indoor or outdoor	–	P	P	P	Sec. 6.4.26
Radio or television broadcasting studio	SP	P	P	P	Sec. 6.4.27

Radio, or television transmission station	-	-	-	-	Sec. 6.4.27
Restaurant	-	P	P	P	Sec. 6.4.29
Retail sales, under 5,000 square feet	-	P	P	P	Sec. 6.4.30
Retail sales, over 5,000 square feet	-	SP	P	P	Sec. 6.4.30
Service establishment, up to 5,000 sq. feet	-	P	P	P	Sec. 6.4.31
Service establishment, over 5,000 sq. feet	-	SP	P	P	Sec. 6.4.31
Stable, public	-	-	-	-	Sec. 6.4.32
Taxidermist	-	-	-	-	Sec. 6.4.33
Vehicle repair shop, minor	-	-	-	-	Sec. 6.4.34
Vehicle repair shop, major	-	-	-	-	Sec. 6.4.34
Vehicles sales and service facility, indoor -	-	-	-	-	Sec. 6.4.35
Vehicles sales and service facility, outdoor	-	-	-	-	Sec. 6.4.35
Veterinary hospital	SP	SP	SP	SP	Sec. 6.4.36
Industrial Uses					
Assembly or fabrication of materials manufactured off premise	-	-	-	-	Sec. 6.5.1
Bakery, wholesale	-	-	-	-	Sec. 6.5.2
Boat building, storage and repair	-	-	-	-	Sec. 6.5.3
Bottling works (except for alcoholic beverages)	-	-	-	-	Sec. 6.5.4
Building materials sales yard and storage building	-	-	-	-	Sec. 6.5.5
Contractor's yard	-	-	-	-	Sec. 6.5.6
Feed and seed store	-	-	-	-	Sec. 6.5.7
Food processing, wholesale	-	-	-	-	Sec. 6.5.8
Laboratory, research and development	-	-	P	P	Sec. 6.5.9
Laundry, cleaning & dyeing establishment	-	-	-	-	Sec. 6.5.10
Manufacturing	-	-	-	-	Sec. 6.5.11
Manufacturing, molding, shaping or assembly	-	-	-	-	Sec. 6.5.11

from prepared materials (including repairs)					
Paint store	-	-	-	-	Sec. 6.5.12
Printing, publishing and reproduction establishment	-	-	-	-	Sec. 6.5.13
Sign painting shop	-	-	-	-	Sec. 6.5.14
Telecommunications and data storage facility	-	-	-	-	Sec. 6.5.15
Trash or yard waste, collection, storage, transfer-haul or composting	-	-	-	-	Sec. 6.5.16
Vehicle storage	-	-	-	-	Sec. 6.5.17
Wholesale business or storage facility -	-	-	-	-	Sec. 6.5.18
Wholesale distribution plant	-	-	-	-	Sec. 6.5.19
Wireless communication equipment	-	-	-	-	Sec. 6.9
Manufacturing, uses not allowed by right	-	-	-	-	Sec. 6.5.11
Open Space Uses					
Agriculture, on a parcel of 5 or more acres	-	-	-	-	Sec. 6.6.1
Agriculture, on a parcel under 5 acres	-	-	-	-	Sec. 6.6.1
Resource extraction	-	-	-	-	Sec. 6.6.4
Restricted Uses					
Adult business	-	-	-	-	Sec. 6.10.1
Keno	-	-	-	-	Sec. 6.10.2
Medical Marijuana Treatment Center	-	-	-	-	Sec. 6.10.3
Craft Marijuana Cooperative	-	-	-	-	Sec. 6.10.3
Independent Testing Laboratory	-	-	-	-	Sec. 6.10.3
Marijuana Courier	-	-	-	-	Sec. 6.10.3
Marijuana Cultivator	-	-	-	-	Sec. 6.10.3
Marijuana Delivery Operator	-	-	-	-	Sec. 6.10.3
Marijuana Product Manufacturing	-	-	-	-	Sec. 6.10.3

Marijuana Research Facility	-	-	-	-	Sec. 6.10.3
Marijuana Retailer	-	-	-	-	Sec. 6.10.3
Marijuana Transporter	-	-	-	-	Sec. 6.10.3
Microbusiness	-	-	-	-	Sec. 6.10.3
Firearm Business	-	-	-	-	Sec. 6.10.4
Firing Range	-	-	-	-	Sec. 6.10.4
Gunsmith	-	-	-	-	Sec. 6.10.4
P = Permitted -- = Not Allowed L = Allowed with Limitations SP = Special Permit					

2.9. Administration

A. Special Permit Review

1. A special permit application shall be submitted and reviewed in accordance with Section 7.3, except in lieu of the criteria in 7.3.3.C, the City Council shall not approve any application for a special permit in the VCOD unless it finds, in its judgment, that the proposal meets all the following criteria:
 - i. The proposed development is consistent with the City’s Comprehensive Plan and existing policies and plans established by the City.
 - ii. The proposed development is consistent with the intent and purposes of the VCOD.

B. Site Plan Review

1. Application. Whenever Site Plan Review is required under the provisions of the VCOD an electronic application shall be submitted in accordance with forms and instructions provided by the Planning and Development Department.
 - i. Fee. [Reserved]
2. Review. Site Plan Review shall be conducted by the Planning and Development Board.
 - i. Timeline. [Reserved]
3. Grant of Permit. Site Plan approval shall be granted upon determination by the Planning and Development Board that the following conditions have been satisfied. The Planning and Development Board may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
 - i. The Applicant has submitted the required fees and information as set forth in the City’s requirements for Site Plan Review; and

- ii. The project as described in the application meets the development standards set forth in Section #.
- 4. Site Plan approval shall be granted by a majority vote of the Planning and Development Board.
- 5. Approval shall be good for a period of three years.

DRAFT

Village Center Overlay District (VCOD)

Introduction

The City Council Zoning and Planning Committee (ZAP) kicked-off the project to revise Newton's Zoning Ordinance for village center commercial centers in early 2021. The ~~first~~second draft zoning ordinance below, "version ~~4.2.0~~," represents ~~a multi-year~~the continued collaborative effort with the City Council, City staff, urban design & economic development consultants, and the Newton Community.

Why is this necessary? While Newton has a strong foundation of diverse and dynamic village centers, the current zoning one-size-fits-all format does not recognize this. This draft set of zoning rules, along with the version 1.0 zoning maps, build upon the successes and uniqueness of each village center, while also guiding development that addresses our current and future needs. In other words, the zoning is the technical tool that supports the community vision like helping small businesses thrive, responding to climate change, developing more diverse & affordable housing, and creating more communal & active spaces.

How to read this Document

Like the draft maps, the draft zoning ordinance is intentionally meant to be reviewed and updated. This is also a working document, ~~with some~~ Some items ~~may not be~~ fully resolved. ~~Footnotes are used for sections that need more work, where questions remain, or when additional explanation is needed and other items may require further refinement in advance of a vote to adopt this zoning ordinance.~~

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2. ~~4.~~ Village Center Overlay District (VCOD)
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 2. District Purpose
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 - 2.4. Development Review
 - 2.5. Dimensional Standards
 - 2.6. Development and Design Standards (~~Let~~Site, Building, and ~~Site~~Parking Design Standards)
 - 2.7. Design Guidelines (~~Let~~Site, Building, and ~~Site~~GuidelinesParking Design Standards)
 - 2.8. Allowed Uses
 - 2.9. AdministrationParking Requirements

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Village Center Overlay District (VCOD)

1. Applicability.

1.1. General

- A. The provisions of Article # shall apply to all real property within a defined Overlay District as shown on the Newton Zoning Map. It is intended that the provisions of these Overlay Districts will modify the form, location, and use of buildings by applying special dimensional, use, and other standards in a variety of areas in the City tailored to those specific areas and relevant policy objectives. Overlay District provisions may be voluntary or required based on the following criteria:⁴
 - 1. Where a site has not been previously reviewed and developed under an Overlay District, development may occur in accordance with the underlying zoning district or the Overlay District. Submittal for an Overlay District development application shall be voluntary.
 - 2. Where development activity for a given site was reviewed and approved as part of any Overlay District, but a building permit has not been issued by the City of Newton, future review for development applications on the site may either be under the Overlay District or those of the underlying zoning district.
 - 3. Where development activity for a given site was reviewed and approved as part of any Overlay District, and a building permit has been issued by the City of Newton, any future development applications shall be reviewed in accordance with the procedures and standards of the Overlay District.
- B. Conflicts. If the applicant chooses development under an Overlay District, and where conflicts exist between the Overlay District and the rest of the City of Newton Zoning Ordinance, the Overlay District regulations shall apply.

2. Village Center Overlay District (VCOD)

2.1. District Intent.

- A. Allow the development of buildings and uses appropriate to Newton's village centers, [areas immediately adjacent to village centers, transit-rich areas](#), and aligned with the vision of the City's Comprehensive Plan and other policy documents.
- B. Encourage development that fosters compact, pedestrian-oriented villages with a diverse mix of residences, shops, offices, institutions, and opportunities for entertainment.
- C. Allow sufficient density and intensity of uses to promote a lively pedestrian environment, public transit, and variety of businesses that serve the needs of the community.
- D. Expand the diversity of housing options available in the City.

⁴The VCOD is designed to be an "opt in" overlay district.

Village Center Overlay District (VCOD)

- E. Promote the health and well-being of the community by encouraging physical activity, use of alternative modes of transportation, and creating a sense of place.
- F. Facilitate compliance with the multi-family zoning requirement for MBTA communities pursuant to M.G.L. Chapter 40A, Section 3A.

2.2. District Purpose.

The Village Center Overlay District (VCOD) has been divided into ~~three~~four (4) distinct tiers of districts:

A. Multi Residence Transit (MRT). The MRT District facilitates new small-scale multi-family buildings similar in size to the surrounding residential neighborhoods and the preservation of existing homes through conversion to multiple units. This district acts as a transition between the mixed-use cores of village centers and surrounding residential neighborhoods.

A.B. _____ Village Center 1 (VC1). The VC1 District facilitates small- to medium-scale multi-family buildings given its location along major corridors and proximity to amenities, mixture of uses, and transit options found in Newton's village centers. This district acts as a transition between the mixed-use cores of to link certain village centers and the surrounding residential neighborhoods. allow for neighborhood serving retail along key corridors and intersections.

B.C. _____ Village Center 2 (VC2). The VC2 District facilitates mixed-use and residential development of moderate scale. This district serves as the core of some village centers and as a transition district for other village centers. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood as well as the larger Newton Community.

C.D. _____ Village Center 3 (VC3). The VC3 District facilitates mixed-use development of moderate- and large-scale. This district serves as the core commercial zone of certain village centers, particularly those with access to mass transit. Buildings are typically set close to the sidewalk to create a defined street wall that supports pedestrian activity and a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood, the larger Newton Community, and regional visitors.

2.3. Definitions

In addition to the definitions found in Article 8 Definition, the following definitions apply. Where conflicts exist between the Overlay District definitions and definitions within the rest of the City of Newton Zoning Ordinance, the Overlay District definitions shall apply.

- A. Awning. A roof-like covering of canvas or other material attached to a metal or other frame and supported entirely from a building or other structure.
- B. Balcony. An unenclosed platform with a railing that provides outdoor amenity space on upper stories.

Village Center Overlay District (VCOD)

- C. Basement. See Section 1.5.4.D.
- D. Bay. A Bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall. Two Bays can connect around corners to create distinctive living space or terminate in an important axis.
- ~~E. Build To Zone. Area between the minimum and maximum front setbacks.~~
- E. Bicycle Parking, Long-Term. Accommodations for the parking of a bicycle for two (2) or more hours.
- F. Bicycle Parking, Short-Term. Accommodations for the parking of a bicycle for two (2) hours or less.
- ~~F-G. Building Footprint Area. Area of the largest above grade floor of the building as measured to the exterior faces of the walls, including decks over surface parking areas that extend more than 8' from the building face.~~
- ~~G. Canopy. A wall-mounted structure that provides shade and weather protection over a storefront or building entrance.~~
- H. Development. The subdivision or land platting of a development site; the construction or modification of any principal building type, accessory building type, or other structure; the excavation, fill, or grading of land, and the establishment, change, or expansion of any use of any structure or land.
- I. Facade Build Out Ratio. The ratio of the width of the entire Front Elevation to the Lot Width along the Primary Front Lot Line.
- J. Frontage Area. The area of a lot between the building facade(s) and any front lot line(s), extending fully to each side lot line(s).
- K. Frontage Type. A distinct combination of façade and frontage area design features.
- L. Front Elevation. The exterior wall of a building oriented in whole or in part toward the public right of way.
- M. Furnishing Zone. The portion of the sidewalk between the curb and the walkway that is used for street trees, landscaping, transit stops, street lights, and site furnishing.
- N. Lot Line. See Section 1.5.2.A.
- O. Lot Line, Front. The lot line abutting a street or right of way.
- P. Lot Line, Side. Any lot line other than a front or rear lot line.
- Q. Lot Line, Rear. Any lot line which is parallel to or within forty-five (45 degrees) of being parallel to a front lot line, unless that lot line is a side lot line of an abutting lot.
- R. Lot Width. The length of the front lot line of a lot.
- S. Mixed-Use Priority Street. A portion of street that requires ground story active uses within the VCOD tiers as shown on the Newton Zoning Map.
- ~~S-T. Open Space, Usable. See definition in Article 8.~~
- ~~T-U. Party Wall. A wall separating two attached buildings.~~
- V. Primary Front Lot Line. The lot line abutting a street or right of way. Where there are multiple lot lines abutting streets or rights of way, the Primary Front Lot Line shall be the one the main entrance faces. Where there are multiple lot lines

Village Center Overlay District (VCOD)

abutting streets or rights of way and the main entrance does not face a street or right of way, the Primary Front Lot Line shall be determined by the Commissioner of Inspectional Services or their designee.

~~U-W.~~ Principal Entrance. The addressed entrance to a building or commercial space.

~~X.~~ Rear Lot. A rear lot is defined as a parcel of land not fronting or abutting a Street and which has limited access to a Street by either:

1. A “flag pole” or “pan-handle” shaped portion of the lot,
2. An easement over an adjoining lot possessing frontage directly on the street, or
3. A private right-of-way as shown or described in plans or deeds duly recorded with the Registry of Deeds for the Southern District of Middlesex County.

~~Y.~~ Residential District. Residential districts include lots located in the Single Residence (SR), Multi Residence (MR), and Multi Residence Transit (MRT) zoning districts.

~~Z.~~ Retaining Wall. See Sec. 5.4.2.A.

~~V-AA.~~ Screening. See Section 5.4.9.#

~~W-BB.~~ Step-Back. A recess of an upper story façade a set distance behind the façade of the story below.

~~X-CC.~~ Story. See Section 1.5.4.

~~Y-DD.~~ Story, Ground. The lowest story of a building with a finished floor at or above the finished ground level next to a building at the facade.

~~EE.~~ Story, Half. See VCOD Section 2.6.B.3

~~Z-FF.~~ Story, Upper. Any full story above the ground story of a building.

~~AA.~~ Substantial Renovation. Any modification, interior renovation, or both of an existing principal building that exceeds fifty percent (50%) of the assessed value of the building, as identified on the most recent tax list maintained by the Assessor’s Office of the City of Newton, within any twelve (12) month period.

~~BB.~~ Transit Area. All lots within one quarter (1/4) mile of a transit station within the VCOD as shown on the Newton Zoning Map.

~~CC-GG.~~ Transit Station. Any existing or planned station of the MBTA’s light rail and heavy rail rapid transit lines within the City of Newton as Shown on the Newton Zoning Map.

2.4. Development Review

A. Applicability.

1. The density and dimensional controls in Sec. # apply to all buildings, structures and uses in each of the listed VCOD classes, except as exempted in this ordinance.
- ~~2. Where buildings, structures, or uses do not meet these standards they are nonconforming (See Sec. #).²~~

²The Law Department is currently reviewing how the overlay district will handle non-conformities.

Village Center Overlay District (VCOD)

B. Approval Process.³

Development on any lot, by-right or by Special Permit, requires the submissionsubmittal of development review materials as required in Article 7, except as modified herein. A pre-submittal discussion or meeting with the Planning Department and/or Inspectional Services Department is recommended for all development.

1. Special Permit Required. A Special Permit is required for any:
 - 4-i. Any Development in the Village Center 1, 2, and 3 districts on a lot larger than thirty-thousand (30,000) square feet. The City Council is the decision-making authority for all development that requires a Special Permit, except as modified through Adaptive Reuse (see Sec. #).
 - ii. Site Plan Review Required. The construction of multiple buildings in the Multi Residence Transit district (MRT), except as modified through Adaptive Reuse (see Sec. #).
 - iii. The City Council is the decision-making authority for all development that requires a Special Permit, except as modified in this ordinance.
2. Site Plan Review is required for any:
 - i. Any development in the Village Center 1, 2, and 3, and Multi Residence Transit (MRT) districts on a lot larger than twenty-thousand (20,000) square feet but less than thirty-thousand (30,000) square feet. except as modified through Adaptive Reuse (see Sec. #).
 - 2-ii. The Planning Board is the decision-making authority for all development that requires Site Plan Review.

2.5. Dimensional Standards⁴

³A Special Permit is only allowed where explicitly stated.

⁴The VCOD primary dimensional controls are building footprint, maximum height/number of stories, roof form, and setbacks. Controls in other parts of the code (FAR, Lot Area Per Unit, Minimum Lot Size, etc.) do not apply.

Village Center Overlay District (VCOD)

A. LotSite Standards

VCOD	MRT	VC1	VC2	VC3	Definition / L Standard
Building-Massing Approval Process					
Lot Size (By-Right / Special Permit)					
-	Multiple buildings on a lot	Less than 30,000 sf / Greater than or equal to 30,000 sf			
Usable Open Space (lots greater than 30,000 sf)					
-		30%	5%	5%	
Site Plan Review					
Lot Size	Greater than or equal to 20,000 sf but less than 30,000 sf				
Usable Open Space					
Lots greater than 30,000 sf	30%	30%	5%	5%	
Building Setbacks					
Front (min. / max.)					
-	10' / 20'-or Average	0' / 15' / 10' or Average	0' / 10'	0'	
Side (min.)					
Abutting a Party Wall in a non-Residential District	7.5'	0'	0'	0'	
Abutting a building without a Party Wall in non-Residential District	7.5'	10'	5'	5'	
Abutting an Ra Residential District	7.5'	15'	15'	15'	
Rear (min.)					

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⁵ Section references to be added as needed

Village Center Overlay District (VCOD)

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard
Abutting a non- R Residential District	40'-15'	15'	5'	5'	
Abutting an Ra Residential District	15'				
Building Separation for Multiple Buildings on a Lot (min.)					
-	15'	15'	25'	25'	
Facade					
Facade Build Out Ratio (min.)					
Facing a public right-of-way	N/A	75%, or Lot Width within side setbacks minus 15', whichever is less			
Parking Placement					
Parking Setbacks (min.)					
Facing a public right of way	12'				
Not facing a public right of way	4'				
- = Not Allowed N/A = Not Applicable					

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B. Building Standards

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard
Building Massing					
Building Footprint,- (max. (By-Right / Special Permit),)					
-	1,500 sf	4,000 sf/ 6,000 sf	10,000 sf/ 12,500 sf	15,000 sf/ 17,500 sf	
Building Height in Stories,- (max. (By-Right / Special Permit),)					
Commercial/ Mixed Use 6-	- Pitched Roof: 2.5	2.5	3.5/ -*	4.5/ -*	

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⁶ Additional analysis needed if limited commercial ground floor uses may be allowed by Special Permit in the VC1 or if it should only allow multi-family residential

Village Center Overlay District (VCOD)

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard
	Flat Roof: 2.0				
Development within 50' of lot line abutting a Residential District	Pitched Roof: 2.5 / - * Flat Roof: 2.0	2.5	3.5 / - *	23.5 / - *	
Development within 50' of lot line abutting R district		No-Change	No-Change		Same as VC2
Pitched Roof, Building Height in Feet (By-Right / Special Permit)max.)					
Commercial / Mixed-Use	48' / 45'	45'	62' / *	75' / *	
Residential		45' / -		60' / - *	48' / - *
Development within 50' of lot line abutting R district Residential District	No Change 45'	No Change 45'	Same as VC2 62'	62'	
Flat Roof, Building Height in Feet (By-Right / Special Permit)max.)					
Commercial / Mixed-Use	42' / 27'	40'	56' / *	69' / *	
Residential		39' / -		54' / - *	42' / - *
Development within 50' of lot line abutting R Residential district	No Change 27'	No Change 40'	Same as VC2 56'	56'	
Ground Story Height in Feet (min./max.)					
Commercial / Mixed-Use Priority Streets	N/A	15' / 18'			
Residential All other Streets	N/A	12' / 15'	12' / 18'	12' / 18'	
Half-Story Height in Feet (max.)					
Flat Roof	12'				
Pitched Roof	18'				
Half-Story Step-Back in Feet (min.)					

Village Center Overlay District (VCOD)

VCOD	MRT	VC1	VC2	VC3	Definition / Listed Standard	
Flat Roof	7' along all Lot Lines, see Sec. 2.6.B.4.#					
Pitched Roof	N/A, see figure #					
Facade						
Ground Story Fenestration (min.)						
Mixed-Use Priority Streets	N/A	N/A	70%	70%		
All other Streets, non-residential use	N/A	N/A	50%	50%		
All other Streets, residential use	N/A	N/A	15%	15%		
Ground Story Active Use (min.)				N/A	70%	70%
Mixed-Use Priority Streets	N/A	N/A	100%	100%		
Active Use Depth	N/A	N/A	25'	25'		
Articulation						
Length of continuous facade (max.)	100', see Sec. #					
Use and Occupancy						
Dwelling Units (min./max.)	3 / 4 except as modified through Adaptive Reuse (see Sec. #)	3 / N/A	3 / N/A	3 / N/A		
-- = Not Allowed N/A = Not Applicable						

*Staff is exploring a Special Permit allowance of an additional one (1) story with specific criteria tied to an increase in affordable housing.

