

City of Newton



Village Center Rezoning Phase 4: Version 2.0 Zoning Map

ZAP - April 24, 2023
Docket #38-22

Agenda

1. How We Got Here

- a. Community Vision: Village Center Framework
- b. Timeline: Where We Are

2. Version 2.0 Updates

- a. Input Received: Public Comment and ZAP Workshops
- b. Key Updates: Zoning Map and Framework

3. MBTA Communities Compliance

- a. Key Updates: Parking and Contiguity
- b. Version Comparisons: 1.0 vs. 2.0

4. Next Steps

How We Got Here

Vibrant Village Centers

Climate resiliency through built structures and green spaces

Communal & Public Space + Activation

More Diverse housing options and encourage mixed-use projects

Increase ease to get to Village Centers, especially through alternatives to driving

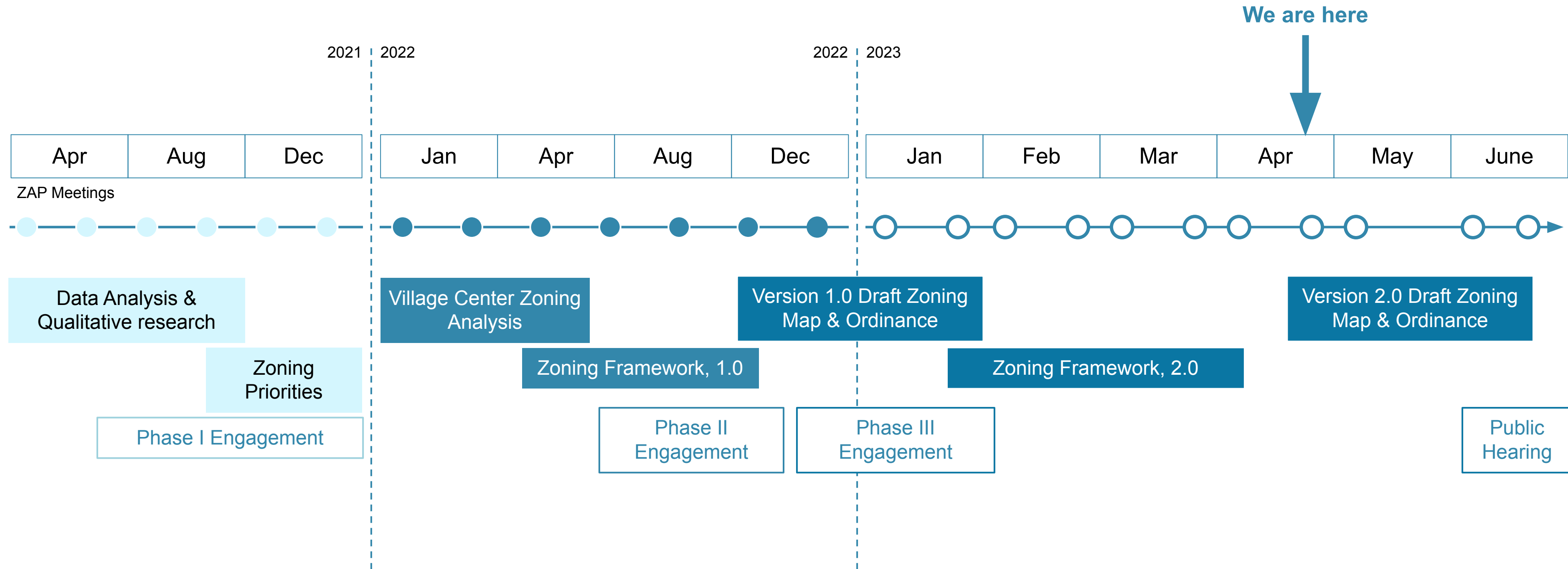
Increase accessibility to buildings and infrastructure within Village Centers

Increasing the ability for small businesses to begin, stay and thrive in Village Centers

Make the permitting process easier, clearer and multi-tiered



Building Upon A Multi-Year Effort



Version 2.0 Updates

Village Center Zoning Framework

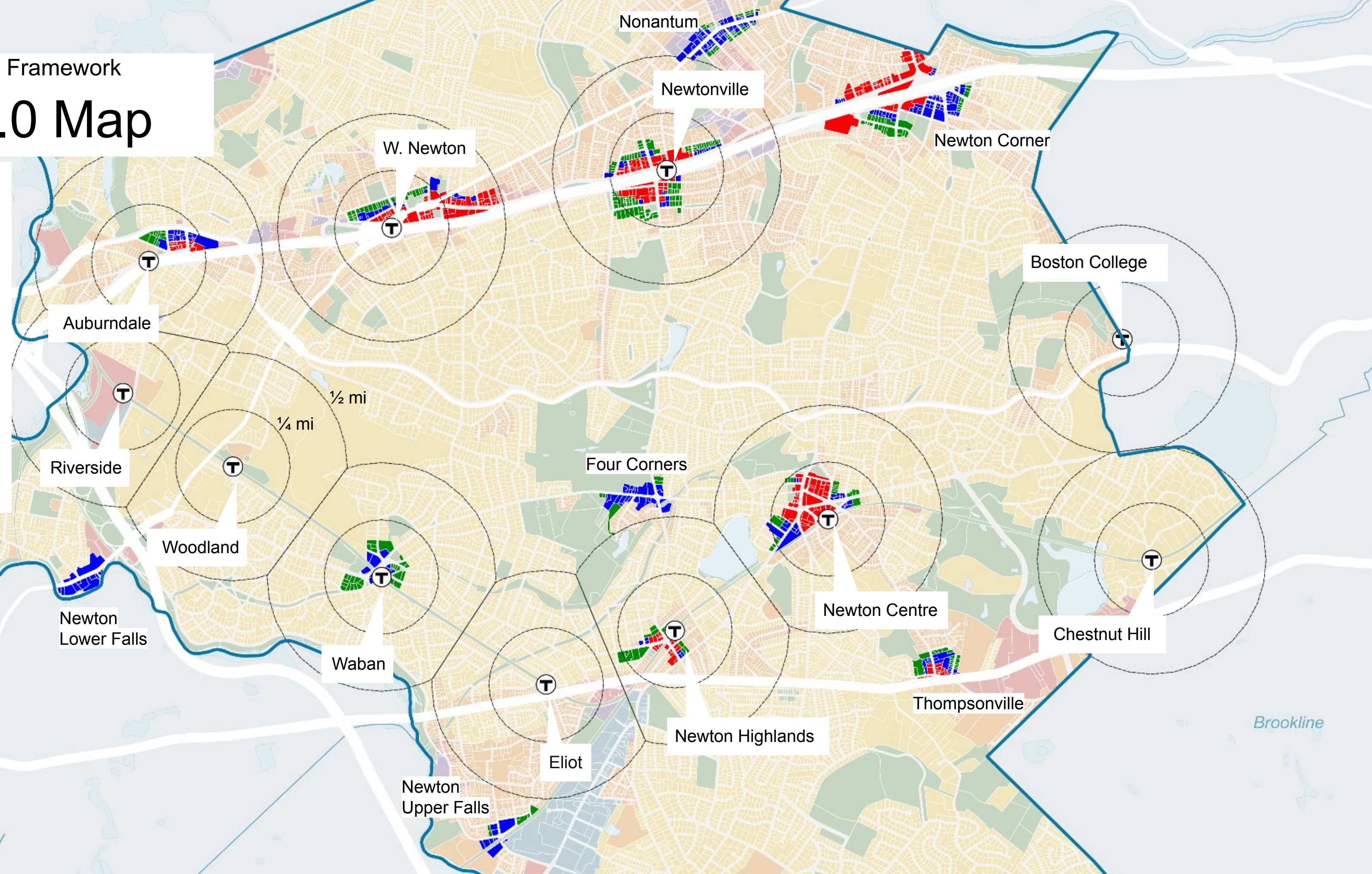
Version 1.0 Map

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

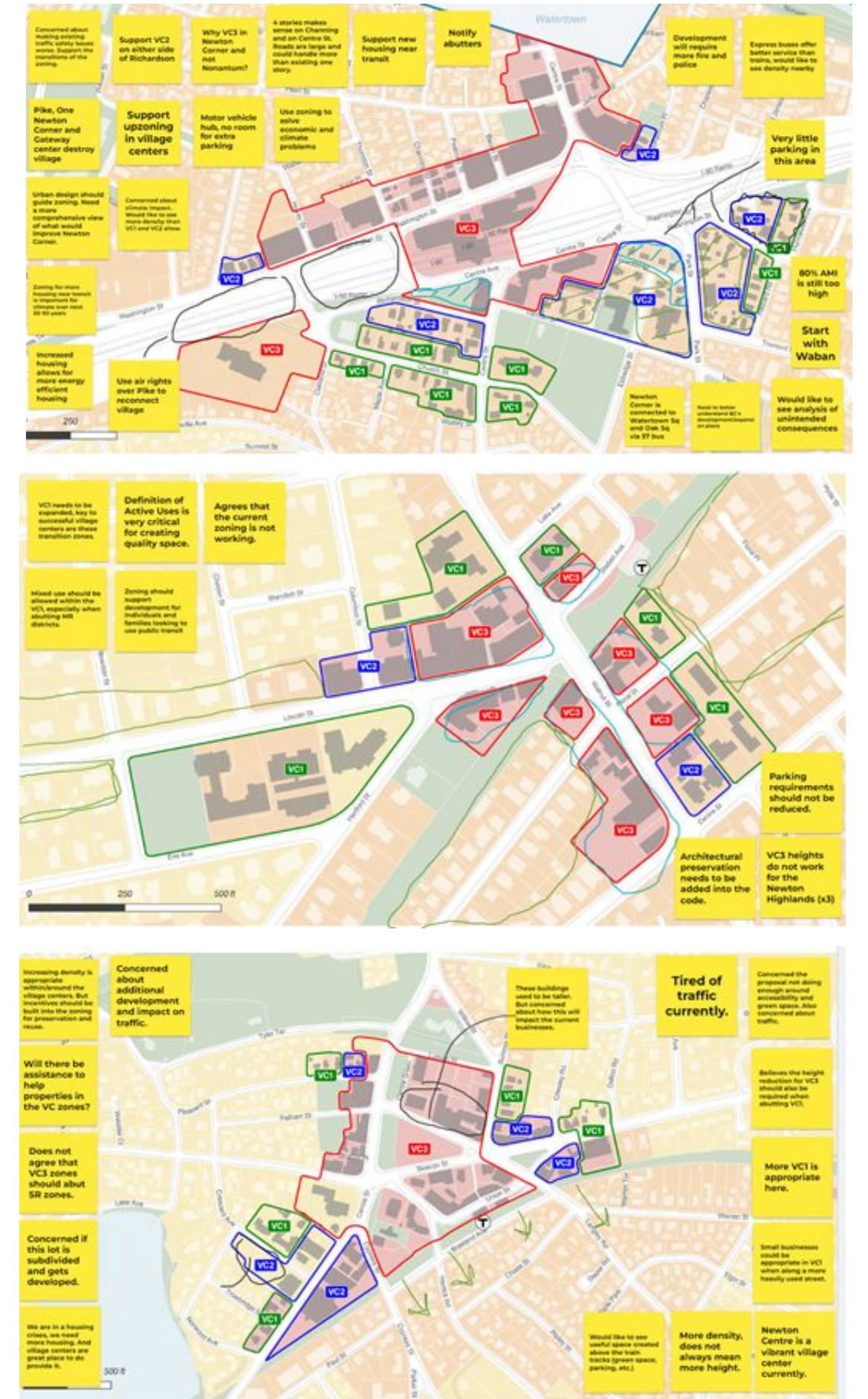
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)



Input Received

Version 1.0 Feedback Main Themes

- How does version 1.0 comply with MBTA Communities?
- Housing** - support for additional housing of all kinds, particularly affordable and accessible housing. Some concern for tear downs.
- Preservation and Reuse** - strong support for preservation and reuse of existing buildings.
- Parking** - support for further parking reductions and concerns that businesses have access to enough public parking.
- Economic Development** - support for more housing to bolster local businesses and concerns about displacement of businesses
- Open Space** - desire for additional open space, green space, trees, and wider sidewalks
- VC1** - concerns VC1 allowed too large of buildings, could incentivize tear downs, goes too far in some areas and not far enough in others.
- Locations** - questions about why not all MBTA stations were included and support for higher density along Green Line