2.6. Development and Design Standards

A. LotSite Design Standards

This section provides an explanation of the dimensional standards for [lotsite and lot improvements](#) within the VCOD tiers, defines how to measure certain standards, and provides other requirements and reference information as necessary.

1. Building Placement

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Village Center Overlay District (VCOD)

~~a. The Front Elevation must be built to any Front Lot Line(s) within the Build-To-Zone, at or between the minimum and maximum front setbacks, as specified in the Lot Standards for each VCOD tier.~~

~~i. The maximum front setback may be increased if providing Usable Open Space between the Front Lot Line(s) and the Front Elevation in the VC2 and VC3 districts.~~

~~b.a. The Front Elevation must be built out to a percentage of the Lot Width as specified by the Facade Build Out Ratio in the Lot Standards for each VCOD tier.~~

~~i. The Facade Build Out Ratio may be met cumulatively by multiple buildings on a lot.~~

~~ii. Usable Open Space with Ground Story Active Uses is considered part of the building for the purpose of measuring the Front Elevation.^z~~

~~e.b. When development occurs on any lot abutting a sidewalk that is less than twelve (12) feet in total width, inclusive of the Furnishing Zone, buildings must be set back an additional distance such that a paved area meeting City sidewalk standards of at least twelve (12) feet in width is provided, inclusive of the Furnishing Zone. The minimum and maximum front setbacks are increased accordingly.~~

2. Number of Buildings

~~a. Multiple buildings are permitted on each lot- by-right, except:~~

~~b. A Special Permit is required in the MRT district for multiple buildings on a lot, except as modified through Adaptive Reuse (see Sec. #).~~

3. Building Separation

~~a. Multiple buildings on a single lot must comply with the building separation distance at all points as specified in Building Standards for each VCOD tier.~~

4. Open Space and Public Realm

~~a. Development on lots greater than 30,000 sf must provide Usable Open Space as specified for each VCOD tier.~~

~~b. In the VC2 and VC3 districts, the Usable Open Space must be accessible to the public.~~

~~c. Buildings must provide shared Usable Open Space as exterior spaces (patio, roof deck, roof terrace, yard, forecourt, plaza) that maintain attractive landscaping where it enhances the public realm, environmental sustainability, and/or the appearance of the site.~~

5. Rear Lots

^zThis incentivizes public space along the street and varied building design.

Village Center Overlay District (VCOD)

- a. The City Council may grant a Special Permit for a Rear Lot in the VC1 and MRT districts.

6. Retaining Walls

- a. The placement of a retaining wall of four (4) feet or more requires a special permit.

7. Street Hierarchy

- a. Mixed-Use Priority Streets are determined within the VCOD tiers as shown on the Newton Zoning Map.

~~4.1. Parking Placement~~

- ~~a. Unless otherwise specified, all parking spaces must be located at or behind any required parking setback as specified in the Lot Standards for each VCOD tier.~~

B. Building Design Standards

This section provides an explanation of the dimensional standards for buildings within the VCOD tiers, defines how to measure certain standards, and provides other requirements and reference information as necessary.

1. Building Height

- a. Buildings must comply with the maximum building height specified for each building type. Building height is measured as defined in Section 1.5.4. Height.
- ~~b. The City Council may grant a Special Permit to allow an increase as specified for each VCOD tier to the maximum Building Height by finding that the following criteria are met:~~
 - ~~i. [reserved]⁸~~

2. Story Height

- a. The Ground Story of a building must comply with the minimum and maximum story height requirements specified for each VCOD tier and is measured independently for each story of a building.
- b. The height of the ground story and upper story(ies) of a building is measured vertically from the surface of the finished floor to the surface of the finished floor above, at all points.
- c. The height of a half story is measured vertically from the surface of the finished floor to the top of the highest roof beam above.

3. Number of Stories

- a. Buildings must comply with the maximum number of stories as specified in the Building Standards for each VCOD tier.
- b. The Ground Story is always counted as one (1) story, except that a single Ground Story over eighteen (18) feet in height is counted as two (2) stories.

⁸ ~~Staff is exploring a Special Permit allowance of an additional one story with specific criteria tied to an increase in affordable housing~~

Village Center Overlay District (VCOD)

- c. Any Upper Story is counted as (1) additional story, except that any upper story sixteen (16) feet or greater in height is counted as two (2) stories:
- e.d. Space located directly under a pitched roof is counted as a half (0.5) story, provided the following standards are all met:
 - i. At least two opposite roof planes are pitched toward each other.
 - ii. A pitched roof may be composed of roof planes with different slopes.
 - iii. The slope of any pitch must be no greater than 14:12 (49 degrees); otherwise, this story is counted as a full story.
 - iv. The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than two (2) feet above the finished floor of the half-story; otherwise, this story is counted as a full story.
 - v. Dormers must comply with requirements in Sec. 1.5.4.G.
- 4. Half-Story Step-Back for Flat Roofs
 - a. A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.
 - i. Required Step-Backs must be provided for all stories as specified in the Building Standards for each VCOD tier.
 - ii. Buildings on any lot with a Lot Width of Less than seventy (70) feet are exempt for the upper story Step-Back requirement along the Side Lot Line-(s), except when abutting a Residential District.
 - iii. Buildings on any lot with an average lot depth less than seventy (70) feet are exempt from the upper story Step-Back requirement along the Rear Lot Line-, except when abutting a Residential District.
- 5. Building Footprint
 - a. Buildings must comply with the maximum Building Footprint as specified in the Building Standards for each VCOD tier. Building Footprint is measured as defined in Definitions.
 - b. Building Footprint includes all enclosed spaces whether for habitation or storage. Any parking area that is covered by a roof is included in the Building Footprint.
 - c. Bays, Awnings, Balconies, Portions of the building below the average grade and Canopies not visible from any right of way or adjacent lot line do not count towards the Building Footprint.
 - d. The City Council may grant a Special Permit to allow an increase as specified for each VCOD tier to the maximum Bays, Awnings, and Balconies, do not count towards the Building Footprint by finding that, See Sec. # Architectural Features.
- 6. Affordable Housing

Village Center Overlay District (VCOD)

- a. Except as modified herein, the provisions of Section 5.11 Inclusionary Zoning shall apply to all developments in the VCOD.
- d.b. Bonus. To increase the supply of affordable housing beyond the requirements within Newton's Inclusionary Zoning Ordinance, the following criteria building height and building footprint increases are met allowed within the VC2 and VC3 districts by-right:

i. [reserved]⁹

Affordable Housing Bonus			
	<u>Option 1</u>		<u>Option 2</u>
<u>VCOD District</u>	<u>VC2</u>	<u>VC3</u>	<u>VC3</u>
<u>Building Height in Stories, (max.)</u>	<u>4.5</u>	<u>5.5</u>	<u>6.5</u>
<u>Pitched Roof, Building Height in Feet, (max.)</u>	<u>72'</u>	<u>84'</u>	<u>96'</u>
<u>Flat Roof, Height in Feet, (max.)</u>	<u>66'</u>	<u>78'</u>	<u>90'</u>
<u>Building Footprint, (max.)</u>	<u>12,500 sf</u>	<u>17,500 sf</u>	<u>17,500 sf</u>

c. Standards

- i. To utilize the affordable housing bonus in the above table, a development must fully comply with the provisions of Section 5.11, except the number of inclusionary units required shall be as follows:

Number of Inclusionary Units Required				
	<u>Option 1</u>		<u>Option 2</u>	
<u>Project Type</u>	<u>Rental</u>	<u>Ownership</u>	<u>Rental</u>	<u>Ownership</u>
<u>Tier 1 (# of units)</u>	<u>25%</u>	<u>25%</u>	<u>30%</u>	<u>30%</u>
<u>Tier 2 (# of units)</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>

⁹ It may be appropriate to tie the Special Permit increase in building footprint to additional affordable housing requirements as well.

Village Center Overlay District (VCOD)

Area Median Income (AMI)	50-80%	80%	50-80%	80%
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- ii. The portion of the development within 50' of lot line abutting a Residential District may not increase the number of stories or height.
- iii. Any VC3 parcel adjacent to a VC1 or Residential District may not utilize Option 2.

6-7. Ground Story Active Uses

- a. Any lot with Mixed-Use building within the VCOD tiers Priority Street frontage must also provide ground story Active Use (e) space for a depth specified in each VCOD Tier, measured as the distance from the facade towards the interior of the building, for one hundred percent (100%) of the total width of the building along the Front Elevation. No more than thirty percent (30%) may be dedicated to semi-active accessory uses, as defined below.
- b. Active Uses include:
 - i. Retail
 - ii. Restaurant / bar / specialty food service
 - iii. Brewery / distillery / winery with an accessory retail component⁴⁰
 - iv-iii. Place of amusement
 - v-iv. Personal service⁴¹
 - vi-v. Day care center
 - vii-vi. Public art / gallery / arts studio⁴²
 - viii-vii. Live/work space
 - ix-viii. Community use space
 - x-ix. Semi-active accessory uses, such as lobbies and common areas associated with office, hotel, or residential uses, and access to accessory parking.
- c. Only uses listed above are considered Active Uses.

7-8. Adaptive Reuse

- a. The reuse and revitalization of existing buildings, particularly large homes and historically significant buildings, within the VCOD tiers will benefit the general health and welfare of the Newton community by fulfilling stated goals on housing, transportation, sustainability, and historic preservation.

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⁴⁰ Including this would require the creation of a new use.

⁴¹ Services associated with personal grooming, personal instruction, and the maintenance of fitness, health, and well-being.

⁴² Including this would require the creation of a new use.

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- ~~a. [reserved]¹³~~
- ~~b. An adaptive reuse development must comply with the following standards:
 - ~~i. Submission of a pre-development site survey with existing conditions prepared, stamped, and signed by a registered engineer or land surveyor.~~
 - ~~ii. No exterior alterations of the building along the Front Elevation except those necessary to comply with applicable Health, Building, and Fire codes.~~
 - ~~iii. There are no parking requirements.~~
 - ~~iv. There are no open space requirements.~~
 - ~~v. Existing building side and rear setbacks that do not meet the minimums in Sec. # may remain. Alterations, enlargements, or reconstruction within the side or rear setbacks are not allowed, except as permitted under Section 7.8.~~~~
- ~~c. Additional standards for buildings within the VC2 and VC3 districts:
 - ~~i. Constructed prior to 1945 or determined to be historically significant by the Newton Historical Commission.~~
 - ~~ii. A building must have at least two (2) stories in height.~~
 - ~~iii. A building may exceed the maximum Building Footprint, up to five-thousand (5,000) square feet along the side and rear elevations set back at least twenty (20) feet from the Front Elevation.~~
 - ~~iv. Additional height may be added to existing buildings; however the total height may not exceed the overall height or number of stories as specified in each VCOD tier.~~
 - ~~v. Lots larger than thirty thousand (30,000) square feet are permitted by-right, subject to Site Plan Review.~~~~
- ~~d. Additional standards for buildings within the VC1 and MRT districts:
 - ~~i. A building must have at least one-and-a-half (1.5) stories.~~
 - ~~ii. A building may exceed the maximum Building Footprint by fifty percent (50%) along the side and rear elevations set back at least twenty (20) feet from the front elevation.~~
 - ~~iii. Multiple buildings on a lot are permitted, subject to Site Plan Review.~~~~

~~8-9. Architectural Features~~

- ~~a. The structural and architectural elements which extend outward from a building facade, including Awnings, Canopies, Bays, and~~

~~¹³Relaxing or waiving certain requirements for development projects that maintain existing buildings will encourage their reuse. Staff are researching possible regulations.~~

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Balconies. Architectural features may project into the front setback and/or public right of way as shown below. ~~These architectural features are defined and may project into the setback and/or public right of way as shown below defined as:~~

- i. Bay. A Bay is a window assembly projection extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall. Two Bays can connect around corners to create distinctive living space ~~or terminate in an important axis.~~

Dimensions	
Width of Each Bay (max.)	Greater of 20% of wall length or 12 ft
Depth (max.)	3 ft
Fenestration (min.)	60%
Front Setback Encroachment at Ground Story (max.)	3 ft
Front Setback Encroachment at Upper Story (max.)	100%
<u>Extension into the right of way (max.)</u>	<u>3 ft</u>
Clearance above Grade at Upper Story <u>within right of way</u> (min.)	Top of the Ground Story

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- ii. Balcony. An unenclosed platform with a railing that provides outdoor amenity space on upper stories. The portion of the balcony extending into the setback or right of way must comply with the dimensions below.

Dimensions	
Width of Each Balcony (min. / max.)	5 ft / Greater of 20% of wall length or 12 ft
Depth (min. / max.)	3 ft / 8 ft
Clearance above Grade (min.)	Top of the Ground Story
Front Setback Encroachment (max.)	100%
Extension into the <u>public</u> right of way (max.)	3 ft

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- iii. Awning. A roof-like covering of canvas or other material attached to a metal or other frame and supported entirely

Village Center Overlay District (VCOD)

from a building or other structure, that provides shade and weather protection over a storefront or building entrance.

iii.

Dimensions	
Width of Each Awning	–
Depth (min.)	3 ft
Clearance above Grade (min.)	8 ft
Front Setback Encroachment (max.)	100%
Extension into the public right of way (max.)	10 ft

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iv. ~~Canopy. A wall-mounted structure that provides shade and weather protection over a storefront or building entrance.~~

Dimensions	
Width of Each Canopy (min.)	–
Depth (min.)	3 ft
Clearance above Ground Story (min.)	8 ft
Front Setback Encroachment (max.)	100%
Extension into the public right of way (max.)	3 ft

9-10. Facade Articulation

- a. The facade~~Front Elevation~~ of any building greater than one hundred (100) feet in width must be divided vertically by a recess or an offset at least seven (7) feet deep and ten (10) feet wide and designed as two (2) or more distinct facades of differing architectural treatment so that the building appears to be multiple buildings. Modifications to the facade of existing buildings are exempt.

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10-11. Ground Story Fenestration

- a. Fenestration must be provided as specified in the Building Standards for each VCOD tier and is calculated as a percentage of the area of the Front Elevation.
- b. For buildings with ground story Active Use spaces, ground story fenestration is measured between two (2) feet and ten (10) feet above the finished floor of the ground story.

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- c. For ground story fenestration, glazing must have a minimum sixty percent (60%) Visible Light Transmittance (VLT) and no more than fifteen percent (15%) Visible Light Reflectance (VLR) as indicated by the manufacturer.

41.12. Building Entrances

- a. For parcels with Street frontage, buildings must have their main entrance from a ~~public~~ right of way on that Street. For parcels without Street frontage, buildings should have their main entrance on the side wall oriented toward the parking lot provided for the building.
- b. ~~Multi-story buildings~~ Buildings with ground story Active Use spaces must have ~~one (1) principal entrance~~ entrances for ~~each the~~ Active Use space in addition to any principal entrance(s) necessary for any upper stories Uses along the Street frontage.
- c. Principal entrances must either be recessed from the plane of the facade, or have a projecting Awning ~~or Canopy~~, to signal building entry and provide adequate protection from the elements.

42. Roof Features

13. Roof Features

- a. Non-habitable architectural features ~~including, but not limited to, mechanical & stairwell penthouses, vents or exhausts, solar panels or skylights, belfries, chimneys, cupolas, parapets, spires, and steeples are permitted on roofs~~ are permitted on roofs in accordance with Section 1.5.4.A.

43.14. Mechanical Equipment⁴⁴

- a. Roof-mounted mechanical equipment must be screened and setback at least ten (10) feet from ~~any building~~ the intersection of the roof and wall ~~plane immediately below~~. See Section 5.1.9. Screening.
- b. Wall-mounted mechanical and/or electrical equipment such as louvers, exhaust equipment, ducts, alarm devices, cable boxes, utility meters, etc. must not be mounted on a Front Elevation.
- c. ~~Site~~ All free standing mechanical and/or electrical equipment are prohibited between any Front Lot Line and Front Elevation.

C. Parking Design Standards

1. Applicability

All development within the VCOD tiers is subject to the provisions below. Where conflicts exist between the Overlay District and the rest of the City of Newton Zoning Ordinance, the Overlay District regulations shall apply.

2. Required Accessory Parking Spaces

- a. There are no vehicular parking minimums within the VCOD.
- b. Bicycle parking must be provided as specified in Sec. #.

⁴⁴ Further refinement will occur through coordination with Inspectional Services.

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- c. Motor vehicle parking spaces for persons with disabilities may not be shared and must be provided on-site.
- d. Centralized parking facilities must provide signage identifying the permitted users.
- e. Pedestrian access to vehicular parking must be via a paved sidewalk or walkway.
- f. Unbundled Market Rate Parking
 - i. Off-street motor vehicle parking spaces must be rented, leased, or sold as a separate option rather than a requirement of the rental, lease, or purchase of a residential unit or non-residential floor space.
 - ii. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.

3. Required Number of Accessory Bicycle Parking Stalls

The following standards for accessory bicycle and motor vehicle parking spaces are associated with the use categories permitted in the VCOD tiers:

This section provides an explanation of the dimensional standards for site improvement within the VCOD tiers, defines how to measure certain standards, and provides other requirements and reference information as necessary.

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4. Open Space and Public Realm

<u>Use Category</u>	<u>Bicycle Parking</u>	
	<u>Short-term(min.)</u>	<u>Long-term (min.)</u>
<u>Residential Uses</u>		
<u>Multi-family dwelling, ten (10) units or less</u>	<u>None</u>	<u>None</u>
<u>Multi-family dwelling, more than ten (10) units</u>	<u>0.1 per unit</u>	<u>1.0 per unit</u>
<u>Lodging House</u>	<u>1 per 10,000 sf</u>	<u>1 per 5,000 sf</u>
<u>Live/work space</u>	<u>0.5 per unit</u>	<u>0.1 per unit</u>
<u>Convalescent or rest home or other institution devoted to the board, care or treatment of humans</u>	<u>=</u>	<u>=</u>
<u>Elderly housing with services, residential care facility, elderly congregate living facility</u>	<u>=</u>	<u>=</u>
<u>Civic/Institutional Uses</u>		

Last Update: 5/05/23, 2022

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Dormitory	0.1 per bed	0.5 per bed
Religious Institutions	=	=
School serving children under 14 years of age	1 per classroom	4 per classroom
Commercial Uses		
Bank	1 per 5,000 sf	1 per 2,500 sf
Family child care home, large family child care home, day care center	2	1 per 10,000 sf
Funeral home	1 per 2,500 sf	1 per 10,000 sf
Health club, similar establishment	1 per 2,500 sf	1 per 10,000 sf
Hospital, sanitarium	10 per entrance	1 per 5,000 sf
Hotel, motel	1 per 20 rooms	1 per 10 rooms
Medical office	1 per 2,000 sf	1 per 10,000 sf
Office, professional building	1 per 5,000 sf	1 per 2,000 sf
Outdoor or open-air sales space, drive-in establishments, open-air retail business, amusements and other similar uses	=	=
Personal service	1 per 1,000 sf	1 per 2,500 sf
Post Office	1 per 1,000 sf	1 per 2,500 sf
Radio or television broadcasting studio	1 per 2,500 sf	1 per 10,000 sf
Restaurant, food or beverage establishment (for sidewalk and parking space cafe seating, see 12-70)	1 per 2,000 sf	1 per 2,000 sf
Retail store, showroom	1 per 2,500 sf	1 per 10,000 sf
Service establishment	1 per 1,000 sf	1 per 2,500 sf
Theaters, halls, clubs, auditoriums and other places of amusement or assembly	1 per 5,000 sf	1 per 2,500 sf
Industrial Uses		
Manufacturing	=	1 per 10,000 sf
Research, laboratory	1 per 20,000 sf	1 per 5,000 sf
Storage warehouse or business	=	=

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Telecommunications and data storage facility	=	=
Wholesale business	=	1 per 40,000 sf

- a. ~~Parking~~ Development on lots greater than 30,000-sf must provide Usable Open Space accessible to the public as specified for each VCOD tier.
- b. ~~Buildings must provide shared Usable Open Space as exterior spaces (patio, roof deck, roof terrace, yard, forecourt, plaza).~~
- 2. ~~Parking and Driveway~~
 - a. ~~All parking spaces and structures must be located at or behind any required parking setback as specified for each VCOD tier.~~
- 3.4. ~~Parking Lot Access~~
 - a. Access to parking lots and structures ~~parallel to~~along the Primary Front Elevation/Lot Line is prohibited when access along another lot line is available.
 - b. Shared use of parking lots, by multiple uses and/or developments on multiple parcels, is encouraged.⁴⁶
 - c. The sum of the width of a garage door or doors may be no more than 40% of the Front Elevation along any Primary Front Lot Line.
- 4.5. ~~Curb Cuts and Driveways~~
 - a. A curb cut requires a permit from the City Engineer and must be compliant with all City Ordinances.
 - a.b. ~~Curb cuts are prohibited parallel to~~along the Primary Front Elevation/Lot Line when access along another lot line is available.
 - c. Each lot is limited to one curb cut per Street frontage.
 - b.d. ~~The maximum width of a curb cut and driveway for access to parking lots and structures is as follows:~~

<u>Access Type</u>	<u>Width (max.)</u>
<u>One-way</u>	<u>12 ft</u>
<u>Two-way</u>	<u>24 ft</u>

- i. ~~The One-lane: 10 ft~~
- ii. ~~Two-lane: 20 ft~~
- c. ~~Each lot is limited to one curb cut per street frontage.~~
- e. interior width of a curb cut (between curb stones) may be no wider than the driveway, vehicular entrance, or loading facility it serves.

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⁴⁶ Additional regulations are required for shared parking.

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d.f. The grade, cross slope, and clear width of the walkway of a sidewalk must be maintained between the driveway apron and the abutting driveway. The appearance of the walkway (i.e., scoring pattern or paving material) must indicate that, although a vehicle may cross, the area traversed by a vehicle remains part of the pedestrian sidewalk.

i.g. Curb cuts for driveways ~~should~~**must** be at least 20 feet from an unsignalized intersection and at least forty 40 feet from a signalized intersection.⁴⁶

6. Parking Placement

a. Unless otherwise specified, all parking spaces must be located at or behind any required parking setback as specified in the Lot Standards for each VCOD tier.

b. Surface. No parking spaces are allowed between the Front Elevation and the Primary Front Lot Line.

5.7. Parking Lot Design Stall Dimensions

a. For vehicular parking stalls, see Section 5.1.8.B and 5.1.8.C.

b. Bicycle parking stalls must meet the following standards:

i. Size and Layout. Each bicycle parking space must be at least two (2) feet by six (6) feet in size or the minimum required by the manufacturer of a bicycle rack or locker, whichever is more.

ii. Access.

a. Areas designed for bicycle parking spaces must have a hard, stabilized surface.

b. Bicycle parking spaces must have at least one (1) access aisle at least five (5) feet wide to allow room for maneuvering. This access aisle must be kept free from obstructions.

c. Bicycle parking spaces must be accessible without moving another bicycle or lifting or carrying a bicycle over any steps or stairs.

d. Outdoor access routes must be appropriately lighted to allow for safe nighttime use.

iii. Weather Protection. When provided, weather protection must be permanent, designed to protect bicycles from rainfall, and provide at least seven (7) feet of clearance above ground level.

iv. Bicycle racks must meet the following standards:

a. Be a fixed-in-place stand that is securely anchored to the ground;

⁴⁶ Staff is coordinating with DPW to ensure the appropriate metrics.

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- b. Provide support to the bicycle frame, allowing for both wheels to rest upon a stable surface and for the bicycle to stand upright and not fall over without the use of a kick-stand;
- c. Be configured not to block handlebars and baskets and to provide two points of contact for locking the frame and at least one wheel with a user-provided locking device;
- d. Be constructed of materials that resist cutting, rusting, bending, or deformation; and
- e. Be arranged in rows (with bicycles parked side-by-side) or in alignment (with bicycles parked end-to-end).
- v. Bicycle lockers must meet the following standards:
 - a. Be securely anchored to the ground;
 - b. Be configured to provide support to the bicycle, allowing it to stand upright without the use of a kick-stand, and
 - c. Be secured by means of a lockable door or, alternatively, configured internally to allow locking of the frame and at least one wheel with a user-provided locking device.
- vi. Signage. If required bicycle parking is not visible from the street or principal entrance(s), a sign must be posted at the principal entrance(s) indicating the location of the parking.
- vii. Additional standards for Short-Term Bicycle Parking.
 - a. Short-term bicycle parking may be provided in any combination of bicycle racks and bicycle lockers. Racks that are double height or require hanging of a bicycle are prohibited for short-term bicycle parking.
 - b. Short-term bicycle parking must be provided outside of a principal building and within one-hundred (100) feet of the principal entrance of the use served by the parking.
 - c. Short-term bicycle parking must be at the same grade as the abutting sidewalk or at a location that can be reached by an accessible route from the sidewalk that is a minimum of five (5) feet wide, with no steps and a six percent (6%) slope or less.
 - d. Bike racks may be installed within the furnishing zone of a sidewalk of an abutting right of way provided, and/or consist of a hoop affixed to a

Village Center Overlay District (VCOD)

- parking meter, with approval from the City Engineer.
- e. Short-term bicycle parking serving multiple uses on a single lot, or abutting parcels under the same ownership, may be combined into a single area.
- f. Any required Short-Term Bicycle Parking provided in a structure or under cover must be provided at ground level, free of charge, and clearly marked as bicycle parking.
- viii. Additional standards for Long-Term Bicycle Parking.
 - a. Long-term bicycle parking may be provided through any combination of racks or lockers.
 - b. Long-term bicycle parking must be provided in a well lit, secure location within the same building as the use the parking is intended to serve or within an accessory structure located within two-hundred (200) feet of the principal entrance of the building.
 - c. To provide security, long-term bicycle parking must either be:
 - i. In a locked room;
 - ii. In an area that is enclosed by a fence with a locked gate. The fence must be either eight (8) feet high, or be floor-to-ceiling;
 - iii. Within view of an attendant or security guard;
 - iv. In an area that is monitored by a security camera; or
 - v. In an area that is visible from employee work areas.
 - d. All required long-term bicycle parking spaces must be designed to provide continuous shelter from the elements.
 - e. Long-term bicycle parking serving multiple uses may be combined into a single area or accessory structure.
 - f. Where long-term bicycle parking is located adjacent to motor vehicle parking or loading facilities, a physical barrier must be provided to prevent potential damage to bicycles by other vehicles.
 - g. When twenty (20) or more long term bicycle parking spaces are provided, a minimum of ten percent (10%) of the spaces must be three (3) feet by eight (8) feet in size.

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- h. Up to twenty five (25%) of long term bicycle parking space may be provided as racks that require bicycles to be hung or lifted off the ground or floor.
- ix. Alternative Compliance. The provisions of this Section # may be modified by Special Permit to accommodate alternative technologies and methods for providing bicycle parking so long as the Special Permit Granting Authority makes a finding that the alternatives provide equal or greater benefits to bicycle users.

8. Screening

- a. Parking lots must be separated from the public right of way by a building or ~~landscaped strip with a depth equal to screening within the parking setback as specified in the Lot Standards for each VCOD Tier. The landscaped strip must adhere to~~ Screening shall consist of one or a combination of the following design standards (Fig. #⁴⁷):
 - i. ~~The~~ A landscape strip must run at least five (5) feet in width, running the full length of the parking lot perimeter along the right-of-way, excluding curb cuts and driveways- (Fig. #).
 - ~~ii-a.~~ The landscape strip must be planted with trees, shrubs, perennials, native grasses, and/or other planting types that provide screening a buffer from the public right-of-way.
 - ~~iii-b.~~ Deciduous shade trees must be planted for every 20 feet of landscape strip length, spaced linearly and parallel to the public right-of-way. Shade trees must be a minimum of two (2) inches in tree caliper when planted.
 - iv. ~~An optional low fence or pedestrian wall 24" to 42" in height may be installed behind the landscape strip and setback up to 24" from the adjacent parking lot to accommodate for car overhang.~~
 - ii. A wall, barrier, or fence of uniform appearance. Such a wall, barrier, or fence may be opaque or perforated provided that not more than fifty (50) percent of the face is open. There shall be a landscaped strip with a minimum width of 3 feet between the base of the wall, barrier, or fence and right of way. The wall, barrier, or fence shall be at least 3 feet and not more than 6 feet in height.
- b. The required screening shall be located so as not to conflict with any corner visibility requirements or any other City ordinances. Such screening may be interrupted by entrances or exits.

⁴⁷Figure to be added.

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- c. Every effort shall be made to retain existing trees.
- ~~v.d.~~ The use of stormwater management techniques such as rain gardens and bioswales is encouraged in landscape strips.
- e. Outdoor parking facilities containing 20 stalls or more must comply with the requirements in Sec. 5.1.9.B.
- ~~b.f.~~ Parking lots in the VC1, VC2, and VC3 districts abutting properties in any Residential Districts along any side or rear lot line must be screened. ~~See Section 5.1.9., per the standards above~~ Screening.
- ~~e.g.~~ Parking lot landscape strips, parking lot islands, landscape buffers, and other landscaped areas should utilize Low-Impact-Development (LID) practices consistent with state law to treat and discharge stormwater.
- ~~d.~~ At least ten percent (10%) of paved parking lot areas, inclusive of driveways, must be landscaped. Landscape strips along public rights-of-way and landscape buffers abutting Residential Districts are excluded from the calculation of the parking lot area.

9. Lighting. Lighting shall comply with the provisions of the Light Trespass ordinance in Chapter 20 Sections 20-23 - 20-49.

~~6-10.~~ Loading

- a. For off-street loading requirements, see Section 5.1.12.
- ~~a.b.~~ Access to loading docks and areas parallel to along the Primary Front Elevation Lot Line is prohibited.
- ~~b.c.~~ Outdoor loading facilities, including all docks and areas used for the storage and staging of goods or materials, that are visible from a public street, public space, or abutting properties in any Residential Districts must be screened from view. See Section 5.1.9. Screening.#.

~~7-11.~~ Service Areas

- a. Buildings containing five or more residential units must provide private trash and recycling pick up.
- ~~a.b.~~ Trash collection, trash compaction, recycling collection and other similar service areas must be fully enclosed within a building or located to the side or rear of the buildings.
- ~~b.c.~~ Outdoor service areas are not permitted along any Primary Front Elevation Lot Line.
- ~~d.~~ Outdoor service areas that are visible from a public street, public space, or abutting properties in any Residential Districts must be fully screened from view. See Section #.

12. Parking Relief

- a. ~~5.1.9. Screening.~~ The Planning Board is the Special Permit Granting Authority for all parking relief within the VCOD tiers.
- ~~e.b.~~ In particular instances, a Special Permit may be granted to allow for exceptions to this Sec. # if it is determined that literal compliance is impracticable due to the nature of the use, or the

Village Center Overlay District (VCOD)

location, size, width, depth, shape, or grade of the lot, or that such exceptions would be in the public interest, or in the interest of safety, or protection of environmental features.

2.7. Design Guidelines

The Director of Planning and Development shall adopt, and periodically amend as deemed necessary, design guidelines. These guidelines provide direction, not requirements, for the design of new development within the VCOD tiers resulting in a cohesive pattern over time. The intent is to define expectations for new development while allowing for flexibility and fostering high quality design.

2.8. Allowed Uses

Uses permitted in buildings with the VCOD tiers are described below.

A. Permitted Uses

1. The use of real property is subject to the provisions of Article # Use Regulations.
2. Uses are permitted as specified in Sec. #.
3. Use categories not expressly authorized are prohibited.
4. Uses permitted by Special Permit require additional development review in accordance with Article #.

B. Permitted Accessory Uses

1. The use of real property is subject to the provisions of Article # Use Regulations.
2. Accessory Uses are permitted as specified in Sec. #.
3. Accessory Uses not expressly authorized are prohibited.
4. Accessory Uses permitted by Special Permit require additional development review in accordance with Article #.

C. Use Table¹⁸

Use Category	MRT			VC 1	VC 2	VC3	Definitions & Use Specific Standards
Residential Uses (multi-family)				P		P	P
Single-Family, detached	=	=	=		=		Sec. 6.2.1
Two-Family, detached	=	=	=		=		Sec. 6.2.2

¹⁸ This simplified use table will be replaced by a comprehensive use table in the next draft. Not all commercial and civic/institutional uses will be allowed by-right.

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Mixed-Use Multi-Family Residential use	- ¹⁹ P		P	P	P	Sec 6.2.4
Assisted living, nursing home	SP	SP	SP	SP		Sec. 6.2.5
Elderly housing with services	SP	SP	SP	SP		Sec. 6.2.10
Commercial Uses Live/work space	- ²⁰ P		P	P	P	Sec. 6.2.11
Lodging House	SP	SP	SP	SP		Sec. 7
Civic/Institutional Uses			P	P	P	
Cemetery, private	=	=	=	=		Sec. 6.3.1
Club, clubhouse	SP	P	P	P		Sec. 6.3.2
Community use space	P	P	P	P		Sec. 6.3.3
Family child care home, large family child care home, day care center	L	L	L	L		Sec. 6.3.4
Government offices or services	P	P	P	P		Sec. 6.3.5
Heliport	=	=	=	=		Sec. 6.3.6
Hospital	=	SP	SP	SP		Sec. 6.3.7
Library, museum or similar institution	SP	P	P	P		Sec. 6.3.8
Public use	L	L	L	L		Sec. 6.3.10
Rail/bus station	P	P	P	P		Sec. 6.3.11
Religious institution	L	L	L	L		Sec. 6.3.12
Sanitarium, convalescent or rest home, other like institution	SP	SP	SP	SP		Sec. 6.3.13
School or other educational purposes, non-profit	L	L	L	L		Sec. 6.3.14
School or other educational purposes, for-profit	SP	SP	SP	SP		Sec. 6.3.14

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¹⁹ Additional analysis needed if limited mixed-use/commercial may be allowed by Special Permit in VC1.
²⁰ Ibid.

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Village Center Overlay District (VCOD)

Theater, hall	SP	P	P	P	Sec. 6.3.15
Commercial Uses					
Animal service, excluding overnight boarding	=	=	P	P	Sec. 6.4.1
ATM, standalone	=	P	P	P	Sec. 6.4.2
Bank, ground story	=	SP	SP	=	Sec. 6.4.4
Bank, upper story	=	=	SP	SP	Sec. 6.4.4
Bed & Breakfast	P	P	P	SP	Sec. 6.4.5
Business incubator	=	P	P	P	Sec. 6.4.6
Business services	=	SP	P	P	Sec. 6.4.7
Car-sharing service, car rental, bike rental, electric car-charging station as accessory uses	P	P	P	P	Sec. 6.4.8
Car wash	=	=	=	=	Sec. 6.4.9
Drive-in business	=	=	=	=	Sec. 6.4.11
Dry cleaning or laundry, retail	SP	P	P	P	Sec. 6.4.12
Fast food establishment	=	=	=	=	Sec. 6.4.13
Fuel establishment	=	=	=	=	Sec. 6.4.14
Funeral home	=	=	SP	SP	Sec. 6.4.15
Health club	SP	SP	P	P	Sec. 6.4.16
Hotel or lodging establishment	=	SP	P	P	Sec. 6.4.17
Job printing, up to 3,000 square feet (area used for work and storage)	=	P	P	P	Sec. 6.4.18
Job printing, over 3,000 square feet (area used for work and storage)	=	SP	SP	SP	Sec. 6.4.18
Kennel	=	=	=	=	Sec. 6.4.19
Microfulfillment Center	=	=	=	=	Sec. 6.4.47

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Village Center Overlay District (VCOD)

Office	=	SP	P	P	Sec. 6.4.20
Open-air business	=	SP	P	P	Sec. 6.4.22
Outdoor storage	=	=	=	=	Sec. 6.4.23
Parking facility, accessory, single level	P	P	P	P	Sec. 6.4.24
Parking facility, non-accessory, single level	P	P	P	P	Sec. 6.4.24
Parking facility, accessory, multi-level	=	P	P	P	Sec. 6.4.24
Parking facility, non-accessory, multi-level	=	P	P	P	Sec. 6.4.24
Personal service, up to 5,000 square feet	=	P	P	P	Sec. 6.4.25
Personal service, over 5,000 square feet	=	=	P	P	Sec. 6.4.25
Place of amusement, indoor or outdoor	=	P	P	P	Sec. 6.4.26
Radio or television broadcasting studio	SP	P	P	P	Sec. 6.4.27
Radio, or television transmission station	=	=	=	=	Sec. 6.4.27
Restaurant	=	P	P	P	Sec. 6.4.29
Retail sales, under 5,000 square feet	=	P	P	P	Sec. 6.4.30
Retail sales, over 5,000 square feet	=	SP	P	P	Sec. 6.4.30
Service establishment, up to 5,000 sq. feet	=	P	P	P	Sec. 6.4.31
Service establishment, over 5,000 sq. feet	=	SP	P	P	Sec. 6.4.31
Stable, public	=	=	=	=	Sec. 6.4.32
Taxidermist	=	=	=	=	Sec. 6.4.33

Village Center Overlay District (VCOD)

Vehicle repair shop, minor	=	=	=	=	Sec. 6.4.34
Vehicle repair shop, major	=	=	=	=	Sec. 6.4.34
Vehicles sales and service facility, indoor -	=	=	=	=	Sec. 6.4.35
Vehicles sales and service facility, outdoor	=	=	=	=	Sec. 6.4.35
Veterinary hospital	SP	SP	SP	SP	Sec. 6.4.36
Industrial uses					
Assembly or fabrication of materials manufactured off premise	=	=	=	=	Sec. 6.5.1
Bakery, wholesale	=	=	=	=	Sec. 6.5.2
Boat building, storage and repair	=	=	=	=	Sec. 6.5.3
Bottling works (except for alcoholic beverages)	=	=	=	=	Sec. 6.5.4
Building materials sales yard and storage building	=	=	=	=	Sec. 6.5.5
Contractor's yard	=	=	=	=	Sec. 6.5.6
Feed and seed store	=	=	=	=	Sec. 6.5.7
Food processing, wholesale	=	=	=	=	Sec. 6.5.8
Laboratory, research and development	=	=	P	P	Sec. 6.5.9
Laundry, cleaning & dyeing establishment	=	=	=	=	Sec. 6.5.10
Manufacturing	=	=	=	=	Sec. 6.5.11
Manufacturing, molding, shaping or assembly from prepared materials (including repairs)	=	=	=	=	Sec. 6.5.11
Paint store	=	=	=	=	Sec. 6.5.12

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Village Center Overlay District (VCOD)

Printing, publishing and reproduction establishment	=	=	=	=	Sec. 6.5.13
Sign painting shop	=	=	=	=	Sec. 6.5.14
Telecommunications and data storage facility	=	=	=	=	Sec. 6.5.15
Trash or yard waste, collection, storage, transfer-haul or composting	=	=	=	=	Sec. 6.5.16
Vehicle storage	=	=	=	=	Sec. 6.5.17
Wholesale business or storage facility -	=	=	=	=	Sec. 6.5.18
Wholesale distribution plant	=	=	=	=	Sec. 6.5.19
Wireless communication equipment	=	=	=	=	Sec. 6.9
Manufacturing, uses not allowed by right	=	=	=	=	Sec. 6.5.11
Open Space Uses					
Agriculture, on a parcel of 5 or more acres	=	=	=	=	Sec. 6.6.1
Agriculture, on a parcel under 5 acres	=	=	=	=	Sec. 6.6.1
Resource extraction	=	=	=	=	Sec. 6.6.4
Restricted Uses					
Adult business	=	=	=	=	Sec. 6.10.1
Keno	=	=	=	=	Sec. 6.10.2
Medical Marijuana Treatment Center	=	=	=	=	Sec. 6.10.3
Craft Marijuana Cooperative	=	=	=	=	Sec. 6.10.3
Independent Testing Laboratory	=	=	=	=	Sec. 6.10.3
Marijuana Courier	=	=	=	=	Sec. 6.10.3
Marijuana Cultivator	=	=	=	=	Sec. 6.10.3

Village Center Overlay District (VCOD)

Marijuana Delivery Operator	=	=	=	=	Sec. 6.10.3
Marijuana Product Manufacturing	=	=	=	=	Sec. 6.10.3
Marijuana Research Facility	=	=	=	=	Sec. 6.10.3
Marijuana Retailer	=	=	=	=	Sec. 6.10.3
Marijuana Transporter	=	=	=	=	Sec. 6.10.3
Microbusiness	=	=	=	=	Sec. 6.10.3
Firearm Business	=	=	=	=	Sec. 6.10.4
Firing Range	=	=	=	=	Sec. 6.10.4
Gunsmith	=	=	=	=	Sec. 6.10.4
P = Permitted; _____ = Not Allowed; _____ L = Allowed with Limitations; _____ SP = Special Permit					

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2.9. Parking Requirements

A.1. Applicability

All development within the VCOD tiers is subject to the provisions below. Where conflicts exist between the Overlay District and the rest of the City of Newton Zoning Ordinance, the Overlay District regulations shall apply. The following provisions of Section 5.1. Parking and Loading do not apply within the VCOD tiers:

1. Section 5.1.2. Applicability
2. Section 5.1.3. General Regulations
3. Section 5.1.4. Number of Parking Stalls
4. Section 5.1.5. Administration
5. Section 5.1.6. Location of Required Accessory Parking Facilities

B.1. Required Accessory Parking Spaces

Bicycle and vehicular parking must be provided as specified in Sec. #, except as follows:

1. Ground story non-residential uses are exempt from the requirements of Sec. #.
2. The first 5,000 square feet of gross leasable floor area for Upper Story non-residential uses are exempt from any minimum requirements in Sec. #.
3. Parking may be shared between uses on the same lot, contiguous lots and between buildings within 500 linear feet as measured along the street in accordance with the following:
 - a. Accessory parking spaces may be shared between uses on the same lot or adjacent lots as long as the buildings for which the parking will be shared are within 500 feet of each other.

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Village Center Overlay District (VCOD)

- ~~b.a. Motor vehicle parking spaces for persons with disabilities may not be shared and must be provided on-site.~~
- ~~c.a. Centralized parking facilities must provide signage identifying the permitted users.~~
- ~~d. Pedestrian access to off-site vehicular parking must be via a paved sidewalk or walkway.~~
- ~~e. A lease, recorded covenant, or other comparable legal instrument guaranteeing long term use of the site must be provided to the review board or Commissioner of ISD and executed and filed with the Registry of Deeds.~~

C. Vehicular Parking Types

~~Motor vehicle parking may be provided as off-street surface parking spaces, structured parking spaces, and on-street parking spaces.~~

D.a. Unbundled Market Rate Parking

- ~~1.i. Off-street motor vehicle parking spaces must be rented, leased, or sold as a separate option rather than a requirement of the rental, lease, or purchase of a residential unit or non-residential floor space.~~
- ~~2.i. Bicycle parking must be provided at no cost or fee to customers, visitors, employees, tenants, and residents.~~

E.1. Parking Relief

- ~~1. Relief from the number of required accessory parking spaces in Sec. #, requires a Special Permit from the Planning Board.~~
- ~~2. Review Criteria. In its discretion to approve or deny a Special Permit authorizing relief from the parking standards of Sec. #, the Special Permit Granting Authority must find that the application meets the following criteria:

 - ~~a. The supply and demand of on-street parking in the neighborhood, as determined through a parking study.~~
 - ~~b. Mobility management programs and services provided by the applicant to reduce the demand for parking.~~
 - ~~c. That parking provided in excess of any maximum permitted does not result in the increase in impervious lot area.~~~~

F. Required Number of Accessory Parking Stalls²⁴

~~The following standards for accessory bicycle and motor vehicle parking spaces are associated with the use categories permitted in the VCOD ~~here;~~~~

Use Category	Bicycle Parking	Motor Vehicle Parking (min.) ²²
--------------	-----------------	--

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²⁴ This simplified parking table will be replaced by a comprehensive parking table in the next draft. Not all uses within a given category will have the same parking requirements.
²² Staff are exploring reduced parking requirements tied to access to the Green Line and Commuter Rail.