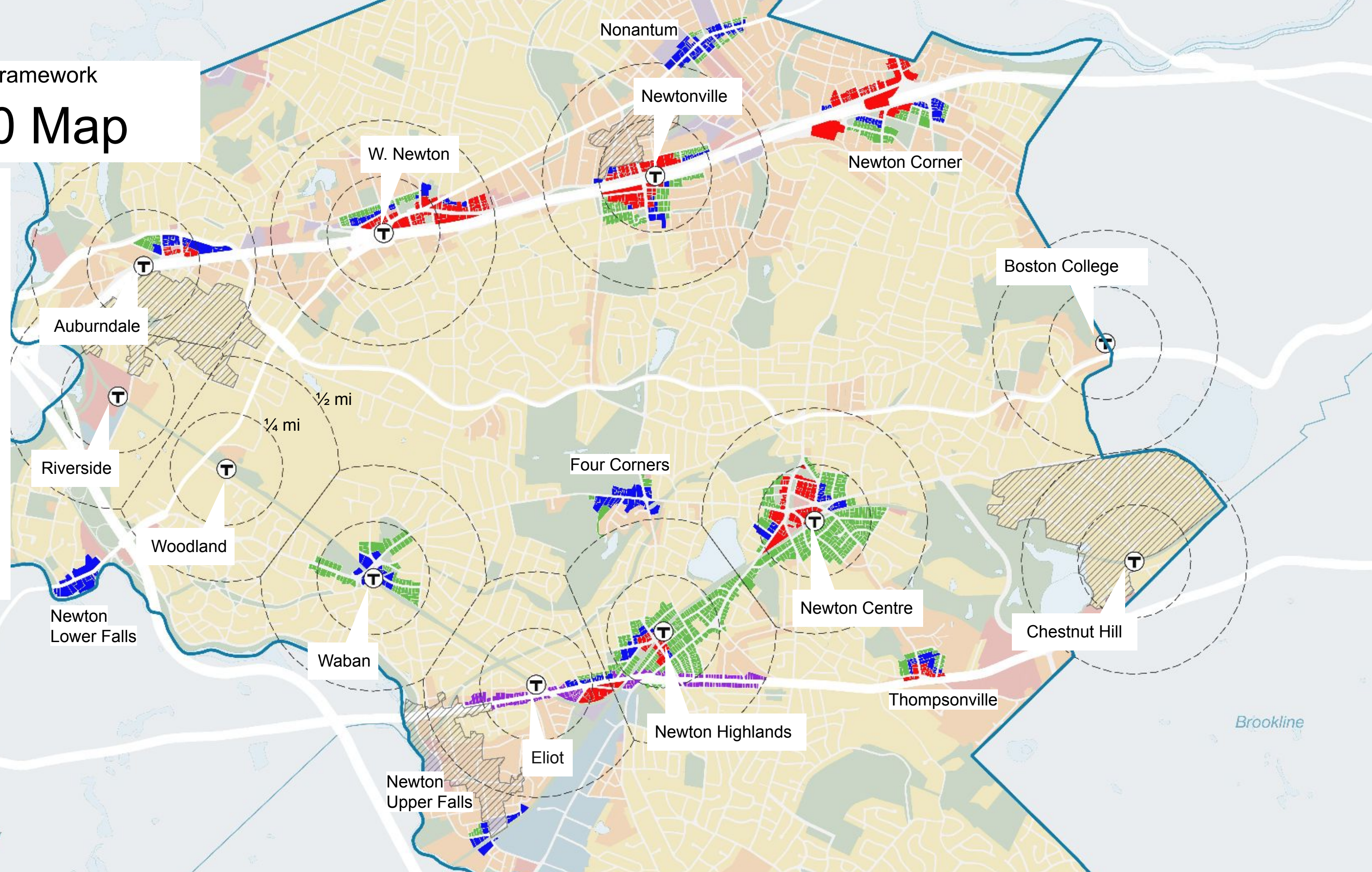


[Jam Boards](#) from input sessions held at the end of 2022

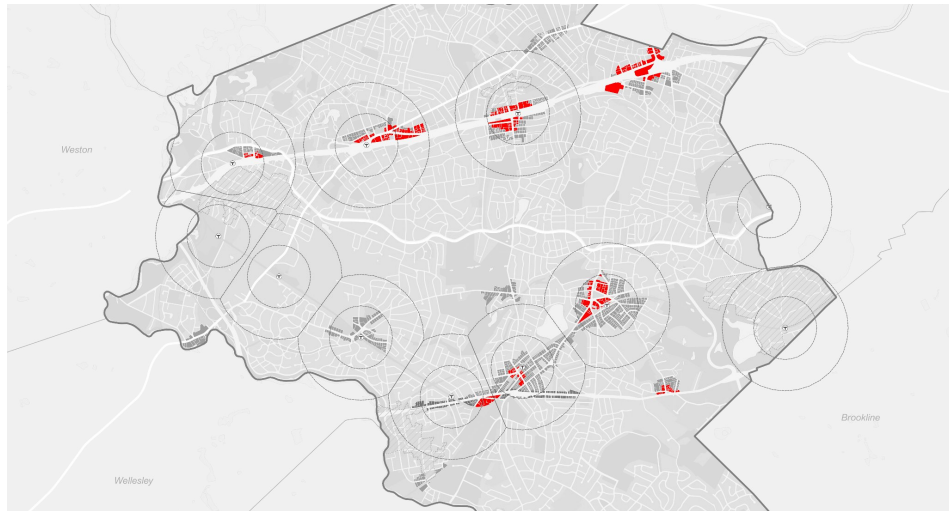
Village Center Zoning Framework

Version 2.0 Map

- Existing Zoning**
- Business (BU)
 - Manufacturing (LM, M)
 - Multi-Residence (MR)
 - Single Residence (SR)
 - Mixed Use (MU)
 - Public Use & Open Space (PU, OS/R)
- Proposed Zoning**
- Village Center 3 (VC3)
 - Village Center 2 (VC2)
 - Village Center 1 (VC1)
 - Multi-Residence Transit (MRT)
 - Mixed-Use Required
 - Historic District



Village Center 3 (VC3)



*Max height assumes a mixed-use building with residential units on the upper floors.

** Height reduction required within 50' of lot line.

Version 1.0

Version 2.0

Special Permit

Lots greater than 30,000 sf

Lots greater than 30,000 sf

Site Plan Review

Lots between 20,000 - 29,999 sf

Lots between 20,000 - 29,999 sf

Height, max. (mixed-use)*

4.5 stories; 66' (flat) 72' (pitched)

4.5 stories; 66' (flat) 72' (pitched)

Height, max. (R adjacent)**

3.5 stories; 54' (flat) 60' (pitched)

3.5 stories; 54' (flat) 60' (pitched)

Building Footprint, max.

15,000 sf

15,000 sf

Facade Length, min.

75%, or Lot Width within side setbacks minus 15', whichever is less

75%, or Lot Width within side setbacks minus 15', whichever is less

Setback: Front

0' min., 10' max.

0' min., ~~10' max.~~

Setback: Side, min.

None, unless:

- Abutting a building without a party wall in a non-R district, then 5'
- Abutting an R-district, then 15'

None, unless:

- ~~Abutting a building without a party wall in a non-R district, then 5'~~
- Abutting an R-district, then 15'

Setback: Rear, min.