Village Center Overlay District (VCOD)

Residential Uses (multi-family)	Required	1 per unit
Commercial Uses	Required	Ground floor – exempt, 5,000 sf of Upper Floor – exempt, 1 per 700 sf
Civic/Institutional Uses	Required	1 per 1000 sf

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Village Center Overlay District (VCOD)

A.2.9. Administration

- 1. Adaptive Reuse
 - a. [reserved]

A. Special Permit Review

- 1. A special permit application shall be submitted and reviewed in accordance with Section 7.3, except in lieu of the criteria in 7.3.3.C, the City Council shall not approve any application for a special permit in the VCOD unless it finds, in its judgment, that the proposal meets all the following criteria:
 - i. The proposed development is consistent with the City's Comprehensive Plan and existing policies and plans established by the City.
 - ii. The proposed development is consistent with the intent and purposes of the VCOD.

B. Site Plan Review

- 1. Application. Whenever Site Plan Review is required under the provisions of the VCOD an electronic application shall be submitted in accordance with forms and instructions provided by the Planning and Development Department.
 - i. Fee. [Reserved]
- 2. Review. Site Plan Review shall be conducted by the Planning and Development Board.
 - i. Timeline. [Reserved]
- 3. Grant of Permit. Site Plan approval shall be granted upon determination by the Planning and Development Board that the following conditions have been satisfied. The Planning and Development Board may impose reasonable conditions, at the expense of the applicant, to ensure that these conditions have been satisfied.
 - i. The Applicant has submitted the required fees and information as set forth in the City's requirements for Site Plan Review; and
 - ii. The project as described in the application meets the development standards set forth in Section #.
- 4. Site Plan approval shall be granted by a majority vote of the Planning and Development Board.
- 5. Approval shall be good for a period of three years.

b- *****

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1	64028 0025	1247-1249 CENTRE ST	BU1	VC3
2	44025 0003	287-289 AUBURN ST	BU1	VC3
3	44025 0002	271-283 AUBURN ST	BU1	VC3
4	41015 0007	MELROSE AVE	BU1	VC3
5	41015 0009	451-453 LEXINGTON ST	BU1	VC3
6	41015 0010	305-307 AUBURN ST	BU1	VC3
7	41015 0011	309-315 AUBURN ST	BU1	VC3
8	41015 0001	327-349 AUBURN ST	BU1	VC3
9	41015 0002	286 MELROSE ST	BU1	VC3
10	41015 0012	319 AUBURN ST	BU1	VC3
11	41015 0005	284 MELROSE ST	BU1	VC3
12	65011 0004	383-387 BOYLSTON ST	BU1	VC3
13	52039 0001	1173-1177 WALNUT ST	BU1	VC3
14	52036 0002	1191 WALNUT ST	BU1	VC3
15	33011 0013	527 WALTHAM ST	BU1	VC3
16	31005 0002	1253 WASHINGTON ST	BU1	VC3
17	71007 0002	235-241 WASHINGTON ST	BU1	VC3
18	71008 0003	270-276 CENTRE ST	BU1	VC3
19	71003 0009	34 CHANNING ST	BU1	VC3
20	71003 0007	323-333 WASHINGTON ST	BU1	VC3
21	71002 0004	19 PEARL ST	BU1	VC3
22	71003 0010	32 CHANNING ST 2	BU1	VC3
23	71003 0006	25-27 PEABODY ST	BU1	VC3
24	71002 0002	261-275 CENTRE ST	BU1	VC3
25	71008 0004	280-292 CENTRE ST	BU1	VC3
26	71008 0005	69 JEFFERSON ST	BU1	VC3
27	12010 0008	31 CHANNING ST	BU1	VC3
28	12010 0011	355 WASHINGTON ST	BU1	VC3
29	71005 0001	283-291 CENTRE ST	BU1	VC3
30	71003 0005	21-23 PEABODY ST	BU1	VC3
31	12012 0012	427-443 CENTRE ST	BU1	VC3
32	61033 0003	1196 CENTRE ST	BU1	VC3
33	12010 0009	341-349 WASHINGTON ST	BU1	VC3
34	71003 0008	337 WASHINGTON ST	BU1	VC3
35	12010 0010	351 WASHINGTON ST	BU1	VC3
36	72001 0012	400 CENTRE ST	BU1	VC3
37	12012 0011	447 CENTRE ST	BU1	VC3
38	61036 0008	65-73 UNION ST	BU1	VC3
39	12011 0001	296-334 WASHINGTON ST #P5	BU1	VC3
40	71004 0005	303-321 WASHINGTON ST	BU1	VC3
41	52040 0015	16-20 LINCOLN ST	BU1	VC3
42	52040 0015A	4-14 LINCOLN ST	BU1	VC3
43	52036 0002A	1193 WALNUT ST	BU1	VC3
44	52040 0014	22-32 LINCOLN ST	BU1	VC3
45	33012 0002	1357-1369 WASHINGTON ST	BU1	VC3
46	52008 0018	35-41 LINCOLN ST	BU1	VC3

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
47	33015 0035	5-7 LUCAS CT	BU1	VC3
48	52040 0013	2-8 HARTFORD ST	BU1	VC3
49	52008 0015	1153-1159 WALNUT ST	BU1	VC3
50	52036 0001	1181-1189 WALNUT ST	BU1	VC3
51	33010 0001	1314 WASHINGTON ST	BU1	VC3
52	52008 0016	3-21 LINCOLN ST	BU1	VC3
53	71008 0006	65 JEFFERSON ST	BU1	VC3
54	52036 0019	72 FLORAL ST	BU1	VC3
55	52008 0017	23-33 LINCOLN ST	BU1	VC3
56	33010 0002A	1296 WASHINGTON ST	BU1	VC3
57	33010 0007	15 SPENCER ST	BU1	VC3
58	31016 0015	979 WATERTOWN ST	BU1	VC3
59	31005 0003	1239-1247 WASHINGTON ST	BU1	VC3
60	33011 0012	521 WALTHAM ST	BU1	VC3
61	31006 0019	12 DAVIS CT	BU1	VC3
62	31006 0015	1213-1215 WASHINGTON ST	BU1	VC3
63	52036 0003	1197-1203 WALNUT ST	BU1	VC3
64	31004 0014	1236 WASHINGTON ST	BU1	VC3
65	33010 0011	31 DAVIS ST	BU1	VC3
66	52036 0004	1637 CENTRE ST	BU1	VC3
67	22006 0019	324 WALNUT ST	BU1	VC3
68	22004 0012	74-78 BOWERS ST	BU1	VC3
69	21029 0028	891-897 WASHINGTON ST	BU1	VC3
70	23022 0003	793-821 WASHINGTON ST	BU1	VC3
71	24009 0016	12 AUSTIN ST	BU1	VC3
72	22005 0034	308-322 WALNUT ST	BU1	VC3
73	22006 0020	330-334 WALNUT ST	BU1	VC3
74	24009 0017	303 WALNUT ST	BU1	VC3
75	24009 0018	305 WALNUT ST	BU1	VC3
76	22005 0033	304-306 WALNUT ST	BU1	VC3
77	24009 0024	WALNUT ST REAR	BU1	VC3
78	24009 0019	309-321 WALNUT ST	BU1	VC3
79	22004 0015	288 WALNUT ST	BU1	VC3
80	22004 0013	80-86 BOWERS ST	BU1	VC3
81	33010 0003	1286-1294 WASHINGTON ST	BU1	VC3
82	22004 0017	439 NEWTONVILLE AVE	BU1	VC3
83	21029 0027	885 WASHINGTON ST	BU1	VC3
84	65019 0066	415 LANGLEY RD	BU1	VC3
85	24009 0020	323-335 WALNUT ST	BU1	VC3
86	65010 0021	13 JACKSON ST	BU1	VC3
87	65010 0019	1 JACKSON ST	BU1	VC3
88	65010 0022	15 JACKSON ST	BU1	VC3
89	65010 0023	17 JACKSON ST	BU1	VC3
90	65010 0026	422 LANGLEY RD	BU1	VC3
91	65010 0027	416 LANGLEY RD	BU1	VC3
92	65010 0018	345 BOYLSTON ST	BU1	VC3

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
93	65011 0001	30-34 JACKSON ST	BU1	VC3
94	65011 0002	373-375 BOYLSTON ST	BU1	VC3
95	65011 0003	379 BOYLSTON ST	BU1	VC3
96	22005 0032	456-460 NEWTONVILLE AVE	BU1	VC3
97	61033 0013	36-46 LANGLEY RD	BU1	VC3
98	64028 0022	1221-1227 CENTRE ST	BU1	VC3
99	64030 0003	21-23 PLEASANT ST CTR	BU1	VC3
100	23022 0007	823-833 WASHINGTON ST	BU1	VC3
101	65019 0064	405 LANGLEY RD 18	BU1	VC3
102	65010 0028	418 LANGLEY RD	BU1	VC3
103	65010 0017	335-339 BOYLSTON ST	BU1	VC3
104	65010 0024	21 JACKSON ST	BU1	VC3
105	65010 0029	412 LANGLEY RD 412-11	BU1	VC3
106	31004 0013	1210-1230 WASHINGTON ST	BU1	VC3
107	31005 0001	978 WATERTOWN ST	BU1	VC3
108	33010 0004	1274-1284 WASHINGTON ST	BU1	VC3
109	33010 0005	1 CHESTNUT ST REAR	BU1	VC3
110	33008 0002	1362 WASHINGTON ST	BU1	VC3
111	31016 0001	989-1003 WATERTOWN ST	BU1	VC3
112	33010 0010	23 DAVIS ST	BU1	VC3
113	33015 0033	1385-1389 WASHINGTON ST	BU1	VC3
114	33012 0001	1345-1355 WASHINGTON ST	BU1	VC3
115	31006 0018	1235 WASHINGTON ST	BU1	VC3
116	33010 0002	1298-1308 WASHINGTON ST	BU1	VC3
117	31004 0016	1250 WASHINGTON ST	BU1	VC3
118	31004 0015	24 CHESTNUT ST	BU1	VC3
119	33015 0028	1381 WASHINGTON ST	BU1	VC3
120	33010 0009	19-21 DAVIS ST	BU1	VC3
121	33015 0032	1371-1379 WASHINGTON ST	BU1	VC3
122	33010 0008	15 DAVIS ST	BU1	VC3
123	33010 0012	33 DAVIS ST	BU1	VC3
124	33015 0034	1391-1397 WASHINGTON ST	BU1	VC3
125	33015 0029	8 BORDER ST	BU1	VC3
126	64028 0028	1255 CENTRE ST	BU1	VC3
127	64028 0024	1239-1243 CENTRE ST	BU1	VC3
128	64030 0002	17-19 PLEASANT ST CTR	BU1	VC3
129	61036 0009	93-105 UNION ST	BU1	VC3
130	61036 0004	780 BEACON ST	BU1	VC3
131	61036 0007	49-63 UNION ST	BU1	VC3
132	64028 0023	1229-1235 CENTRE ST	BU1	VC3
133	61035 0005	1280 CENTRE ST	BU1	VC3
134	61033 0005	1188 CENTRE ST	BU1	VC3
135	61035 0006	17-31 HERRICK RD	BU1	VC3
136	61033 0012	209-213 SUMNER ST	BU1	VC3
137	61036 0001	808 BEACON ST	BU1	VC3
138	64030 0001	1185-1197 CENTRE ST	BU1	VC3

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
139	61033 0006	22-28 LANGLEY RD	BU1	VC3
140	61033 0007	14 LYMAN ST REAR	BU1	VC3
141	61033 0008	12-14 LYMAN ST	BU1	VC3
142	61033 0009	191 SUMNER ST	BU1	VC3
143	64029 0001	1199-1217 CENTRE ST	BU1	VC3
144	61033 0010	195 SUMNER ST	BU1	VC3
145	61036 0003	790-794 BEACON ST	BU1	VC3
146	64028 0021	12 PELHAM ST	BU1	VC3
147	61033 0002	10 LANGLEY RD	BU1	VC3
148	64029 0002	21 PELHAM ST 21	BU1	VC3
149	61033 0014	30-34 LANGLEY RD	BU1	VC3
150	64028 0027	1253-1257 CENTRE ST	BU1	VC3
151	64028 0026	1251-1253 CENTRE ST	BU1	VC3
152	61035 0007	39 HERRICK RD	BU1	VC3
153	64028 0001	1261-1269 CENTRE ST	BU1	VC3
154	61036 0005	776 BEACON ST	BU1	VC3
155	61036 0006	47-61 LANGLEY RD	BU1	VC3
156	61036 0002	796 BEACON ST	BU1	VC3
157	61036 0011B	UNION ST	BU1	VC3
158	61035 0002	1296-1298 CENTRE ST	BU1	VC3
159	62012 0002	1310 CENTRE ST	BU1	VC3
160	62012 0001	15 CYPRESS ST	BU1	VC3
161	61036 0011A	70 UNION ST	BU1	VC3
162	61036 0011C	50 UNION ST	BU1	VC3
163	61036 0011D	UNION ST	BU1	VC3
164	65008 0071	325 BOYLSTON ST	BU1	VC3
165	65008 0072	327 BOYLSTON ST	BU1	VC3
166	44025 0004	450 LEXINGTON ST #101	BU2	VC3
167	31006 0012	1191 WASHINGTON ST	BU2	VC3
168	51026 0002	950 BOYLSTON ST	BU2	VC3
169	51026 0003	940 BOYLSTON ST	BU2	VC3
170	51025 0008	56 RAMSDELL ST	BU2	VC3
171	51025 0003	14 ELLIOT ST	BU2	VC3
172	51025 0001	26 ELLIOT ST	BU2	VC3
173	62012 0001A	1314 CENTRE ST	BU2	VC3
174	31007 0028	1149 WASHINGTON ST	BU2	VC3
175	31007 0030	12 KEMPTON PL	BU2	VC3
176	71008 0001	258 CENTRE ST	BU2	VC3
177	71008 0002	268 CENTRE ST #1	BU2	VC3
178	12009 0009	371 WASHINGTON ST	BU2	VC3
179	71002 0001	259 CENTRE ST	BU2	VC3
180	12010 0014	361-363 WASHINGTON ST	BU2	VC3
181	12010 0016	42 THORNTON ST	BU2	VC3
182	12010 0015	44 THORNTON ST	BU2	VC3
183	12009 0017	28 HOVEY ST	BU2	VC3
184	12009 0015	399-403 WASHINGTON ST	BU2	VC3

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
185	12009 0013	WASHINGTON ST	BU2	VC3
186	12009 0014	WASHINGTON ST	BU2	VC3
187	12009 0016	405-409 WASHINGTON ST	BU2	VC3
188	12006 0005	431 WASHINGTON ST	BU2	VC3
189	71001 0001	249 CENTRE ST	BU2	VC3
190	31007 0040	1185 WASHINGTON ST 8	BU2	VC3
191	52021 0005	1156-1160 WALNUT ST	BU2	VC3
192	52038 0014	49 FLORAL ST	BU2	VC3
193	52037 0001	1194 WALNUT ST	BU2	VC3
194	52008 0014	1151 WALNUT ST	BU2	VC3
195	52008 0013	1149 WALNUT ST	BU2	VC3
196	52038 0015	57 FLORAL ST	BU2	VC3
197	52037 0002	1186 WALNUT ST	BU2	VC3
198	52038 0016	1170-1176 WALNUT ST	BU2	VC3
199	31007 0042	32 DUNSTAN ST	BU2	VC3
200	31007 0029	1157 WASHINGTON ST	BU2	VC3
201	31006 0017	1229 WASHINGTON ST	BU2	VC3
202	31007 0035	25 KEMPTON PL	BU2	VC3
203	31007 0036	1179 WASHINGTON ST	BU2	VC3
204	31006 0014	1203 WASHINGTON ST	BU2	VC3
205	31007 0028A	1151 WASHINGTON ST	BU2	VC3
206	31006 0013	1197 WASHINGTON ST	BU2	VC3
207	31003 0020	1200 WASHINGTON ST	BU2	VC3
208	21029 0029	899 WASHINGTON ST	BU2	VC3
209	21029 0014	22 BAILEY PL	BU2	VC3
210	21029 0030	911 WASHINGTON ST	BU2	VC3
211	23022 0002	119 CENTRAL AVE	BU2	VC3
212	24001 0001	33-41 AUSTIN ST	BU2	VC3
213	23020 0006	787 WASHINGTON ST	BU2	VC3
214	21029 0015	BAILEY PL	BU2	VC3
215	23020 0001	743 WASHINGTON ST	BU2	VC3
216	21029 0023	22 WASHINGTON TER	BU2	VC3
217	23020 0002	773 WASHINGTON ST	BU2	VC3
218	23022 0006	246-254 WALNUT ST	BU2	VC3
219	23022 0001	107-109 CENTRAL AVE	BU2	VC3
220	31007 0033	24 KEMPTON PL	BU2	VC3
221	31007 0032	18 KEMPTON PL	BU2	VC3
222	31007 0041	34 DUNSTAN ST	BU2	VC3
223	31006 0016	1221 WASHINGTON ST	BU2	VC3
224	31007 0037	1169 WASHINGTON ST	BU2	VC3
225	31007 0038	1171-1173 WASHINGTON ST	BU2	VC3
226	31003 0019	1180 WASHINGTON ST	BU2	VC3
227	62012 0005	1330-1340 CENTRE ST	BU2	VC3
228	51025 0009	38 RAMSDELL ST	BU2	VC3
229	51025 0007	RAMSDELL ST	BU2	VC3
230	51025 0002	980 BOYLSTON ST	BU2	VC3

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
231	51025 0005	978 BOYLSTON ST	BU2	VC3
232	51026 0001	960 BOYLSTON ST	BU2	VC3
233	51026 0004	926 BOYLSTON ST	BU2	VC3
234	61032 0003	1148 CENTRE ST	BU2	VC3
235	72001 0004	430 CENTRE ST	BU4	VC3
236	24009 0009	60 AUSTIN ST	BU5	VC3
237	24009 0010	46-48 AUSTIN ST	BU5	VC3
238	24009 0007	66-68 AUSTIN ST	BU5	VC3
239	24009 0012	40 AUSTIN ST	BU5	VC3
240	33015 0026	24 BORDER ST	MAN	VC3
241	33015 0027	11-13 LUCAS CT	MAN	VC3
242	33015 0024	30 BORDER ST	MAN	VC3
243	33015 0023	38 BORDER ST	MAN	VC3
244	12017 0001	276 CHURCH ST 2	MR1	VC3
245	22005 0030	304 NEWTONVILLE AVE REAR	MR1	VC3
246	22005 0031	454 NEWTONVILLE AVE	MR1	VC3
247	24009 0025	19 HIGHLAND AVE	MR1	VC3
248	21029 0031	162 LOWELL AVE	MR1	VC3
249	33008 0001	1326 WASHINGTON ST	MR1	VC3
250	23020 0008	90-92 COURT ST	MR1	VC3
251	41015 0004	278 MELROSE ST	MR2	VC3
252	41015 0003	280-282 MELROSE ST	MR2	VC3
253	12009 0008	THORNTON ST	MR2	VC3
254	12009 0006	AVON PL	MR2	VC3
255	12009 0007	12-14 AVON PL	MR2	VC3
256	12006 0003	HOVEY ST	MR2	VC3
257	12006 0004	29 HOVEY ST	MR2	VC3
258	21029 0013	14-18 BAILEY PL	MU4	VC3
259	21029 0010	241 WALNUT ST	MU4	VC3
260	21029 0012	845-855 WASHINGTON ST	MU4	VC3
261	21029 0017	857-859 WASHINGTON ST	MU4	VC3
262	21029 0018	867 WASHINGTON ST	MU4	VC3
263	24009 0015	28 AUSTIN ST	MU4	VC3
264	21029 0016	861-865 WASHINGTON ST	MU4	VC3
265	21029 0019A	875 WASHINGTON ST	MU4	VC3
266	21029 0021	10-12 WASHINGTON TER	MU4	VC3
267	21029 0020	6-8 WASHINGTON TER	MU4	VC3
268	21029 0022	16-18 WASHINGTON TER	MU4	VC3
269	21029 0019	869 WASHINGTON ST	MU4	VC3
270	21029 0011	245-261 WALNUT ST	MU4	VC3
271	62009 0015	1299 CENTRE ST	SR2	VC3
272	62009 0014	BEACON ST	SR2	VC3
273	64030 0030	1179-1181 CENTRE ST	SR2	VC3
274	62009 0016	1301 CENTRE ST	SR2	VC3
275	31015 0020	955-963 WATERTOWN ST	BU1	VC2
276	41016 0004	2122 COMMONWEALTH AVE	BU1	VC2

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
277	41016 0005	2110-2114 COMMONWEALTH AVE	BU1	VC2
278	41016 0007	2086-2098 COMMONWEALTH AVE	BU1	VC2
279	41016 0009B	11 MELROSE AVE	BU1	VC2
280	41016 0008	417-427 LEXINGTON ST	BU1	VC2
281	41016 0009	409-411 LEXINGTON ST	BU1	VC2
282	41016 0010	17 MELROSE AVE	BU1	VC2
283	41016 0011	21 MELROSE AVE	BU1	VC2
284	62004 0012	916 WALNUT ST	BU1	VC2
285	51040 0017	81 OAK ST	BU1	VC2
286	14012 0021	342-346 WATERTOWN ST	BU1	VC2
287	11006 0030	321 WATERTOWN ST	BU1	VC2
288	14001 0002	353-363 WATERTOWN ST	BU1	VC2
289	11014 0002	296 WATERTOWN ST	BU1	VC2
290	14001 0006	BRIDGE ST OFF	BU1	VC2
291	11010 0004	289-291 WATERTOWN ST	BU1	VC2
292	33012 0012	429 CHERRY ST	BU1	VC2
293	11007 0026	293-311 WATERTOWN ST	BU1	VC2
294	42030 0007	2323 WASHINGTON ST G-7	BU1	VC2
295	42031 0016	2322 WASHINGTON ST	BU1	VC2
296	11006 0032	327 WATERTOWN ST	BU1	VC2
297	11013 0003	320 WATERTOWN ST	BU1	VC2
298	42030 0008	2345 WASHINGTON ST	BU1	VC2
299	42031 0018	2330 WASHINGTON ST	BU1	VC2
300	42031 0022	2358 WASHINGTON ST	BU1	VC2
301	42031 0023	2362-2370 WASHINGTON ST	BU1	VC2
302	11006 0028	111 DALBY ST	BU1	VC2
303	14001 0001	337-349 WATERTOWN ST	BU1	VC2
304	11006 0031	323-325 WATERTOWN ST	BU1	VC2
305	11006 0033	329-331 WATERTOWN ST	BU1	VC2
306	11006 0029	317-319 WATERTOWN ST	BU1	VC2
307	14012 0020A	354 WATERTOWN ST	BU1	VC2
308	42031 0021	2344 WASHINGTON ST	BU1	VC2
309	14012 0020	362 WATERTOWN ST 362	BU1	VC2
310	14014 0040A	372 WATERTOWN ST	BU1	VC2
311	14014 0036	132-136 ADAMS ST	BU1	VC2
312	33013 0011	95-97 ELM ST	BU1	VC2
313	52007 0007	55-65 LINCOLN ST	BU1	VC2
314	52008 0001	43-53 LINCOLN ST	BU1	VC2
315	14014 0040	376-380 WATERTOWN ST	BU1	VC2
316	11013 0004	5-7 COOK ST	BU1	VC2
317	52008 0002	72 COLUMBUS ST	BU1	VC2
318	33012 0013	437 CHERRY ST	BU1	VC2
319	33011 0010	505-513 WALTHAM ST #3	BU1	VC2
320	41016 0006	2102 COMMONWEALTH AVE	BU1	VC2
321	31006 0001	958 WATERTOWN ST	BU1	VC2
322	22005 0035	105-107 MADISON AVE	BU1	VC2

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
323	22006 0021	344-348 WALNUT ST #4	BU1	VC2
324	65019 0060	391 LANGLEY RD	BU1	VC2
325	65019 0061	393 LANGLEY RD	BU1	VC2
326	51045 0011	1195-1209 CHESTNUT ST	BU1	VC2
327	14014 0034	138-142 R ADAMS ST	BU1	VC2
328	14014 0038	392 WATERTOWN ST	BU1	VC2
329	14014 0039	382-384 WATERTOWN ST	BU1	VC2
330	14014 0037	386-390 WATERTOWN ST	BU1	VC2
331	22004 0011	425 NEWTONVILLE AVE	BU1	VC2
332	61027 0020	749-759 BEACON ST	BU1	VC2
333	22006 0022	115 WASHINGTON PK	BU1	VC2
334	11014 0001	302-306 WATERTOWN ST	BU1	VC2
335	14001 0005	144 R BRIDGE ST REAR	BU1	VC2
336	14001 0003	365-369 WATERTOWN ST	BU1	VC2
337	11014 0001A	10 COOK ST	BU1	VC2
338	11013 0002	326 WATERTOWN ST	BU1	VC2
339	11013 0001	330-334 WATERTOWN ST	BU1	VC2
340	65019 0062	399 LANGLEY RD	BU1	VC2
341	65019 0063	403 LANGLEY RD	BU1	VC2
342	51028 0002	108 OAK ST	BU1	VC2
343	51046 0001	109 OAK ST #1	BU1	VC2
344	51045 0013	1215-1223 CHESTNUT ST	BU1	VC2
345	51045 0012	1211-1213 CHESTNUT ST	BU1	VC2
346	51040 0018	1214-1220 CHESTNUT ST	BU1	VC2
347	31006 0020	1211 WASHINGTON ST	BU1	VC2
348	31006 0002	950 WATERTOWN ST	BU1	VC2
349	53029 0002A	2-12 WINDSOR RD	BU1	VC2
350	53029 0002	20 KINMONTH RD	BU1	VC2
351	53027 0001	100 WYMAN ST	BU1	VC2
352	53026 0015	466 WOODWARD ST	BU1	VC2
353	53026 0013	89-97 WYMAN ST	BU1	VC2
354	53026 0012	83 WYMAN ST	BU1	VC2
355	53026 0011	77-81 WYMAN ST	BU1	VC2
356	61027 0001	761-771 BEACON ST	BU1	VC2
357	61027 0019	749 BEACON ST	BU1	VC2
358	61027 0002	208-214 SUMNER ST	BU1	VC2
359	44025 0010	2034-2060 COMMONWEALTH AVE	BU2	VC2
360	44025 0005	438-442 LEXINGTON ST	BU2	VC2
361	44025 0006	430-436 LEXINGTON ST	BU2	VC2
362	44025 0008	2066 COMMONWEALTH AVE	BU2	VC2
363	44025 0007	2078 COMMONWEALTH AVE	BU2	VC2
364	54041 0012	1005 BOYLSTON ST	BU2	VC2
365	52043 0022	991-1001 BOYLSTON ST	BU2	VC2
366	54022 0008	899-901 WALNUT ST	BU2	VC2
367	51045 0009	1185 CHESTNUT ST	BU2	VC2
368	54022 0052	1172 BEACON ST	BU2	VC2

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
369	54022 0049A	1158 BEACON ST	BU2	VC2
370	64005 0002	870-880 WALNUT ST	BU2	VC2
371	14008 0006A	423 WATERTOWN ST	BU2	VC2
372	14008 0006	425-433 WATERTOWN ST	BU2	VC2
373	64005 0001	1087 BEACON ST 304	BU2	VC2
374	54022 0054	1184 BEACON ST	BU2	VC2
375	61038 0002	74-78 LANGLEY RD	BU2	VC2
376	54022 0046	1138-1142 BEACON ST	BU2	VC2
377	54022 0045	1134-1136 BEACON ST	BU2	VC2
378	54022 0006	1100-1102 BEACON ST	BU2	VC2
379	14011 0011	399-401 WATERTOWN ST	BU2	VC2
380	14015 0022	418 WATERTOWN ST	BU2	VC2
381	54022 0007	1094 BEACON ST	BU2	VC2
382	61038 0004	22-24 UNION ST	BU2	VC2
383	62004 0016	1082 BEACON ST	BU2	VC2
384	64003 0012	1099 BEACON ST	BU2	VC2
385	42031 0015	2310 WASHINGTON ST	BU2	VC2
386	42031 0013	2300 WASHINGTON ST	BU2	VC2
387	14008 0002	413 WATERTOWN ST	BU2	VC2
388	14015 0026	15 ADAMS CT	BU2	VC2
389	44025 0012	2020 COMMONWEALTH AVE	BU2	VC2
390	44025 0011	2000 COMMONWEALTH AVE	BU2	VC2
391	12006 0007	439 WASHINGTON ST	BU2	VC2
392	14008 0004	417-417 WATERTOWN ST	BU2	VC2
393	54022 0048	1144-1152 BEACON ST	BU2	VC2
394	14008 0001	405-411 WATERTOWN ST	BU2	VC2
395	14008 0005	421 WATERTOWN ST	BU2	VC2
396	14015 0024	414 WATERTOWN ST	BU2	VC2
397	14015 0023	416 WATERTOWN ST	BU2	VC2
398	14008 0008	451 WATERTOWN ST	BU2	VC2
399	14015 0019	420 WATERTOWN ST	BU2	VC2
400	14016 0035	454-458 WATERTOWN ST	BU2	VC2
401	52037 0020	1198-1200 WALNUT ST	BU2	VC2
402	14008 0007	441 WATERTOWN ST	BU2	VC2
403	14015 0020	430-432 WATERTOWN ST	BU2	VC2
404	14015 0019A	10-14 HAWTHORN ST	BU2	VC2
405	14016 0034	444-452 WATERTOWN ST	BU2	VC2
406	23019 0007	731 WASHINGTON ST	BU2	VC2
407	23019 0004	719 WASHINGTON ST 2	BU2	VC2
408	23019 0001A	691 WASHINGTON ST	BU2	VC2
409	23019 0001	681 WASHINGTON ST	BU2	VC2
410	23019 0006	727 WASHINGTON ST	BU2	VC2
411	51045 0010	1191 CHESTNUT ST	BU2	VC2
412	14014 0033	150 ADAMS ST	BU2	VC2
413	14014 0032	14 COTTAGE CT	BU2	VC2
414	23019 0005	723 WASHINGTON ST	BU2	VC2

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
415	14015 0025	143 ADAMS ST	BU2	VC2
416	54022 0005	1106-1108 BEACON ST	BU2	VC2
417	23019 0001C	701 WASHINGTON ST	BU2	VC2
418	23019 0003	717 WASHINGTON ST	BU2	VC2
419	23019 0002	709 WASHINGTON ST	BU2	VC2
420	54022 0053	1180 BEACON ST	BU2	VC2
421	61027 0018	741-747 BEACON ST	BU2	VC2
422	54022 0003	1126 BEACON ST	BU2	VC2
423	54022 0004	1114 BEACON ST	BU2	VC2
424	23019 0001B	697 WASHINGTON ST	BU2	VC2
425	31006 0010	25-27 DUNSTAN ST	BU2	VC2
426	54041 0011	20 WOODWARD ST	BU2	VC2
427	61027 0017	739 BEACON ST	BU2	VC2
428	61038 0008	714-724 BEACON ST	BU2	VC2
429	61038 0005	740 BEACON ST	BU2	VC2
430	61038 0007	732 BEACON ST	BU2	VC2
431	61038 0003	80 LANGLEY RD	BU2	VC2
432	52021 0001	1150-1152 WALNUT ST	BU2	VC2
433	51029 0001	44 MECHANIC ST	BU2	VC2
434	51034 0001	66 LINDEN ST	MAN	VC2
435	14008 0044	358-360 NEVADA ST	MAN	VC2
436	42031 0008	2282 WASHINGTON ST	MAN	VC2
437	42031 0004	2254 WASHINGTON ST	MAN	VC2
438	42031 0003	2242 WASHINGTON ST	MAN	VC2
439	42031 0002	2232 WASHINGTON ST	MAN	VC2
440	42031 0006	2276 WASHINGTON ST	MAN	VC2
441	14008 0043	109 ADAMS ST	MAN	VC2
442	14008 0009	471 WATERTOWN ST	MAN	VC2
443	33013 0013	25 BORDER ST	MAN	VC2
444	33013 0014	35 BORDER ST	MAN	VC2
445	51028 0001	110 OAK ST	MAN	VC2
446	33013 0012	7 BORDER ST	MAN	VC2
447	33013 0015	39-45 BORDER ST	MAN	VC2
448	33013 0016	49 BORDER ST	MAN	VC2
449	33013 0020	18 HARVEY PL	MAN	VC2
450	33013 0017	55-67 BORDER ST	MAN	VC2
451	51034 0002	70 LINDEN ST	MAN	VC2
452	51034 0003	69 MECHANIC ST	MAN	VC2
453	61027 0006	192-194 SUMNER ST	MR1	VC2
454	61027 0003	206 SUMNER ST 7	MR1	VC2
455	52038 0004	111 HYDE ST	MR1	VC2
456	65010 0016	10 JOHN ST	MR1	VC2
457	52043 0013	963 BOYLSTON ST	MR1	VC2
458	52043 0021	987-989 BOYLSTON ST	MR1	VC2
459	52043 0014	967-969 BOYLSTON ST	MR1	VC2
460	54022 0049C	1144-1152 BEACON ST REAR	MR1	VC2

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
461	64003 0017	1139 BEACON ST	MR1	VC2
462	64003 0014A	1133 BEACON ST	MR1	VC2
463	64003 0018A	1147-1149 BEACON ST #1149	MR1	VC2
464	64003 0016	1137 BEACON ST	MR1	VC2
465	64003 0018	1143 BEACON ST	MR1	VC2
466	54022 0047	BEACON ST REAR	MR1	VC2
467	64003 0014	1129 BEACON ST	MR1	VC2
468	71034 0008	23-25 ELMWOOD ST	MR1	VC2
469	71034 0009	29-31 ELMWOOD ST	MR1	VC2
470	71034 0006	9-11 ELMWOOD ST	MR1	VC2
471	41014 0010	283 MELROSE ST	MR1	VC2
472	71034 0007	15-17 ELMWOOD ST	MR1	VC2
473	21029 0024	21 WASHINGTON TER	MR1	VC2
474	22005 0029	103 MADISON AVE #1	MR1	VC2
475	52043 0012	961 BOYLSTON ST	MR1	VC2
476	52043 0020	983-985 BOYLSTON ST	MR1	VC2
477	65010 0014	18 JOHN ST	MR1	VC2
478	65010 0015	14 JOHN ST	MR1	VC2
479	22006 0018	100 MADISON AVE B1	MR1	VC2
480	22006 0023	105 WASHINGTON PK	MR1	VC2
481	21029 0025	17 WASHINGTON TER	MR1	VC2
482	24009 0026	25-31 HIGHLAND AVE 31 UN8	MR1	VC2
483	61027 0007	190 SUMNER ST	MR1	VC2
484	61027 0005	196-198 SUMNER ST	MR1	VC2
485	65008 0070	11 JOHN ST	MR1	VC2
486	21029 0032	150 LOWELL AVE	MR1	VC2
487	65019 0067A	39-41 JACKSON ST	MR1	VC2
488	65019 0067	37 JACKSON ST	MR1	VC2
489	65010 0020	7 JACKSON ST	MR1	VC2
490	31016 0003	492 WALTHAM ST	MR1	VC2
491	61027 0004	200-204 SUMNER ST	MR1	VC2
492	52043 0007	947 BOYLSTON ST	MR1	VC2
493	52043 0011	955-957 BOYLSTON ST	MR1	VC2
494	52043 0019	979 BOYLSTON ST	MR1	VC2
495	52043 0006	943 BOYLSTON ST	MR1	VC2
496	52043 0015	3 GLENMORE TER #2	MR1	VC2
497	52008 0012	1141 WALNUT ST	MR1	VC2
498	52008 0011	1135 WALNUT ST	MR1	VC2
499	41016 0003	264-266 MELROSE ST 266	MR2	VC2
500	41016 0002	268 MELROSE ST	MR2	VC2
501	41016 0001	27-29 MELROSE AVE	MR2	VC2
502	54041 0013	1007-1009 BOYLSTON ST	MR2	VC2
503	54041 0014	1021 BOYLSTON ST	MR2	VC2
504	14014 0041	7 WEST ST	MR2	VC2
505	42032 0018	2251-2311 WASHINGTON ST	MR2	VC2
506	71035 0004	172 WASHINGTON ST 3	MR2	VC2

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
507	71035 0015	40-46 PARK ST	MR2	VC2
508	12013 0011	12-20 RICHARDSON ST 20	MR2	VC2
509	71035 0001	12-14 PARK ST	MR2	VC2
510	71035 0003	180 WASHINGTON ST 180 U1	MR2	VC2
511	71035 0019	28 PARK ST	MR2	VC2
512	12006 0008	445 WASHINGTON ST	MR2	VC2
513	12006 0010	457 WASHINGTON ST 16	MR2	VC2
514	12006 0009	449 WASHINGTON ST	MR2	VC2
515	71035 0018	34 PARK ST	MR2	VC2
516	71035 0017	36 PARK ST	MR2	VC2
517	12013 0005	46 RICHARDSON ST	MR2	VC2
518	71035 0012	321 TREMONT ST	MR2	VC2
519	71035 0013	327 TREMONT ST	MR2	VC2
520	71035 0014	54 PARK ST	MR2	VC2
521	71035 0011	315-317 TREMONT ST #317	MR2	VC2
522	12013 0007	38 RICHARDSON ST	MR2	VC2
523	12013 0008	32 RICHARDSON ST	MR2	VC2
524	12013 0010	24 RICHARDSON ST	MR2	VC2
525	12013 0009	26-28 RICHARDSON ST	MR2	VC2
526	12013 0011A	12-20 RICHARDSON ST 14	MR2	VC2
527	12013 0013	465 CENTRE ST	MR2	VC2
528	12013 0012	457 CENTRE ST	MR2	VC2
529	12013 0006	40-42 RICHARDSON ST	MR2	VC2
530	71035 0002	184 WASHINGTON ST	MR2	VC2
531	71035 0020	22 PARK ST #1	MR2	VC2
532	52037 0018	1623-1625 CENTRE ST	MR2	VC2
533	52037 0019	1629 CENTRE ST	MR2	VC2
534	14014 0041A	9 WEST ST	MR2	VC2
535	53026 0009	55-75 WYMAN ST	MR2	VC2
536	53027 0002	68-70 WYMAN ST	MR3	VC2
537	65010 0008	400 LANGLEY RD	MR3	VC2
538	64003 0009D	1123 BEACON ST 7	MR3	VC2
539	21032 0001	935 WASHINGTON ST 17	MR3	VC2
540	65010 0001	392-396 LANGLEY RD	MR3	VC2
541	65010 0030	402-404 LANGLEY RD	MR3	VC2
542	22017 0020	98 WASHINGTON PK 098	MR3	VC2
543	53027 0003	52-54 WYMAN ST	MR3	VC2
544	52041 0002	9 ERIE AVE 2	MR3	VC2
545	52041 0003	54 LINCOLN ST	SR2	VC2
546	62009 0004	1317 CENTRE ST	SR2	VC2
547	55048 0037	BEACON ST	SR2	VC2
548	55048 0036	14 COLLINS RD	SR2	VC2
549	53032 0007	1615 BEACON ST	SR2	VC2
550	55010 0057	1671 BEACON ST	SR2	VC2
551	62009 0003	RIPLEY TER	SR2	VC2
552	62010 0008	1337 CENTRE ST	SR2	VC2

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
553	62009 0005	1321 CENTRE ST	SR2	VC2
554	52008 0003	64 COLUMBUS ST	SR2	VC2
555	54047 0023	1155 BOYLSTON ST	MR1	VC1
556	54047 0019	1123-1125 BOYLSTON ST	MR1	VC1
557	52029 0011	84 CLOVERDALE RD	MR1	VC1
558	52029 0042	677-679 BOYLSTON ST	MR1	VC1
559	52030 0024	70 WOODCLIFF RD	MR1	VC1
560	52030 0023	757 BOYLSTON ST	MR1	VC1
561	52029 0043	683-683 BOYLSTON ST	MR1	VC1
562	52030 0022	749-751 BOYLSTON ST	MR1	VC1
563	52030 0021	745-747 BOYLSTON ST	MR1	VC1
564	52030 0019	81 CLOVERDALE RD	MR1	VC1
565	52029 0010	721 BOYLSTON ST	MR1	VC1
566	52029 0007	707-709 BOYLSTON ST	MR1	VC1
567	52029 0006	701-703 BOYLSTON ST	MR1	VC1
568	52029 0044	3-5 PAYNE RD	MR1	VC1
569	52029 0041	667 BOYLSTON ST	MR1	VC1
570	52029 0037	653 BOYLSTON ST	MR1	VC1
571	54048 0007	1193-1195 BOYLSTON ST	MR1	VC1
572	54047 0021	1137 BOYLSTON ST	MR1	VC1
573	54047 0020	1129 BOYLSTON ST	MR1	VC1
574	54044 0002	1083 BOYLSTON ST 1	MR1	VC1
575	54048 0008	1207 BOYLSTON ST #2	MR1	VC1
576	54048 0009	3-5 CRAGMORE RD	MR1	VC1
577	51027 0006	904 BOYLSTON ST	MR1	VC1
578	54041 0016	1029 BOYLSTON ST	MR1	VC1
579	54044 0001	1075-1077 BOYLSTON ST 1077	MR1	VC1
580	52032 0001	ABERDEEN ST	MR1	VC1
581	54047 0022	1145 BOYLSTON ST 4	MR1	VC1
582	54044 0003	1087 BOYLSTON ST	MR1	VC1
583	52040 0001	BOYLSTON ST	MR1	VC1
584	54041 0017	57 DICKERMAN RD	MR1	VC1
585	54043 0009	60 DICKERMAN RD	MR1	VC1
586	54048 0006	1173 BOYLSTON ST	MR1	VC1
587	52032 0021	775 BOYLSTON ST	MR1	VC1
588	52043 0005A	77 HARTFORD ST	MR1	VC1
589	52040 0002	68 HARTFORD ST	MR1	VC1
590	52033 0001	42 BOYLSTON RD	MR1	VC1
591	52033 0021	795 BOYLSTON ST	MR1	VC1
592	52033 0020	53 ABERDEEN ST	MR1	VC1
593	54043 0008	33 BEMUTH RD	MR1	VC1
594	54043 0007	29 BEMUTH RD	MR1	VC1
595	51027 0001	896 BOYLSTON ST	MR1	VC1
596	51027 0002	900-902 BOYLSTON ST	MR1	VC1
597	51027 0003	31 WINCHESTER ST	MR1	VC1
598	51027 0005	7-9 CURTIS ST	MR1	VC1