- If abutting a non-R district, then 5'
- If abutting an R district, then 15'

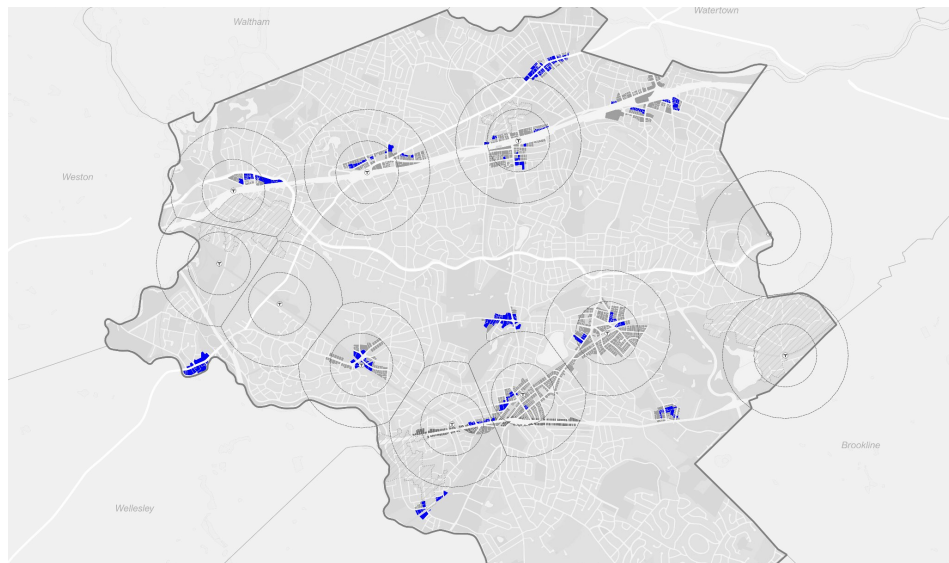
- If abutting a non-R district, then 5'
- If abutting an R district, then 15'

Allowable Uses

Multi-family, Retail, Office

Multi-family, Retail, Office

Village Center 2 (VC2)



*Max height assumes a mixed-use building with residential units on the upper floors.

** Height reduction required within 50' of lot line.

Version 1.0

Version 2.0

	Version 1.0	Version 2.0
Special Permit	Lots greater than 30,000 sf	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
Height, max. (mixed-use)*	3.5 stories; 54' (flat) 60' (pitched)	3.5 stories; 54' (flat) 60' (pitched)
Height, max. (R adjacent)**	—	—
Building Footprint, max.	10,000 sf	10,000 sf
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
Setback: Front	0' min., 15' max. or average	0' min., 15' max. or average
Setback: Side, min.	None, unless: <ul style="list-style-type: none"> • Abutting a building without a party wall in a non-R district, then 5' • Abutting an R-district, then 15' 	None, unless: <ul style="list-style-type: none"> • Abutting a building without a party wall in a non-R district, then 5' • Abutting an R-district, then 15'
Setback: Rear, min.	<ul style="list-style-type: none"> • If abutting a non-R district, then 5' • If abutting an R district, then 15' 	<ul style="list-style-type: none"> • If abutting a non-R district, then 5' • If abutting an R district, then 15'
Allowable Uses	Multi-family, Retail, Office	Multi-family, Retail, Office

Village Center 1 (VC1)⁺



+ Zone mapped only along Route 9

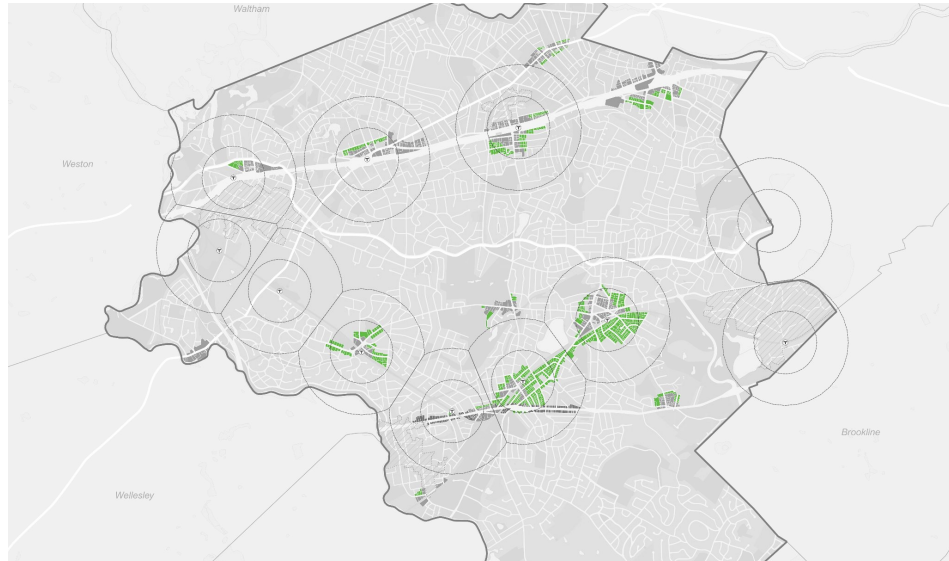
Version 1.0

Version 2.0

	Version 1.0	Version 2.0
Special Permit	Lots greater than 30,000 sf	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
Height, max. *	2.5 stories; 39' (flat) 45' (pitched)	2.5 stories; 39' (flat) 45' (pitched)
Building Footprint, max.	4,000 sf	4,000 sf
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less	75%, or Lot Width within side setbacks minus 15', whichever is less
Setback: Front	10' min., 20' max. or average	10' or average
Setback: Side, min.	<ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 10' Abutting an R-district, then 15' 	<ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 10' Abutting an R-district, then 15'
Setback: Rear, min.	15'	15'
Allowable Uses	Multi-family, Limited Retail	Multi-family, Limited Retail

*Max height assumes a mixed-use building with residential units on the upper floors.

Multi-Residence Transit (MRT)⁺



+ Formerly called VC1

	Version 1.0	Version 2.0
Special Permit	Lots greater than 30,000 sf	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000 - 29,999 sf	Lots between 20,000 - 29,999 sf
Height, max. (pitched roof)*	2.5 stories; 45'	2.5 stories; 45'
Height, max. (flat roof)*	2.5 stories; 39'	2.0 stories; 27'
Building Footprint, max.	4,000 sf	1,500 sf (new construction)
Number of units, min./max.	N/A	3 / 4 (new construction)
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less	50%
Setback: Front	10' min., 20' max. or average	10' or average
Setback: Side, min.	<ul style="list-style-type: none"> Abutting a building without a party wall in a non-R district, then 10' Abutting an R-district, then 15' 	7.5'
Setback: Rear, min.	<ul style="list-style-type: none"> If abutting a non-R district, then 10' If abutting an R district, then 15' 	15'
Allowable Uses	Multi-family, Limited Retail	Multi-family, Limited Retail

*Only Residential use is allowed

New MRT Metrics (originally VC1)