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
599	51027 0004	3 CURTIS ST	MR1	VC1
600	54048 0001	1183-1185 BOYLSTON ST	MR1	VC1
601	54047 0014	4 MEREDITH AVE	MR1	VC1
602	54047 0016	1107-1109 BOYLSTON ST #2	MR1	VC1
603	54047 0017	1115 BOYLSTON ST	MR1	VC1
604	54048 0001A	1187-1189 BOYLSTON ST	MR1	VC1
605	54047 0018	1119-1121 BOYLSTON ST	MR1	VC1
606	54048 0007A	1197-1199 BOYLSTON ST	MR1	VC1
607	54047 0024	1161 BOYLSTON ST	MR1	VC1
608	52029 0005	697-699 BOYLSTON ST	MR1	VC1
609	52029 0038	657 BOYLSTON ST	MR1	VC1
610	52029 0039	663 BOYLSTON ST	MR1	VC1
611	52029 0040	BOYLSTON ST	MR1	VC1
612	52030 0020	741 BOYLSTON ST	MR1	VC1
613	52029 0009	715-717 BOYLSTON ST	MR1	VC1
614	51024 0006	1018 BOYLSTON ST	MR2	VC1
615	51024 0009	1006 BOYLSTON ST	MR2	VC1
616	51024 0008	1010 BOYLSTON ST	MR2	VC1
617	51024 0014	23-25 ELLIOT ST	MR2	VC1
618	51023 0001	1064 BOYLSTON ST	MR2	VC1
619	51024 0016	31-33 ELLIOT ST	MR2	VC1
620	51024 0010	15-17 ELLIOT ST	MR2	VC1
621	51020 0001	5 MARGARET RD	MR2	VC1
622	51020 0042	1084 BOYLSTON ST	MR2	VC1
623	52036 0009	865 BOYLSTON ST 6	MR2	VC1
624	52035 0013	MULLEN CT	MR2	VC1
625	52035 0016	843-845 BOYLSTON ST	MR2	VC1
626	51024 0015	27-29 ELLIOT ST	MR2	VC1
627	52036 0010	116 FLORAL ST 116-6	MR2	VC1
628	52039 0013	123 FLORAL ST	MR2	VC1
629	52035 0011	827 BOYLSTON ST	MR2	VC1
630	52035 0012	831-833 BOYLSTON ST	MR2	VC1
631	52035 0014	2-4 MULLEN CT	MR2	VC1
632	52035 0002	1664 CENTRE ST #2	MR2	VC1
633	51024 0007	1014 BOYLSTON ST	MR2	VC1
634	52035 0001	1670 CENTRE ST	MR2	VC1
635	52034 0001	1246-1248 WALNUT ST	MR2	VC1
636	52034 0013	39-41 BOYLSTON RD	MR2	VC1
637	52035 0015	837-839 BOYLSTON ST	MR2	VC1
638	52035 0010A	1241-1243 WALNUT ST #1241	MR2	VC1
639	51024 0011	5 ELLIOT ST	MR2	VC1
640	51024 0005	1022-1024 BOYLSTON ST #1022	MR2	VC1
641	51024 0004	1026-1028 BOYLSTON ST 1028	MR2	VC1
642	51024 0012	ELLIOT ST	MR2	VC1
643	51024 0003	1042 BOYLSTON ST 2	MR2	VC1
644	51024 0013	19-21 ELLIOT ST	MR2	VC1

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
645	51023 0001A	4 MARGARET RD	MR2	VC1
646	51020 0041	1088 BOYLSTON ST	MR2	VC1
647	81024 0011	712 BOYLSTON ST	SR3	VC1
648	81024 0013	708 BOYLSTON ST	SR3	VC1
649	81024 0021	680 BOYLSTON ST	SR3	VC1
650	81024 0020	682 BOYLSTON ST	SR3	VC1
651	81024 0001	88 WOODCLIFF RD	SR3	VC1
652	81024 0002	760 BOYLSTON ST	SR3	VC1
653	81024 0004	750 BOYLSTON ST	SR3	VC1
654	81024 0004A	BOYLSTON ST	SR3	VC1
655	81024 0005	742 BOYLSTON ST	SR3	VC1
656	81024 0006	738 BOYLSTON ST	SR3	VC1
657	81024 0007	734 BOYLSTON ST	SR3	VC1
658	81024 0019	692-694 BOYLSTON ST	SR3	VC1
659	81024 0003	756 BOYLSTON ST	SR3	VC1
660	51015 0002	1150 BOYLSTON ST	SR3	VC1
661	51015 0009	1106 BOYLSTON ST	SR3	VC1
662	51015 0005	1130 BOYLSTON ST	SR3	VC1
663	81024 0022	678 BOYLSTON ST	SR3	VC1
664	81024 0023	676 BOYLSTON ST	SR3	VC1
665	81024 0024	674 BOYLSTON ST	SR3	VC1
666	81024 0025	672 BOYLSTON ST	SR3	VC1
667	83002 0024	822 BOYLSTON ST	SR3	VC1
668	51015 0012	BOYLSTON ST	SR3	VC1
669	81022 0064	85 WOODCLIFF RD	SR3	VC1
670	81022 0056	804 BOYLSTON ST	SR3	VC1
671	81022 0057	BOYLSTON ST	SR3	VC1
672	81022 0063	780 BOYLSTON ST	SR3	VC1
673	81022 0058	27 WALNUT PL HGH	SR3	VC1
674	81022 0060	21 WALNUT PL HGH	SR3	VC1
675	81022 0062	17 WALNUT PL HGH	SR3	VC1
676	83002 0025	1265 WALNUT ST	SR3	VC1
677	51015 0008	1110 BOYLSTON ST	SR3	VC1
678	51015 0007	1118 BOYLSTON ST	SR3	VC1
679	51015 0006	1124 BOYLSTON ST	SR3	VC1
680	51015 0011	1100-1102 BOYLSTON ST	SR3	VC1
681	51015 0004	1138 BOYLSTON ST	SR3	VC1
682	51015 0003	1144 BOYLSTON ST	SR3	VC1
683	51015 0001	1156 BOYLSTON ST	SR3	VC1
684	51010 0014	5 HICKORY CLIFF RD	SR3	VC1
685	81024 0010	720 BOYLSTON ST	SR3	VC1
686	81024 0020A	686 BOYLSTON ST	SR3	VC1
687	81024 0016	702 BOYLSTON ST	SR3	VC1
688	81024 0026	5 WALNUT HILL RD	SR3	VC1
689	81024 0008	730 BOYLSTON ST	SR3	VC1
690	81024 0018	BOYLSTON ST	SR3	VC1