Newton Examples of Allowed Development



94-96 Madison Street

Newtonville

5 units

Footprint: 1,700 sq ft

Lot Size: 8,590 sq ft



286 Melrose Street

Auburndale

6 units

Footprint: 1,734 sq ft

Lot Size: 5,867 sq ft



831-833 Boylston Street

Newton Highlands

4 units

Footprint: 1,627 sq ft

Lot Size: 3,399 sq ft

*Footprints are estimates using the Newton Assessor Database

New MRT Metrics (originally VC1)

Newton Examples of Allowed Development



11 Washington Street

Newton Corner

6 units

Footprint: 2,800 sq ft

Lot Size: 60,002 sq ft



384 Newtonville Avenue

Newtonville

4 units

Footprint: 1,289 sq ft

Lot Size: 9,695 sq ft



417-421 Auburn Street

Auburndale

7 units

Footprint: 2,562 sq ft

Lot Size: 7,750 sq ft

*Footprints are estimates using the Newton Assessor Database

MRT Allows Similar or Smaller to Current Zoning

	Proposed Zoning	Current Zoning
	MRT	SR2/MR1/MR2*
Useable Open Space	30%**	50%
Front Setback	10'	25'
Side Setback	7.5'	7.5'
Rear Setback	15'	15'
Building Height, Pitched Roof	2.5 stories / 45'	2.5 stories 36'
Building Height, Flat Roof	2.0 / 27'	2.5 / 30'
Building Footprint, max.	1,500 sf (new construction)	None, but new construction typically ranges from 2,000-2,500 sf
Number of Units, max.	4 (new construction)	1 (SR) 2 (MR1/MR2)
Allowable Uses	Multi-family	Single- and Two-family

*Old lot standards

** Only required for lots over 30,000 sf

New MRT Metrics (originally VC1)

MRT Allows Similar or Smaller to Current Zoning

472-474 Watertown St, Nonantum (lot size 9,235 sf)

**Existing Zoning
Demolished Home (2 units)**



Footprint: 1,356 sq ft

Height: 24'

Impervious Area: 17%

**Existing Zoning
Under Construction (2 units)**



Footprint: 2,469 sq ft

Height: 34'

Impervious Area: 42%

**Proposed Zoning
Allowed Within MRT (4 units)***



Footprint: ~ 1,500 sq ft

Height: 39'

Impervious Area: 23%

*456-458 Watertown Street, used for illustrative purposes only

Village Centers - Version 2.0

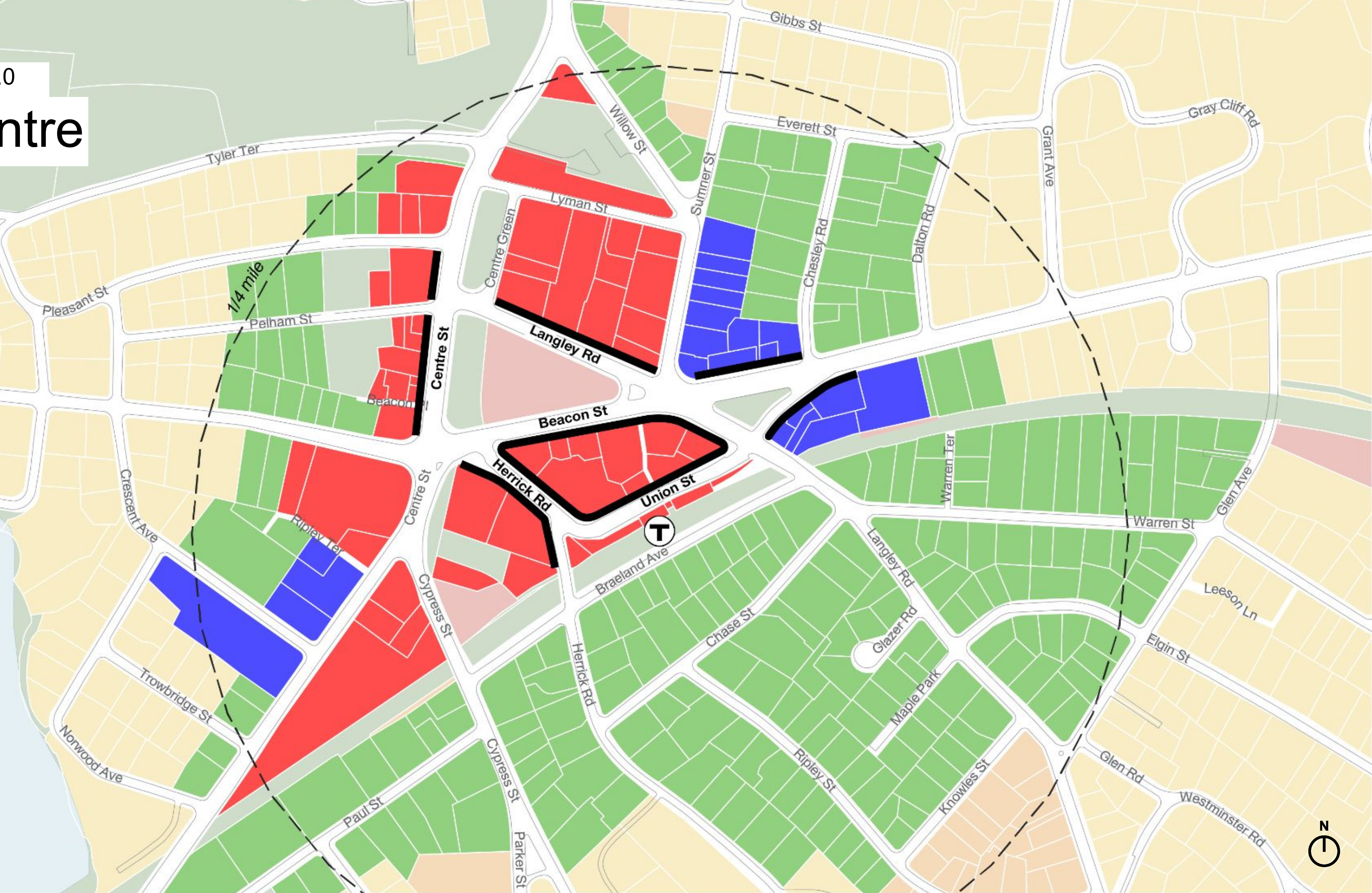
Newton Centre

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)
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- Village Center 1 (VC1)
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- Mixed-Use Required
- Historic District