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
691	11007 0024	99 FAXON ST	BU1	MRT
692	11007 0028	106-108 DALBY ST	BU1	MRT
693	11007 0025	101-103 FAXON ST	BU1	MRT
694	11007 0027	110-112 DALBY ST	BU1	MRT
695	11006 0034	CHAPEL ST	BU1	MRT
696	64028 0002	837-847 BEACON ST	BU1	MRT
697	11014 0033	12 R COOK ST	BU1	MRT
698	33011 0002	424-432 CHERRY ST	BU1	MRT
699	72001 0011A	9-17 BALDWIN ST 9D	BU1	MRT
700	64005 0006	846 WALNUT ST	BU2	MRT
701	64005 0005	850 WALNUT ST	BU2	MRT
702	23019 0023	2 COURT ST OFF	BU2	MRT
703	23020 0012	15 BEACH ST NVL	BU2	MRT
704	62011 0006	1359 CENTRE ST	BU2	MRT
705	64005 0004	858 WALNUT ST	BU2	MRT
706	64005 0003	860-862 WALNUT ST	BU2	MRT
707	14015 0027	151-151 ADAMS ST	BU2	MRT
708	23019 0008	12-14 BEACH ST NVL 14	BU2	MRT
709	14015 0027B	153-155 ADAMS ST	BU2	MRT
710	14015 0027A	16-18 ADAMS CT #18	BU2	MRT
711	62010 0009	1345 CENTRE ST	BU2	MRT
712	62010 0001	1349 CENTRE ST	BU2	MRT
713	62011 0007	1365 CENTRE ST	BU2	MRT
714	52021 0002	344 LAKE AVE CTR	BU2	MRT
715	24009 0006	70-72 AUSTIN ST	BU5	MRT
716	24009 0005	76 AUSTIN ST	BU5	MRT
717	33014 0002A	11 HARVEY PL	MAN	MRT
718	33014 0003	17 HARVEY PL	MAN	MRT
719	33014 0005	79 BORDER ST	MAN	MRT
720	33014 0004	21 HARVEY PL	MAN	MRT
721	33014 0006	83-85 BORDER ST #85B	MAN	MRT
722	33014 0001A	97 BORDER ST	MAN	MRT
723	61041 0003	140-142 LANGLEY RD	MR1	MRT
724	52020 0004	1116 WALNUT ST	MR1	MRT
725	61039 0005	109 WARREN ST	MR1	MRT
726	41014 0011	23 ASH ST	MR1	MRT
727	41014 0007	2134 COMMONWEALTH AVE	MR1	MRT
728	41014 0013	35 ASH ST	MR1	MRT
729	23019 0022	22 COURT ST	MR1	MRT
730	61039 0009	131-133 WARREN ST	MR1	MRT
731	61039 0006	115-117 WARREN ST 2	MR1	MRT
732	41014 0002	45 ASH ST	MR1	MRT
733	61039 0001	41 GLEN AVE	MR1	MRT
734	61039 0018A	177-181 WARREN ST	MR1	MRT
735	41014 0008	261 MELROSE ST #2	MR1	MRT
736	41014 0009	267 MELROSE ST	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
737	61041 0001A	154 LANGLEY RD	MR1	MRT
738	61042 0007	15 KNOWLES ST	MR1	MRT
739	41014 0004	2148-2150 COMMONWEALTH AVE	MR1	MRT
740	61039 0013	5-7 WARREN TER	MR1	MRT
741	52037 0010	1577-1589 CENTRE ST 8	MR1	MRT
742	61040 0007	148-150 WARREN ST 150	MR1	MRT
743	41014 0003	2158-2160 COMMONWEALTH AVE #2160	MR1	MRT
744	61040 0020	59-61 ELGIN ST	MR1	MRT
745	61040 0010	130-132 WARREN ST	MR1	MRT
746	41014 0006	2138-2140 COMMONWEALTH AVE	MR1	MRT
747	61040 0011	128 WARREN ST 2	MR1	MRT
748	41014 0005	2142-2144 COMMONWEALTH AVE	MR1	MRT
749	61042 0024	10-12 CHASE ST	MR1	MRT
750	24009 0001A	228 LOWELL AVE	MR1	MRT
751	61039 0002	45 GLEN AVE	MR1	MRT
752	22006 0016A	88 MADISON AVE	MR1	MRT
753	24009 0001	77 HIGHLAND AVE	MR1	MRT
754	61037 0016	38 BRAELAND AVE 1	MR1	MRT
755	61040 0014	81-83 GLEN AVE	MR1	MRT
756	61040 0015	87 GLEN AVE	MR1	MRT
757	61042 0027	115-117 LANGLEY RD	MR1	MRT
758	61037 0015	42 BRAELAND AVE	MR1	MRT
759	61042 0028	9-11 GLAZER RD	MR1	MRT
760	61042 0029	15-17 GLAZER RD	MR1	MRT
761	61041 0004	134 LANGLEY RD	MR1	MRT
762	23019 0019	34 COURT ST	MR1	MRT
763	62014 0002	32 PAUL ST	MR1	MRT
764	61042 0031	CHASE ST REAR	MR1	MRT
765	61042 0033	25-27 MAPLE PK 3	MR1	MRT
766	61042 0006A	9-11 KNOWLES ST	MR1	MRT
767	23019 0010	2 BEACH ST NVL	MR1	MRT
768	65019 0003	56 CYPRESS ST	MR1	MRT
769	23019 0020	28 COURT ST	MR1	MRT
770	23020 0009	84 COURT ST	MR1	MRT
771	23019 0012	62 COURT ST	MR1	MRT
772	61042 0012	56 RIPLEY ST	MR1	MRT
773	23019 0018	36-38 COURT ST #36-1	MR1	MRT
774	61042 0011	37 KNOWLES ST	MR1	MRT
775	23019 0017	42 COURT ST	MR1	MRT
776	23019 0015	50 COURT ST	MR1	MRT
777	23019 0011	66 COURT ST #2	MR1	MRT
778	52037 0009	6 FLORAL ST	MR1	MRT
779	23019 0009	8 BEACH ST NVL	MR1	MRT
780	24011 0034	50 HIGHLAND AVE	MR1	MRT
781	24009 0031	4 HIGHLAND TER #2	MR1	MRT
782	24009 0033	55 HIGHLAND AVE	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
783	52033 0006	18-20 BOYLSTON RD	MR1	MRT
784	24009 0032	2 HIGHLAND TER	MR1	MRT
785	22005 0024	432 NEWTONVILLE AVE	MR1	MRT
786	52020 0023	305 LAKE AVE CTR	MR1	MRT
787	22005 0019	424 NEWTONVILLE AVE	MR1	MRT
788	52037 0008	12 FLORAL ST	MR1	MRT
789	61040 0001	118 LANGLEY RD	MR1	MRT
790	61040 0008	140-142 WARREN ST 2	MR1	MRT
791	52038 0003	105 HYDE ST	MR1	MRT
792	61037 0019	20 BRAELAND AVE	MR1	MRT
793	52040 0008	34 HARTFORD ST	MR1	MRT
794	22005 0026	91-93 MADISON AVE 93	MR1	MRT
795	52032 0012	6 ABERDEEN ST	MR1	MRT
796	52007 0008	69-71 LINCOLN ST	MR1	MRT
797	22005 0027	95-97 MADISON AVE	MR1	MRT
798	22005 0021	79-81 MADISON AVE	MR1	MRT
799	52022 0003	320 LAKE AVE CTR #9	MR1	MRT
800	52008 0010	1129 WALNUT ST	MR1	MRT
801	61037 0009	57 CHASE ST	MR1	MRT
802	52021 0003	340 LAKE AVE CTR #2	MR1	MRT
803	22006 0014	76-78 MADISON AVE 78	MR1	MRT
804	22006 0015	80-82 MADISON AVE	MR1	MRT
805	65010 0003	96 JOHN ST	MR1	MRT
806	52007 0001	75 LINCOLN ST	MR1	MRT
807	24009 0035	11-15 HIGHLAND PK	MR1	MRT
808	61042 0009	27 KNOWLES ST	MR1	MRT
809	61042 0013	52 RIPLEY ST	MR1	MRT
810	22006 0017	94-96 MADISON AVE	MR1	MRT
811	52038 0010	27 FLORAL ST	MR1	MRT
812	52037 0006	26-28 FLORAL ST	MR1	MRT
813	52037 0004	34-36 FLORAL ST #34	MR1	MRT
814	52037 0005	30-32 FLORAL ST	MR1	MRT
815	52043 0005	69-71 HARTFORD ST 71	MR1	MRT
816	24009 0038	14 HIGHLAND PK	MR1	MRT
817	52033 0013	21 ABERDEEN ST	MR1	MRT
818	24009 0028	33-35 HIGHLAND AVE	MR1	MRT
819	52032 0009	22 ABERDEEN ST	MR1	MRT
820	52037 0015	1607 CENTRE ST	MR1	MRT
821	52033 0014	25 ABERDEEN ST	MR1	MRT
822	24009 0030	6 HIGHLAND TER 2	MR1	MRT
823	52033 0005	BOYLSTON RD	MR1	MRT
824	52033 0016	33 ABERDEEN ST	MR1	MRT
825	52033 0004	26 BOYLSTON RD #2	MR1	MRT
826	52043 0010	14-16 DELMORE RD	MR1	MRT
827	52033 0003	30 BOYLSTON RD	MR1	MRT
828	52033 0018	41 ABERDEEN ST #1	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
829	24009 0036	17 HIGHLAND PK	MR1	MRT
830	52033 0019	45 ABERDEEN ST	MR1	MRT
831	52040 0003	62 HARTFORD ST	MR1	MRT
832	24009 0037	16 HIGHLAND PK	MR1	MRT
833	24009 0041	63-65 HIGHLAND AVE 2	MR1	MRT
834	24009 0042	69 HIGHLAND AVE	MR1	MRT
835	52032 0002	52 ABERDEEN ST	MR1	MRT
836	52043 0018	14-16 GLENMORE TER	MR1	MRT
837	52043 0016	9-11 GLENMORE TER	MR1	MRT
838	52043 0017	15 GLENMORE TER	MR1	MRT
839	24009 0002	222 LOWELL AVE	MR1	MRT
840	52043 0018A	10 GLENMORE TER	MR1	MRT
841	54044 0004	11 MEREDITH AVE	MR1	MRT
842	24009 0029	43 HIGHLAND AVE	MR1	MRT
843	24009 0034	9 HIGHLAND PK	MR1	MRT
844	24009 0039	10 HIGHLAND PK	MR1	MRT
845	22006 0016	91 WASHINGTON PK	MR1	MRT
846	22017 0001	5 PARK PL	MR1	MRT
847	24011 0032	68 HIGHLAND AVE 68	MR1	MRT
848	24011 0031	72-78 HIGHLAND AVE 78	MR1	MRT
849	24011 0030	80 HIGHLAND AVE	MR1	MRT
850	24011 0002	363 WALNUT ST	MR1	MRT
851	24010 0003	37 WALNUT PL NVL	MR1	MRT
852	24010 0004	25 WALNUT PL NVL	MR1	MRT
853	24011 0037	30 HIGHLAND AVE #1	MR1	MRT
854	24011 0001	355 WALNUT ST	MR1	MRT
855	24011 0042	22 WALNUT PL NVL #2	MR1	MRT
856	24011 0036	34 HIGHLAND AVE	MR1	MRT
857	24011 0035	40 HIGHLAND AVE	MR1	MRT
858	24011 0038	38 WALNUT PL NVL	MR1	MRT
859	65010 0002	384-390 LANGLEY RD	MR1	MRT
860	65010 0004	86 JOHN ST	MR1	MRT
861	51040 0016	18 INDIANA TER	MR1	MRT
862	23019 0021	26 COURT ST A	MR1	MRT
863	54044 0005	17-19 MEREDITH AVE #19	MR1	MRT
864	12013 0020	223 CHURCH ST	MR1	MRT
865	12013 0019	217 CHURCH ST	MR1	MRT
866	12013 0018	211 CHURCH ST	MR1	MRT
867	12013 0014	187 CHURCH ST	MR1	MRT
868	12013 0017	205-207 CHURCH ST	MR1	MRT
869	12013 0016	199 CHURCH ST	MR1	MRT
870	12013 0015	195 CHURCH ST	MR1	MRT
871	24011 0039	32 WALNUT PL NVL	MR1	MRT
872	61039 0010	145 WARREN ST	MR1	MRT
873	33012 0010	58 WEBSTER ST 58	MR1	MRT
874	65019 0017A	92-94 HERRICK RD	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
875	33012 0009	60 WEBSTER ST 60	MR1	MRT
876	33012 0007	64 WEBSTER ST 64	MR1	MRT
877	72004 0002	474 CENTRE ST	MR1	MRT
878	71035 0005	164-166 WASHINGTON ST #166-2	MR1	MRT
879	62014 0004	18 PAUL ST	MR1	MRT
880	33013 0010	89 ELM ST	MR1	MRT
881	62014 0003	24 PAUL ST 2	MR1	MRT
882	33013 0006	98 WEBSTER ST	MR1	MRT
883	33011 0007	18 WEBSTER ST	MR1	MRT
884	71035 0007	9-11 HIBBARD RD 9	MR1	MRT
885	71035 0006	160-162 WASHINGTON ST	MR1	MRT
886	12018 0010	234 CHURCH ST	MR1	MRT
887	71035 0008	15-17 HIBBARD RD	MR1	MRT
888	12018 0011	226 CHURCH ST	MR1	MRT
889	12018 0031	200 CHURCH ST	MR1	MRT
890	12018 0016	218 CHURCH ST	MR1	MRT
891	12018 0032	194 CHURCH ST	MR1	MRT
892	12018 0033	188 CHURCH ST 2	MR1	MRT
893	33011 0006	24-26 WEBSTER ST 26	MR1	MRT
894	72006 0003	148 CHURCH ST	MR1	MRT
895	33013 0007	94-96 WEBSTER ST	MR1	MRT
896	72003 0005	20 ELDREDGE ST	MR1	MRT
897	22004 0001	4-6 BOWERS ST	MR1	MRT
898	22004 0003	22 BOWERS ST	MR1	MRT
899	22004 0008	50 BOWERS ST	MR1	MRT
900	22004 0009	56 BOWERS ST	MR1	MRT
901	22004 0004	26 BOWERS ST	MR1	MRT
902	22004 0005	30 BOWERS ST	MR1	MRT
903	23019 0014	54 COURT ST	MR1	MRT
904	22004 0007	399 NEWTONVILLE AVE	MR1	MRT
905	22004 0010	417 NEWTONVILLE AVE	MR1	MRT
906	52020 0001	1136-1138 WALNUT ST	MR1	MRT
907	52032 0010	18 ABERDEEN ST	MR1	MRT
908	52032 0006	38-40 ABERDEEN ST 40 UNB	MR1	MRT
909	71035 0009	19-21 HIBBARD RD	MR1	MRT
910	23019 0016	46 COURT ST	MR1	MRT
911	12018 0015	222 CHURCH ST	MR1	MRT
912	71035 0010	25-27 HIBBARD RD	MR1	MRT
913	12018 0030	206 CHURCH ST	MR1	MRT
914	23019 0013	58 COURT ST	MR1	MRT
915	23020 0010	76 COURT ST	MR1	MRT
916	23020 0011	7 BEACH ST NVL	MR1	MRT
917	22006 0024	97 WASHINGTON PK	MR1	MRT
918	22006 0025	85-87 WASHINGTON PK	MR1	MRT
919	22004 0002	10-12 BOWERS ST	MR1	MRT
920	52032 0005	42 ABERDEEN ST	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
921	22004 0006	38 BOWERS ST	MR1	MRT
922	52032 0003	50 ABERDEEN ST	MR1	MRT
923	22005 0025	440 NEWTONVILLE AVE	MR1	MRT
924	24009 0003	216 LOWELL AVE	MR1	MRT
925	52043 0023	15-17 WOODWARD ST	MR1	MRT
926	33011 0008	14 WEBSTER ST #B	MR1	MRT
927	22005 0022	83-85 MADISON AVE	MR1	MRT
928	22005 0028	101 MADISON AVE	MR1	MRT
929	33011 0005	30 WEBSTER ST	MR1	MRT
930	33011 0003	40 WEBSTER ST 40-1	MR1	MRT
931	22005 0023	89 MADISON AVE	MR1	MRT
932	33013 0009	84-86 WEBSTER ST #84	MR1	MRT
933	33012 0005A	90 ELM ST	MR1	MRT
934	33013 0008	90 WEBSTER ST	MR1	MRT
935	22006 0026	79 WASHINGTON PK	MR1	MRT
936	24009 0040	59-61 HIGHLAND AVE	MR1	MRT
937	24011 0033	58-60 HIGHLAND AVE	MR1	MRT
938	33013 0005	104 WEBSTER ST	MR1	MRT
939	41014 0012	27 ASH ST	MR1	MRT
940	61031 0004	26 WILLOW ST	MR1	MRT
941	65010 0007	66 JOHN ST	MR1	MRT
942	65010 0013	22-24 JOHN ST	MR1	MRT
943	61037 0001	85 LANGLEY RD	MR1	MRT
944	65019 0026	57-59 RIPLEY ST	MR1	MRT
945	65008 0064	41 JOHN ST	MR1	MRT
946	61027 0008	178-180 SUMNER ST	MR1	MRT
947	54022 0055	1188 BEACON ST #A	MR1	MRT
948	65008 0065	33 JOHN ST	MR1	MRT
949	65008 0068	21-23 JOHN ST	MR1	MRT
950	65008 0069	JOHN ST	MR1	MRT
951	54022 0056	1192 BEACON ST	MR1	MRT
952	65008 0067	27 JOHN ST	MR1	MRT
953	65010 0012	26 JOHN ST	MR1	MRT
954	65019 0070	53 JACKSON ST 53-D	MR1	MRT
955	65010 0011	JOHN ST	MR1	MRT
956	65019 0071	57 JACKSON ST	MR1	MRT
957	65010 0006	78 JOHN ST	MR1	MRT
958	65010 0010	34 JOHN ST	MR1	MRT
959	65010 0009	38-40 JOHN ST	MR1	MRT
960	51040 0019	1210 CHESTNUT ST 1210	MR1	MRT
961	33012 0008	62 WEBSTER ST 62	MR1	MRT
962	33012 0006	66 WEBSTER ST 66	MR1	MRT
963	33012 0011	56 WEBSTER ST 56	MR1	MRT
964	33011 0004	36 WEBSTER ST	MR1	MRT
965	33013 0004	110-112 WEBSTER ST	MR1	MRT
966	33014 0002	144 WEBSTER ST	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
967	33014 0001	152 WEBSTER ST	MR1	MRT
968	33013 0002	126-128 WEBSTER ST	MR1	MRT
969	33013 0003	120 WEBSTER ST	MR1	MRT
970	33013 0001	138-140 WEBSTER ST	MR1	MRT
971	64030 0005	31 PLEASANT ST CTR	MR1	MRT
972	64030 0004	25 PLEASANT ST CTR	MR1	MRT
973	61037 0005	31 CHASE ST	MR1	MRT
974	72002 0001	22-24 ELMWOOD ST	MR1	MRT
975	72003 0001	8 ELDREDGE ST	MR1	MRT
976	72002 0005	4-6 BALDWIN ST	MR1	MRT
977	72003 0002	4 ELDREDGE ST 2	MR1	MRT
978	72002 0004	12 BALDWIN ST	MR1	MRT
979	72003 0003	41 PARK ST	MR1	MRT
980	72002 0002	9 ELDREDGE ST 2	MR1	MRT
981	72003 0004	47 PARK ST	MR1	MRT
982	22004 0018	411 NEWTONVILLE AVE 411	MR1	MRT
983	52020 0021	291 LAKE AVE CTR	MR1	MRT
984	52022 0005	306 LAKE AVE CTR	MR1	MRT
985	52022 0006	300 LAKE AVE CTR	MR1	MRT
986	52020 0020	63 HYDE ST	MR1	MRT
987	52022 0007	296 LAKE AVE CTR	MR1	MRT
988	52038 0001	95 HYDE ST	MR1	MRT
989	52038 0009	21 FLORAL ST	MR1	MRT
990	52038 0002	99 HYDE ST	MR1	MRT
991	52038 0006	3 FLORAL PL #3	MR1	MRT
992	52043 0008	9-11 DELMORE RD 11	MR1	MRT
993	52020 0022	301 LAKE AVE CTR	MR1	MRT
994	52020 0024	309 LAKE AVE CTR	MR1	MRT
995	52022 0008	292 LAKE AVE CTR	MR1	MRT
996	52020 0025	321 LAKE AVE CTR	MR1	MRT
997	52037 0003	48 FLORAL ST 48	MR1	MRT
998	52037 0016	1611-1615 CENTRE ST #1615	MR1	MRT
999	52037 0013	1597 CENTRE ST	MR1	MRT
1000	52043 0024	19-21 WOODWARD ST	MR1	MRT
1001	52022 0002	326 LAKE AVE CTR	MR1	MRT
1002	52022 0004	312 LAKE AVE CTR	MR1	MRT
1003	52020 0026	325-327 LAKE AVE CTR	MR1	MRT
1004	52020 0027	331-333 LAKE AVE CTR	MR1	MRT
1005	52020 0028	335 LAKE AVE CTR	MR1	MRT
1006	52021 0004	336-338 LAKE AVE CTR #336	MR1	MRT
1007	52020 0003	1120 WALNUT ST	MR1	MRT
1008	52020 0029	341-343 LAKE AVE CTR	MR1	MRT
1009	52038 0007	13-15 FLORAL PL	MR1	MRT
1010	52020 0002	1130 WALNUT ST 2	MR1	MRT
1011	52038 0008	14-16 FLORAL PL 16	MR1	MRT
1012	52038 0013	39 FLORAL ST	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1013	52038 0012	33 FLORAL ST	MR1	MRT
1014	52037 0014	1601-1603 CENTRE ST	MR1	MRT
1015	52040 0005	50 HARTFORD ST	MR1	MRT
1016	52033 0010	3-5 ABERDEEN ST	MR1	MRT
1017	52032 0007	36 ABERDEEN ST	MR1	MRT
1018	52038 0013A	43-45 FLORAL ST	MR1	MRT
1019	52037 0012	1593-1595 CENTRE ST	MR1	MRT
1020	52032 0014	1586 CENTRE ST	MR1	MRT
1021	52037 0017	1619 CENTRE ST	MR1	MRT
1022	52032 0011	14 ABERDEEN ST	MR1	MRT
1023	52037 0007	22-24 FLORAL ST 24	MR1	MRT
1024	52032 0004	46 ABERDEEN ST	MR1	MRT
1025	52032 0008	26 ABERDEEN ST	MR1	MRT
1026	52032 0013	1590 CENTRE ST	MR1	MRT
1027	52040 0009	26 HARTFORD ST	MR1	MRT
1028	52040 0007	40 HARTFORD ST	MR1	MRT
1029	52040 0006	44 HARTFORD ST	MR1	MRT
1030	52040 0004	56 HARTFORD ST	MR1	MRT
1031	52033 0002	36 BOYLSTON RD	MR1	MRT
1032	52033 0007	BOYLSTON RD	MR1	MRT
1033	52038 0005	HYDE ST REAR	MR1	MRT
1034	52033 0011	9 ABERDEEN ST	MR1	MRT
1035	52033 0009	1616 CENTRE ST	MR1	MRT
1036	52033 0012	17 ABERDEEN ST	MR1	MRT
1037	52033 0008	10-12 BOYLSTON RD	MR1	MRT
1038	52033 0015	29 ABERDEEN ST	MR1	MRT
1039	52033 0017	35 ABERDEEN ST	MR1	MRT
1040	52008 0008	1119 WALNUT ST	MR1	MRT
1041	52008 0009	1125 WALNUT ST 2	MR1	MRT
1042	65019 0011	83 HERRICK RD	MR1	MRT
1043	65019 0001A	66-68 CYPRESS ST 68	MR1	MRT
1044	65019 0010	71-73 HERRICK RD	MR1	MRT
1045	65019 0010A	77 HERRICK RD	MR1	MRT
1046	65019 0017	82 HERRICK RD	MR1	MRT
1047	65019 0015A	114 HERRICK RD	MR1	MRT
1048	65019 0016	102 HERRICK RD	MR1	MRT
1049	65019 0013	128 HERRICK RD	MR1	MRT
1050	65019 0015	108 HERRICK RD	MR1	MRT
1051	65019 0022A	27 RIPLEY ST	MR1	MRT
1052	65019 0022	31 RIPLEY ST	MR1	MRT
1053	61037 0018	24 BRAELAND AVE	MR1	MRT
1054	61031 0008	8-10 WILLOW ST	MR1	MRT
1055	61042 0016	34-36 RIPLEY ST	MR1	MRT
1056	61040 0016	83-85 ELGIN ST	MR1	MRT
1057	61031 0006	16-18 WILLOW ST	MR1	MRT
1058	61031 0010	196-198 GIBBS ST	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1059	61031 0009	2-4 WILLOW ST	MR1	MRT
1060	61031 0007	12-14 WILLOW ST	MR1	MRT
1061	61031 0005	20 WILLOW ST	MR1	MRT
1062	61031 0003	30-32 WILLOW ST	MR1	MRT
1063	61039 0015	16-18 WARREN TER	MR1	MRT
1064	61039 0017	173-175 WARREN ST	MR1	MRT
1065	61042 0038	123 LANGLEY RD	MR1	MRT
1066	61031 0001	40 WILLOW ST	MR1	MRT
1067	61031 0002	36-38 WILLOW ST	MR1	MRT
1068	61027 0008A	170-172 SUMNER ST	MR1	MRT
1069	61040 0021	55 ELGIN ST #1	MR1	MRT
1070	61037 0007	41 CHASE ST 2	MR1	MRT
1071	61042 0034	19-21 MAPLE PK	MR1	MRT
1072	61042 0037	127 LANGLEY RD	MR1	MRT
1073	61042 0020	40 CHASE ST	MR1	MRT
1074	61037 0004	25 CHASE ST	MR1	MRT
1075	61041 0002	146 LANGLEY RD	MR1	MRT
1076	65019 0004	52-54 CYPRESS ST	MR1	MRT
1077	61042 0015	42-44 RIPLEY ST 44	MR1	MRT
1078	62014 0006	9 PARKER ST 09	MR1	MRT
1079	65019 0025	53 RIPLEY ST 53	MR1	MRT
1080	61039 0007	121-123 WARREN ST	MR1	MRT
1081	61039 0012	159 WARREN ST	MR1	MRT
1082	61039 0008	125 WARREN ST #2	MR1	MRT
1083	61039 0007A	WARREN ST REAR	MR1	MRT
1084	61040 0019	63-65 ELGIN ST	MR1	MRT
1085	61040 0018	67 ELGIN ST	MR1	MRT
1086	65019 0024	41-43 RIPLEY ST	MR1	MRT
1087	61039 0003	47 GLEN AVE	MR1	MRT
1088	61039 0018	92 LANGLEY RD	MR1	MRT
1089	61039 0004	51 GLEN AVE	MR1	MRT
1090	61039 0016	4 WARREN TER	MR1	MRT
1091	61037 0008	47-49 CHASE ST	MR1	MRT
1092	61041 0010	111 GLEN AVE 111	MR1	MRT
1093	61042 0035	15 MAPLE PK	MR1	MRT
1094	65019 0006	40 CYPRESS ST	MR1	MRT
1095	61040 0005	160-162 WARREN ST	MR1	MRT
1096	61042 0025	95 LANGLEY RD #1	MR1	MRT
1097	61040 0006	154-156 WARREN ST #2	MR1	MRT
1098	61037 0002	15 CHASE ST	MR1	MRT
1099	61037 0017	30-32 BRAELAND AVE	MR1	MRT
1100	61040 0002	112 LANGLEY RD	MR1	MRT
1101	61037 0020	16 BRAELAND AVE	MR1	MRT
1102	61040 0003	100 LANGLEY RD	MR1	MRT
1103	61040 0004	168-170 WARREN ST	MR1	MRT
1104	61040 0009	136 WARREN ST 2	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1105	61040 0012	73 GLEN AVE 1	MR1	MRT
1106	61037 0003	21 CHASE ST	MR1	MRT
1107	65019 0019	3 RIPLEY ST	MR1	MRT
1108	65019 0012	91 HERRICK RD	MR1	MRT
1109	61042 0023	18 CHASE ST	MR1	MRT
1110	61042 0026	105-107 LANGLEY RD	MR1	MRT
1111	61040 0017	75-77 ELGIN ST	MR1	MRT
1112	61037 0014	48 BRAELAND AVE 48	MR1	MRT
1113	61037 0006	37 CHASE ST	MR1	MRT
1114	61037 0013	50 BRAELAND AVE	MR1	MRT
1115	61042 0022	26-28 CHASE ST	MR1	MRT
1116	61037 0012	52 HERRICK RD 2	MR1	MRT
1117	61041 0007	82 ELGIN ST	MR1	MRT
1118	61041 0006	76 ELGIN ST	MR1	MRT
1119	61041 0005	70 ELGIN ST	MR1	MRT
1120	61042 0021	30 CHASE ST	MR1	MRT
1121	61041 0008	95-97 GLEN AVE	MR1	MRT
1122	65019 0008	55 HERRICK RD	MR1	MRT
1123	61040 0013	75-77 GLEN AVE	MR1	MRT
1124	61042 0019	18-20 RIPLEY ST B	MR1	MRT
1125	65019 0009	63 HERRICK RD #2	MR1	MRT
1126	61042 0005	137 LANGLEY RD UN 137	MR1	MRT
1127	61037 0010	65 CHASE ST	MR1	MRT
1128	61042 0036	9 MAPLE PK	MR1	MRT
1129	61042 0030	20-22 GLAZER RD	MR1	MRT
1130	61042 0017	30 RIPLEY ST	MR1	MRT
1131	61042 0018	24 RIPLEY ST	MR1	MRT
1132	65019 0009A	65 HERRICK RD	MR1	MRT
1133	61042 0004	14 MAPLE PK	MR1	MRT
1134	65019 0002	62 CYPRESS ST	MR1	MRT
1135	65019 0027	61-63 RIPLEY ST	MR1	MRT
1136	61037 0011	62 HERRICK RD	MR1	MRT
1137	61041 0009	103-105 GLEN AVE #105	MR1	MRT
1138	65019 0007	74 BRAELAND AVE	MR1	MRT
1139	61042 0006	145 LANGLEY RD	MR1	MRT
1140	65019 0018	62 CHASE ST	MR1	MRT
1141	61041 0001	117 GLEN AVE	MR1	MRT
1142	65019 0020	9 RIPLEY ST #4	MR1	MRT
1143	65019 0005	48 CYPRESS ST	MR1	MRT
1144	61042 0003	16 MAPLE PK	MR1	MRT
1145	65019 0021	19-21 RIPLEY ST	MR1	MRT
1146	61042 0001	26-28 MAPLE PK	MR1	MRT
1147	62014 0005	6 PAUL ST #2	MR1	MRT
1148	61042 0008	21 KNOWLES ST	MR1	MRT
1149	61042 0014	48 RIPLEY ST 48	MR1	MRT
1150	65019 0023	35-37 RIPLEY ST	MR1	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1151	65019 0001	87 HERRICK RD	MR1	MRT
1152	61042 0010	31 KNOWLES ST	MR1	MRT
1153	65019 0014	120 HERRICK RD	MR1	MRT
1154	65019 0024A	47-49 RIPLEY ST	MR1	MRT
1155	61039 0011	149-151 WARREN ST	MR1	MRT
1156	61039 0014	9 WARREN TER 9	MR1	MRT
1157	61039 0009A	137-139 WARREN ST	MR1	MRT
1158	51040 0020	1198 CHESTNUT ST B	MR1	MRT
1159	51040 0020A	1200-1202 CHESTNUT ST	MR1	MRT
1160	51040 0021	1192 CHESTNUT ST	MR1	MRT
1161	51040 0022	1188 CHESTNUT ST	MR1	MRT
1162	62013 0004	9-11 PAUL ST	MR2	MRT
1163	52039 0004	85 FLORAL ST	MR2	MRT
1164	62013 0003	41 CYPRESS ST	MR2	MRT
1165	52039 0009	107 FLORAL ST #1	MR2	MRT
1166	52034 0010	21 BOYLSTON RD	MR2	MRT
1167	52039 0003	77 FLORAL ST	MR2	MRT
1168	65019 0059	383 LANGLEY RD 8A	MR2	MRT
1169	52034 0008	1624 CENTRE ST	MR2	MRT
1170	61038 0010	704-706 BEACON ST 706	MR2	MRT
1171	52036 0017	82 FLORAL ST	MR2	MRT
1172	52039 0007	97 FLORAL ST	MR2	MRT
1173	52036 0014	96 FLORAL ST	MR2	MRT
1174	52039 0008	103 FLORAL ST	MR2	MRT
1175	52035 0007	1223 WALNUT ST	MR2	MRT
1176	52034 0004	1234 WALNUT ST	MR2	MRT
1177	52036 0008	1667-1669 CENTRE ST	MR2	MRT
1178	52034 0011	25 BOYLSTON RD	MR2	MRT
1179	52035 0004	1652 CENTRE ST	MR2	MRT
1180	52035 0009	1233 WALNUT ST	MR2	MRT
1181	52035 0010	1237 WALNUT ST	MR2	MRT
1182	54022 0049	77 BEACONWOOD RD	MR2	MRT
1183	14011 0008	139 BRIDGE ST	MR2	MRT
1184	14012 0023	145-147 CHAPEL ST #145	MR2	MRT
1185	11010 0005	98-100 FAXON ST 2	MR2	MRT
1186	14011 0015	108 ADAMS ST	MR2	MRT
1187	11006 0027	107-109 DALBY ST #107	MR2	MRT
1188	14011 0007	137-137 BRIDGE ST	MR2	MRT
1189	14011 0014	116 ADAMS ST	MR2	MRT
1190	11013 0028	148-150 CHAPEL ST	MR2	MRT
1191	14012 0019	14 WEST ST	MR2	MRT
1192	14012 0018	18 WEST ST	MR2	MRT
1193	61038 0011	702 BEACON ST	MR2	MRT
1194	14014 0042	13-15 WEST ST	MR2	MRT
1195	72001 0009	19 BALDWIN ST	MR2	MRT
1196	14012 0016A	24 WEST ST	MR2	MRT

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<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1197	72001 0008	109 VERNON ST	MR2	MRT
1198	52035 0006A	1221 WALNUT ST	MR2	MRT
1199	14012 0017	20-22 WEST ST	MR2	MRT
1200	14012 0017A	22 WEST ST	MR2	MRT
1201	14014 0044	21 WEST ST	MR2	MRT
1202	72006 0001	488 CENTRE ST 2	MR2	MRT
1203	33011 0009	8 WEBSTER ST #B	MR2	MRT
1204	12018 0034	483-487 CENTRE ST	MR2	MRT
1205	72006 0025	500 CENTRE ST	MR2	MRT
1206	72006 0002	150 CHURCH ST	MR2	MRT
1207	14011 0009	143 BRIDGE ST	MR2	MRT
1208	72001 0006	125 VERNON ST	MR2	MRT
1209	14015 0018	18-20 HAWTHORN ST #20	MR2	MRT
1210	52035 0005	CENTRE ST	MR2	MRT
1211	52039 0010	111 FLORAL ST	MR2	MRT
1212	52034 0005	1230 WALNUT ST	MR2	MRT
1213	52036 0006	1661 CENTRE ST	MR2	MRT
1214	52039 0011	115 FLORAL ST	MR2	MRT
1215	52034 0002	1242 WALNUT ST	MR2	MRT
1216	14014 0042A	11 WEST ST	MR2	MRT
1217	14014 0043	19 WEST ST	MR2	MRT
1218	14011 0009A	141 BRIDGE ST	MR2	MRT
1219	11013 0005	9 COOK ST	MR2	MRT
1220	11013 0029	144-146 CHAPEL ST #146 U2	MR2	MRT
1221	61038 0009	710 S BEACON ST	MR2	MRT
1222	72001 0007	117-119 VERNON ST #2	MR2	MRT
1223	53026 0008	51-53 WYMAN ST	MR2	MRT
1224	52034 0006	1224 WALNUT ST	MR2	MRT
1225	52039 0005	87 FLORAL ST	MR2	MRT
1226	52036 0016	86 FLORAL ST	MR2	MRT
1227	52034 0009	15 BOYLSTON RD	MR2	MRT
1228	52039 0002	75 FLORAL ST	MR2	MRT
1229	52036 0018	78 FLORAL ST	MR2	MRT
1230	52034 0003	1238 WALNUT ST	MR2	MRT
1231	52039 0006	93 FLORAL ST	MR2	MRT
1232	52036 0015	90 FLORAL ST	MR2	MRT
1233	52034 0007	1630 CENTRE ST	MR2	MRT
1234	52036 0005	1657 CENTRE ST #2	MR2	MRT
1235	52036 0013	100 FLORAL ST	MR2	MRT
1236	52035 0006	1640 CENTRE ST	MR2	MRT
1237	52036 0012	102 FLORAL ST	MR2	MRT
1238	52039 0012	119 FLORAL ST	MR2	MRT
1239	52035 0008	1229 WALNUT ST	MR2	MRT
1240	52035 0003	1658 CENTRE ST	MR2	MRT
1241	52034 0012	29 BOYLSTON RD	MR2	MRT
1242	52036 0007	1665 CENTRE ST	MR2	MRT