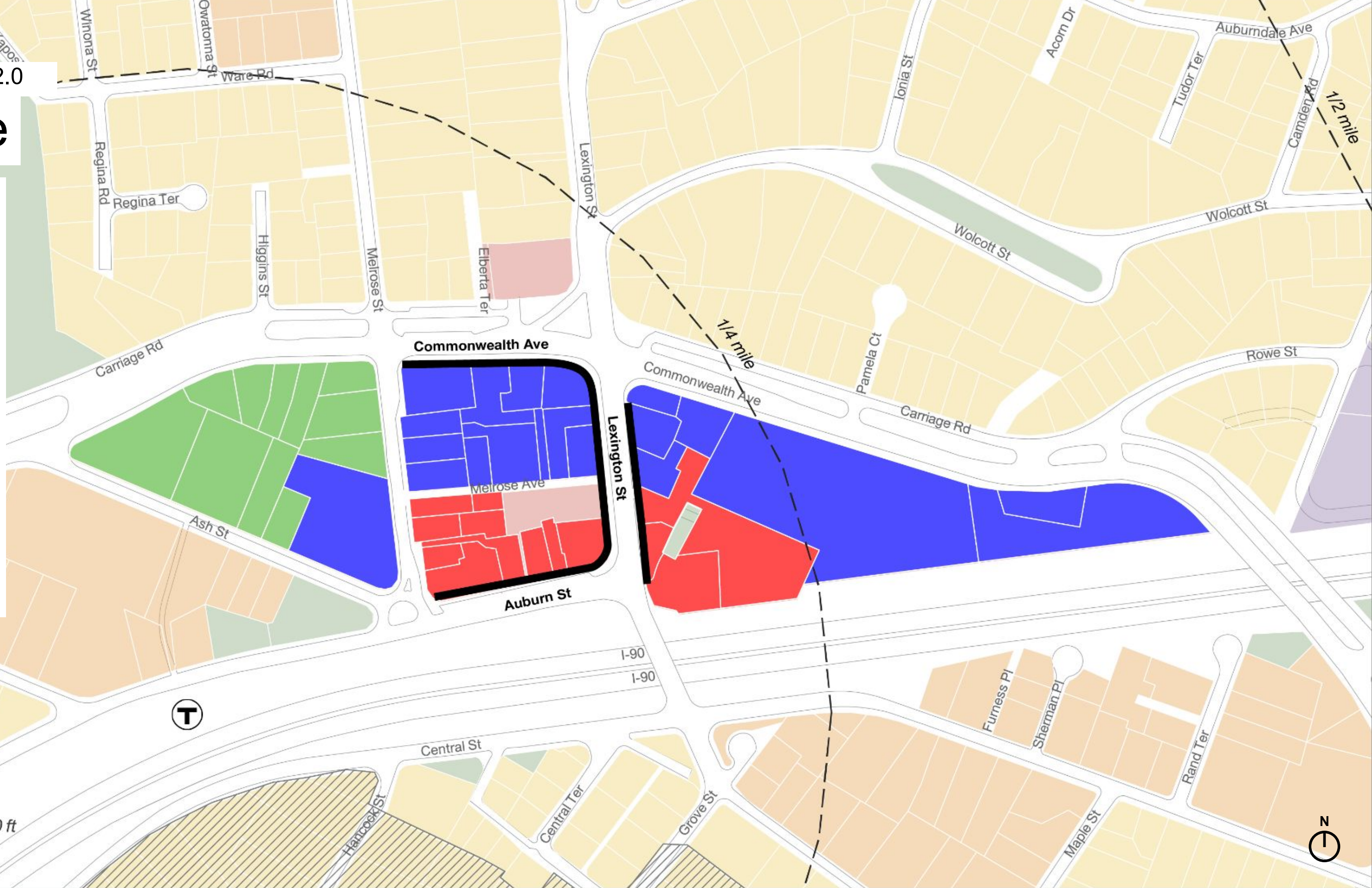
Auburndale

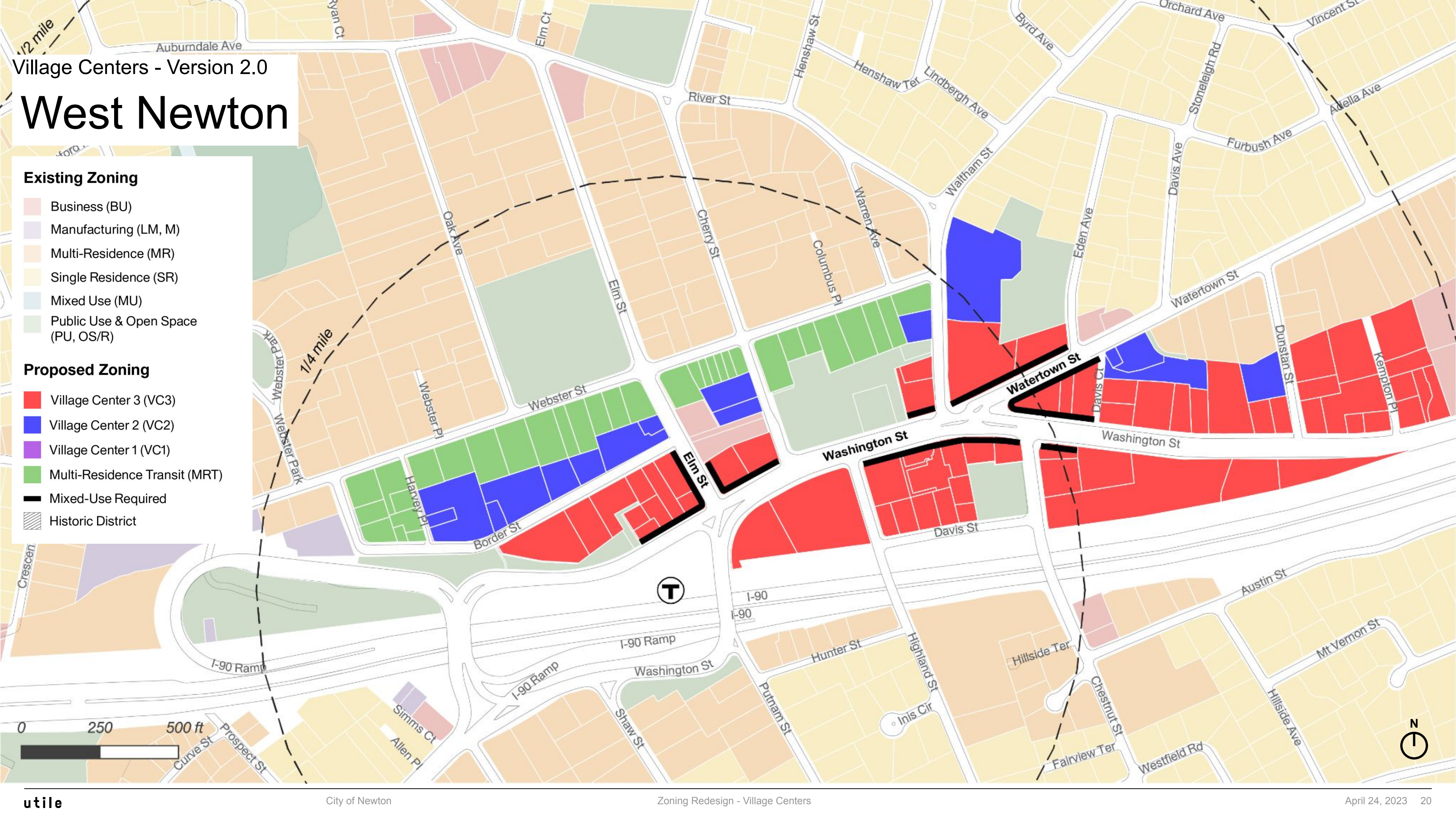
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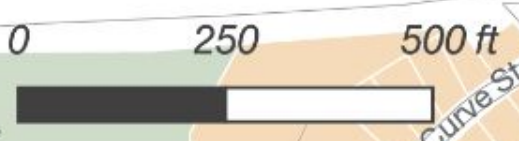