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1243	52036 0011	106 FLORAL ST	MR2	MRT
1244	62013 0002	35-37 CYPRESS ST #35	MR2	MRT
1245	62013 0005	17 PAUL ST	MR2	MRT
1246	62013 0006	25 PAUL ST	MR2	MRT
1247	61026 0002	42 CHESLEY RD	MR2	MRT
1248	61026 0001	731 BEACON ST	MR2	MRT
1249	62013 0009	77 PAUL ST	MR3	MRT
1250	62013 0008	53 PAUL ST 53-39	MR3	MRT
1251	52041 0001A	90 LINCOLN ST	MR3	MRT
1252	52041 0001B	82 LINCOLN ST	MR3	MRT
1253	62013 0007	33-53 PAUL ST	MR3	MRT
1254	53032 0003	1563 BEACON ST	SR2	MRT
1255	53027 0012	733 CHESTNUT ST	SR2	MRT
1256	53029 0004	24 WINDSOR RD	SR2	MRT
1257	53032 0001	1545 BEACON ST	SR2	MRT
1258	62009 0012	866 BEACON ST	SR2	MRT
1259	53028 0015	1564 BEACON ST	SR2	MRT
1260	55012 0005	1756 BEACON ST	SR2	MRT
1261	55012 0006	1746 BEACON ST	SR2	MRT
1262	55012 0007	1734 BEACON ST	SR2	MRT
1263	55012 0008	1724 BEACON ST	SR2	MRT
1264	52026 0003	12 CUSHING ST	SR2	MRT
1265	53027 0005	42 WYMAN ST	SR2	MRT
1266	52025 0006	121 ALLERTON RD	SR2	MRT
1267	52026 0007	128 ALLERTON RD	SR2	MRT
1268	52027 0013	1559 CENTRE ST	SR2	MRT
1269	62017 0007	1457 CENTRE ST	SR2	MRT
1270	53027 0009	20 WYMAN ST	SR2	MRT
1271	52025 0004	115 ALLERTON RD	SR2	MRT
1272	52027 0002	128 HYDE ST	SR2	MRT
1273	52025 0007	127 ALLERTON RD	SR2	MRT
1274	52024 0006	175 ALLERTON RD	SR2	MRT
1275	52026 0004	154 ALLERTON RD	SR2	MRT
1276	52024 0007	179 ALLERTON RD #1	SR2	MRT
1277	52027 0009	11 CUSHING ST	SR2	MRT
1278	52026 0001	1525 CENTRE ST	SR2	MRT
1279	52027 0010	17 CUSHING ST	SR2	MRT
1280	52008 0006	46 COLUMBUS ST	SR2	MRT
1281	52027 0001	136 HYDE ST	SR2	MRT
1282	52008 0004	60 COLUMBUS ST	SR2	MRT
1283	52007 0005	63 COLUMBUS ST	SR2	MRT
1284	52007 0004	14 STANDISH ST	SR2	MRT
1285	61026 0007	10 CHESLEY RD	SR2	MRT
1286	52043 0004	63-65 HARTFORD ST	SR2	MRT
1287	24011 0041	26 WALNUT PL NVL	SR2	MRT
1288	24011 0040	28 WALNUT PL NVL	SR2	MRT

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1289	53026 0016	458 WOODWARD ST	SR2	MRT
1290	61026 0015	723 BEACON ST	SR2	MRT
1291	61026 0006	16 CHESLEY RD	SR2	MRT
1292	61026 0011	78 DALTON RD	SR2	MRT
1293	61026 0010	86 DALTON RD	SR2	MRT
1294	61026 0009	26 EVERETT ST	SR2	MRT
1295	61026 0004	30-32 CHESLEY RD	SR2	MRT
1296	53028 0012	187 PINE RIDGE RD	SR2	MRT
1297	62009 0002	18-20 RIPLEY TER	SR2	MRT
1298	55011 0009	1672 BEACON ST	SR2	MRT
1299	53026 0001	711 CHESTNUT ST	SR2	MRT
1300	52026 0013	1499 CENTRE ST	SR2	MRT
1301	53026 0007	45 WYMAN ST	SR2	MRT
1302	55010 0052	1735 BEACON ST	SR2	MRT
1303	55012 0004	1762 BEACON ST	SR2	MRT
1304	52043 0038	44 ERIE AVE	SR2	MRT
1305	52043 0002	HARTFORD ST	SR2	MRT
1306	62017 0002	1429 CENTRE ST	SR2	MRT
1307	52024 0005	169 ALLERTON RD	SR2	MRT
1308	52008 0005	56 COLUMBUS ST	SR2	MRT
1309	52007 0002	68 CHESTER ST	SR2	MRT
1310	52007 0003	62 CHESTER ST	SR2	MRT
1311	64029 0006	45 PELHAM ST	SR2	MRT
1312	64028 0007	865 BEACON ST	SR2	MRT
1313	64029 0007	49 PELHAM ST	SR2	MRT
1314	64029 0005	42 PLEASANT ST CTR 3	SR2	MRT
1315	62009 0013	860 BEACON ST	SR2	MRT
1316	64028 0003	849-851 BEACON ST	SR2	MRT
1317	55010 0050	7 DORSET RD	SR2	MRT
1318	53026 0004	25 WYMAN ST	SR2	MRT
1319	64030 0006	35 PLEASANT ST CTR	SR2	MRT
1320	61027 0014	29 CHESLEY RD	SR2	MRT
1321	64028 0017	34 PELHAM ST	SR2	MRT
1322	64028 0008	871 BEACON ST	SR2	MRT
1323	53026 0019	448 WOODWARD ST	SR2	MRT
1324	53029 0005	WINDSOR RD	SR2	MRT
1325	53029 0006	40 WINDSOR RD	SR2	MRT
1326	53032 0006	1601 BEACON ST	SR2	MRT
1327	53029 0003	21 KINMONTH RD	SR2	MRT
1328	53025 0016	WOODWARD ST	SR2	MRT
1329	53026 0018	452 WOODWARD ST	SR2	MRT
1330	53026 0020	444 WOODWARD ST	SR2	MRT
1331	62009 0006	64-90 CRESCENT AVE	SR2	MRT
1332	62009 0001	25-27 RIPLEY TER	SR2	MRT
1333	61026 0013	711 BEACON ST	SR2	MRT
1334	55011 0008	1686 BEACON ST	SR2	MRT

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1335	53032 0005	1589 BEACON ST	SR2	MRT
1336	53032 0005A	1585 BEACON ST	SR2	MRT
1337	53027 0017	757 CHESTNUT ST	SR2	MRT
1338	53027 0016	749 CHESTNUT ST	SR2	MRT
1339	53032 0004	1573 BEACON ST	SR2	MRT
1340	55010 0051	1743 BEACON ST	SR2	MRT
1341	53026 0005	31 WYMAN ST	SR2	MRT
1342	53028 0016	1558 BEACON ST	SR2	MRT
1343	53032 0002	1553 BEACON ST	SR2	MRT
1344	53028 0017	1548 BEACON ST	SR2	MRT
1345	55010 0053	1727 BEACON ST	SR2	MRT
1346	55012 0009	1716 BEACON ST	SR2	MRT
1347	53025 0001	192 PINE RIDGE RD	SR2	MRT
1348	55010 0054	1717 BEACON ST	SR2	MRT
1349	55010 0055	1711 BEACON ST	SR2	MRT
1350	55011 0006	1700 BEACON ST	SR2	MRT
1351	53026 0006	37 WYMAN ST	SR2	MRT
1352	55011 0007	1692 BEACON ST	SR2	MRT
1353	55011 0004	8 MANITOBA RD	SR2	MRT
1354	53026 0003	19 WYMAN ST	SR2	MRT
1355	53027 0004	48-50 WYMAN ST 2	SR2	MRT
1356	53027 0006	38 WYMAN ST	SR2	MRT
1357	53027 0007	32 WYMAN ST	SR2	MRT
1358	53027 0008	26 WYMAN ST	SR2	MRT
1359	53027 0010	12 WYMAN ST	SR2	MRT
1360	53027 0011	725 CHESTNUT ST	SR2	MRT
1361	53027 0013	737 CHESTNUT ST	SR2	MRT
1362	53027 0015	743 CHESTNUT ST	SR2	MRT
1363	53028 0013	1580 BEACON ST	SR2	MRT
1364	53028 0014	1572 BEACON ST	SR2	MRT
1365	52024 0009	191 ALLERTON RD	SR2	MRT
1366	62017 0005	1445 CENTRE ST	SR2	MRT
1367	52043 0001	51 HARTFORD ST 4	SR2	MRT
1368	52043 0041	22 ERIE AVE	SR2	MRT
1369	52043 0040	30 ERIE AVE 30	SR2	MRT
1370	52043 0039	34-36 ERIE AVE #34	SR2	MRT
1371	52043 0003	59 HARTFORD ST	SR2	MRT
1372	52027 0004	112 HYDE ST	SR2	MRT
1373	52024 0001	ROGERS ST HGH	SR2	MRT
1374	62017 0003	1435 CENTRE ST	SR2	MRT
1375	62017 0006	1453 CENTRE ST	SR2	MRT
1376	52026 0006	138 ALLERTON RD	SR2	MRT
1377	62017 0004	1441 CENTRE ST	SR2	MRT
1378	52026 0012	1495 CENTRE ST	SR2	MRT
1379	52024 0002	137 ALLERTON RD	SR2	MRT
1380	62017 0008	1461 CENTRE ST	SR2	MRT

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1381	52026 0015	1507 CENTRE ST	SR2	MRT
1382	52025 0003	109 ALLERTON RD	SR2	MRT
1383	52025 0001	1469 CENTRE ST #1	SR2	MRT
1384	52025 0005	119 ALLERTON RD	SR2	MRT
1385	52025 0002	1471 CENTRE ST	SR2	MRT
1386	52025 0008	ROGERS ST HGH	SR2	MRT
1387	52026 0010	1483 CENTRE ST	SR2	MRT
1388	52026 0009	118 ALLERTON RD	SR2	MRT
1389	52026 0005	146 ALLERTON RD	SR2	MRT
1390	52026 0014	1501 CENTRE ST	SR2	MRT
1391	52026 0008	124 ALLERTON RD	SR2	MRT
1392	52024 0003	151 ALLERTON RD	SR2	MRT
1393	52026 0011	1489 CENTRE ST	SR2	MRT
1394	52024 0004	161 ALLERTON RD	SR2	MRT
1395	52024 0008	183 ALLERTON RD	SR2	MRT
1396	52026 0002	20 CUSHING ST	SR2	MRT
1397	52026 0016	1515 CENTRE ST	SR2	MRT
1398	52027 0008	168 ALLERTON RD	SR2	MRT
1399	52027 0007	174 ALLERTON RD	SR2	MRT
1400	52027 0003	120 HYDE ST	SR2	MRT
1401	52027 0006	178-180 ALLERTON RD	SR2	MRT
1402	52027 0005	182-184 ALLERTON RD #2	SR2	MRT
1403	52027 0011	1535 CENTRE ST	SR2	MRT
1404	52008 0007	40 COLUMBUS ST	SR2	MRT
1405	52007 0006	69 COLUMBUS ST	SR2	MRT
1406	64028 0015	46 PELHAM ST	SR2	MRT
1407	61027 0013	19 CHESLEY RD	SR2	MRT
1408	61027 0012	11 CHESLEY RD	SR2	MRT
1409	61027 0009	166 SUMNER ST	SR2	MRT
1410	61027 0010	58 EVERETT ST	SR2	MRT
1411	61027 0011	50 EVERETT ST	SR2	MRT
1412	64030 0029	1175 CENTRE ST	SR2	MRT
1413	64028 0006	859 BEACON ST	SR2	MRT
1414	61027 0015	37 CHESLEY RD	SR2	MRT
1415	61027 0016	41 CHESLEY RD #2	SR2	MRT
1416	64028 0014	48-50 PELHAM ST	SR2	MRT
1417	64028 0016	40 PELHAM ST	SR2	MRT
1418	64028 0005	853-855 BEACON ST	SR2	MRT
1419	61026 0012	62 DALTON RD	SR2	MRT
1420	61026 0005	72 DALTON RD	SR2	MRT
1421	61026 0008	38 EVERETT ST	SR2	MRT
1422	61026 0003	CHESLEY RD	SR2	MRT
1423	62016 0010	1420-1426 CENTRE ST 04	SR3	MRT
1424	62014 0001	38 PAUL ST	SR3	MRT
1425	62016 0014	56 PAUL ST	SR3	MRT
1426	62018 0001	6 LOCKSLEY RD	SR3	MRT

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>VCOD Zoning</u>
1427	62019 0010	1504 CENTRE ST	SR3	MRT
1428	62019 0001	1480 CENTRE ST	SR3	MRT
1429	83001 0001	28 WADE ST	SR3	MRT
1430	62016 0012A	80 PAUL ST	SR3	MRT
1431	52032 0019	49 WOODCLIFF RD	SR3	MRT
1432	62016 0009	3 LOCKSLEY RD	SR3	MRT
1433	62020 0001	96 ROWENA RD	SR3	MRT
1434	52028 0003	15 CLARK ST	SR3	MRT
1435	52028 0002	1542 CENTRE ST	SR3	MRT
1436	52028 0004	21 CLARK ST	SR3	MRT
1437	52028 0005	27 CLARK ST	SR3	MRT
1438	52032 0018	43 WOODCLIFF RD	SR3	MRT
1439	62019 0008	12 CLARK ST	SR3	MRT
1440	52028 0001	1550 CENTRE ST	SR3	MRT
1441	52030 0002	82 MILLER RD	SR3	MRT
1442	52030 0001	1574 CENTRE ST	SR3	MRT
1443	52032 0015	15 WOODCLIFF RD	SR3	MRT
1444	52032 0016	25 WOODCLIFF RD	SR3	MRT
1445	52032 0017	35 WOODCLIFF RD	SR3	MRT
1446	52032 0020	55 WOODCLIFF RD	SR3	MRT
1447	62018 0014	91 ALLERTON RD	SR3	MRT
1448	62018 0016	1456 CENTRE ST	SR3	MRT
1449	62018 0015	1462 CENTRE ST	SR3	MRT
1450	62019 0012	1490 CENTRE ST	SR3	MRT
1451	62019 0011	1498 CENTRE ST	SR3	MRT
1452	62019 0009	2 CLARK ST	SR3	MRT
1453	62016 0015	50 PAUL ST	SR3	MRT
1454	62016 0011	1408 CENTRE ST	SR3	MRT
1455	62016 0011A	1414 CENTRE ST	SR3	MRT
1456	62016 0012	84 PAUL ST	SR3	MRT
1457	62016 0012B	1404 CENTRE ST	SR3	MRT
1458	83002 0023	838 BOYLSTON ST	SR3	MRT
1459	83001 0002	24 WADE ST	SR3	MRT
1460	83003 0042	9 WADE ST	SR3	MRT
1461	83001 0003	20 WADE ST	SR3	MRT
1462	83001 0004	5 HERSEY ST	SR3	MRT
1463	62016 0010	1420-1426 CENTRE ST 04	SR3	MRT

VCOD Zoning - Version 2.0

<u>Count</u>	<u>Map ID</u>	<u>Site Address</u>	<u>Current Zoning</u>	<u>Proposed Zoning</u>	<u>Lot Area (sf)</u>
1	12017 0001	276 CHURCH ST 2	MR1	VC3	262,080
2	12011 0001	296-334 WASHINGTON ST #P5	BU1	VC3	210,392
3	62012 0005	1330-1340 CENTRE ST	BU2	VC3	97,223
4	24001 0001	33-41 AUSTIN ST	BU2	VC3	89,952
5	71005 0001	283-291 CENTRE ST	BU1	VC3	80,541
6	31004 0013	1210-1230 WASHINGTON ST	BU1	VC3	78,515
7	51025 0005	978 BOYLSTON ST	BU2	VC3	73,970
8	24009 0015	28 AUSTIN ST	MU4	VC3	71,613
9	62009 0015	1299 CENTRE ST	SR2	VC3	64,249
10	23020 0002	773 WASHINGTON ST	BU2	VC3	64,177
11	71007 0002	235-241 WASHINGTON ST	BU1	VC3	59,898
12	33008 0001	1326 WASHINGTON ST	MR1	VC3	58,329
13	23020 0006	787 WASHINGTON ST	BU2	VC3	56,475
14	72001 0004	430 CENTRE ST	BU4	VC3	52,228
15	72001 0012	400 CENTRE ST	BU1	VC3	47,410
16	31016 0001	989-1003 WATERTOWN ST	BU1	VC3	46,065
17	44025 0004	450 LEXINGTON ST #101	BU2	VC3	45,865
18	23022 0006	246-254 WALNUT ST	BU2	VC3	37,611
19	61033 0006	22-28 LANGLEY RD	BU1	VC3	35,939
20	52036 0003	1197-1203 WALNUT ST	BU1	VC3	34,471
21	51025 0008	56 RAMSDELL ST	BU2	VC3	34,448
22	12006 0005	431 WASHINGTON ST	BU2	VC3	33,324
23	12009 0009	371 WASHINGTON ST	BU2	VC3	32,162
24	71004 0005	303-321 WASHINGTON ST	BU1	VC3	31,638
25	24009 0025	19 HIGHLAND AVE	MR1	VC3	30,844
26	51025 0002	980 BOYLSTON ST	BU2	VC3	30,741
27	61036 0009	93-105 UNION ST	BU1	VC3	30,477
28	42032 0018	2251-2311 WASHINGTON ST	MR2	VC2	157,823
29	44025 0010	2034-2060 COMMONWEALTH AVE	BU2	VC2	119,746
30	22017 0020	98 WASHINGTON PK 098	MR3	VC2	82,466
31	42031 0013	2300 WASHINGTON ST	BU2	VC2	74,174
32	62010 0008	1337 CENTRE ST	SR2	VC2	66,002
33	51046 0001	109 OAK ST #1	BU1	VC2	65,307
34	31016 0003	492 WALTHAM ST	MR1	VC2	61,968
35	42031 0021	2344 WASHINGTON ST	BU1	VC2	59,650
36	54022 0052	1172 BEACON ST	BU2	VC2	55,455
37	65010 0001	392-396 LANGLEY RD	MR3	VC2	55,237
38	53029 0002A	2-12 WINDSOR RD	BU1	VC2	54,212
39	64003 0009D	1123 BEACON ST 7	MR3	VC2	52,116
40	54022 0004	1114 BEACON ST	BU2	VC2	49,976
41	44025 0011	2000 COMMONWEALTH AVE	BU2	VC2	44,764
42	64003 0012	1099 BEACON ST	BU2	VC2	44,314
43	52041 0002	9 ERIE AVE 2	MR3	VC2	44,074
44	41014 0010	283 MELROSE ST	MR1	VC2	43,873
45	14008 0008	451 WATERTOWN ST	BU2	VC2	43,723
46	42031 0015	2310 WASHINGTON ST	BU2	VC2	40,335

VCOD Zoning - Version 2.0

Count	Map ID	Site Address	Current Zoning	Proposed Zoning	Lot Area (sf)
47	14008 0009	471 WATERTOWN ST	MAN	VC2	39,433
48	52041 0003	54 LINCOLN ST	SR2	VC2	38,898
49	71035 0015	40-46 PARK ST	MR2	VC2	38,799
50	62004 0012	916 WALNUT ST	BU1	VC2	38,752
51	65010 0020	7 JACKSON ST	MR1	VC2	38,249
52	33013 0017	55-67 BORDER ST	MAN	VC2	34,585
53	51034 0002	70 LINDEN ST	MAN	VC2	32,589
54	61038 0008	714-724 BEACON ST	BU2	VC2	32,219
55	53032 0007	1615 BEACON ST	SR2	VC2	31,590
56	54022 0049	77 BEACONWOOD RD	MR2	MRT	80,012
57	53032 0006	1601 BEACON ST	SR2	MRT	77,791
58	62016 0010	1420-1426 CENTRE ST 04	SR3	MRT	68,812
59	62016 0010	1420-1426 CENTRE ST 04	SR3	MRT	68,812
60	65019 0070	53 JACKSON ST 53-D	MR1	MRT	65,328
61	72003 0005	20 ELDREDGE ST	MR1	MRT	61,892
62	72004 0002	474 CENTRE ST	MR1	MRT	55,244
63	62009 0006	64-90 CRESCENT AVE	SR2	MRT	50,165
64	12018 0034	483-487 CENTRE ST	MR2	MRT	41,442
65	52037 0010	1577-1589 CENTRE ST 8	MR1	MRT	35,559
66	62013 0008	53 PAUL ST 53-39	MR3	MRT	33,765
67	41014 0002	45 ASH ST	MR1	MRT	33,235
68	62013 0007	33-53 PAUL ST	MR3	MRT	33,012
69	53027 0017	757 CHESTNUT ST	SR2	MRT	32,807
70	65019 0059	383 LANGLEY RD 8A	MR2	MRT	32,739
71	52041 0001B	82 LINCOLN ST	MR3	MRT	30,131

VCOD Lots - Parcels by Current and Proposed Zoning Districts

Current Zoning	VCOD Zoning				Total by Current District
	VC3	VC2	VC1	MRT	
BU1	165	84	--	9	258
BU2	69	75	--	15	159
BU4	1	--	--	--	1
BU5	4	--	--	2	6
MAN	4	19	--	6	29
MR1	7	46	59	439	551
MR2	7	37	33	87	164
MR3	--	9	--	5	14
MU4	13	--	--	--	13
SR2	4	10	--	169	183
SR3	--	--	44	41	85
Total by VCOD	274	280	136	773	1463

VCOD Lots - Percentage of Newton Parcels

VCOD District	# of Lots		Size of Lots	
	Total Lots (VCOD)	% of All Lots (#)	Total Acres (VCOD)	% of All Lots (acres)
VC3	274	1.1%	95	0.82%
VC2	280	1.2%	92	0.79%
VC1	136	0.6%	24	0.20%
MRT	773	3.2%	181	1.56%
Totals	1463	6.1%	391	3.4%

Total Lots within the City 24,173
Total Lot Acreage 11,606