Village Centers - Version 2.0

West Newton

- Existing Zoning**
- Business (BU)
 - Manufacturing (LM, M)
 - Multi-Residence (MR)
 - Single Residence (SR)
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- Proposed Zoning**
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Village Centers - Version 2.0

Newtonville

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

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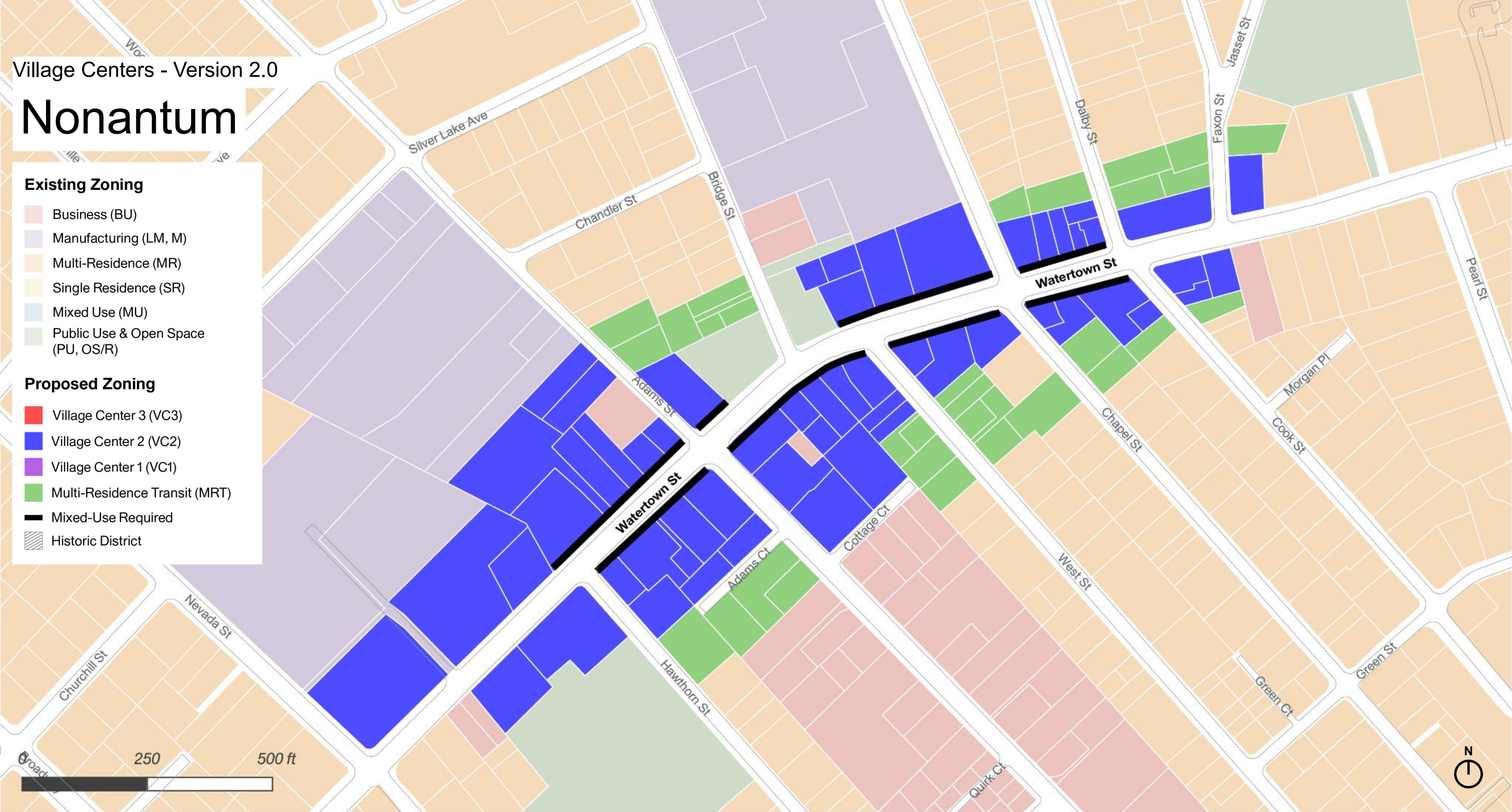
Nonantum

Existing Zoning

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- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
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Proposed Zoning

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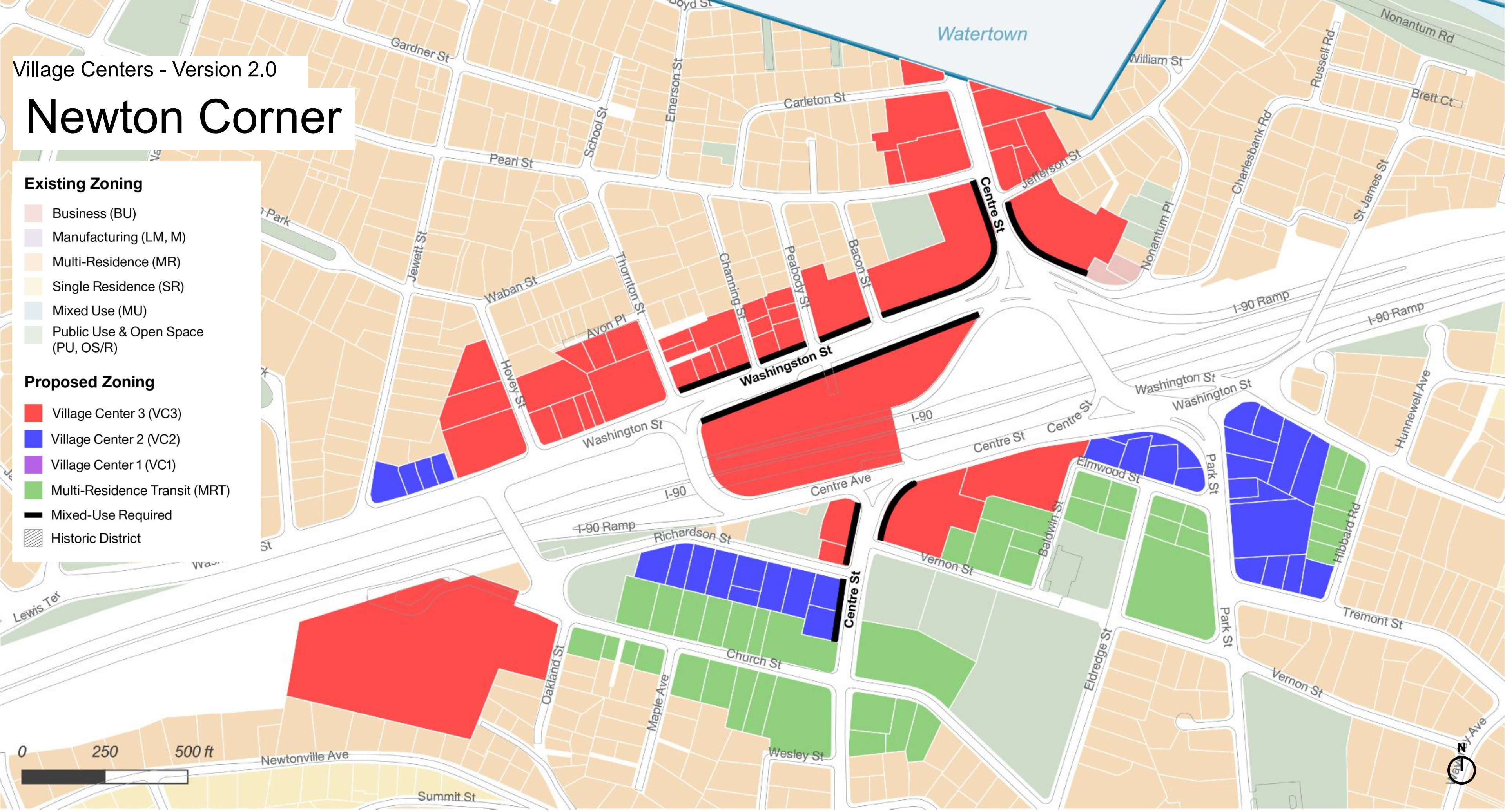
Newton Corner

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
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Proposed Zoning

- Village Center 3 (VC3)
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- Mixed-Use Required
- Historic District



Newton Lower Falls

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)
- Village Center 2 (VC2)
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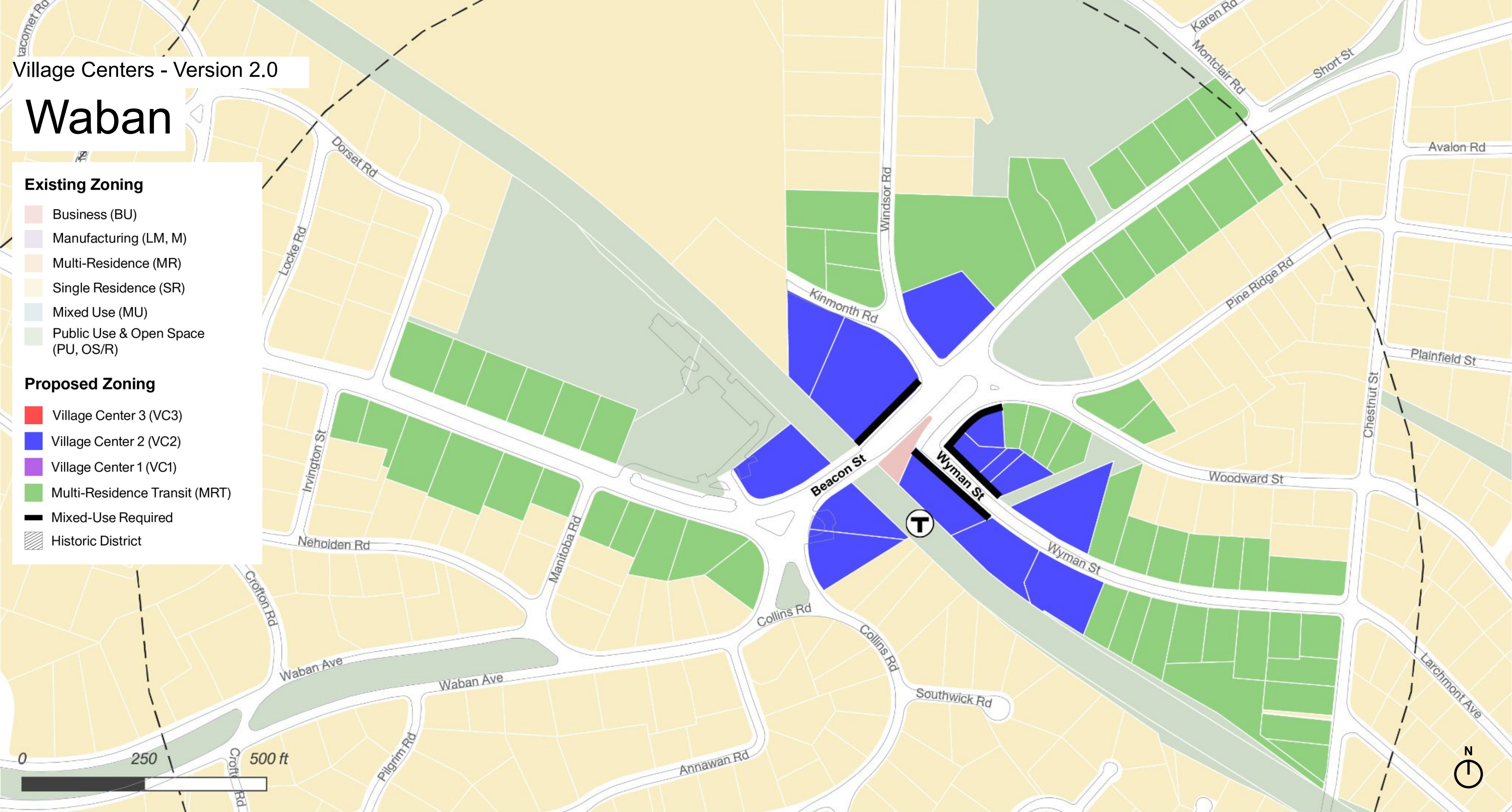
Waban

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



Four Corners

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District



Upper Falls (Pettee Square)

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

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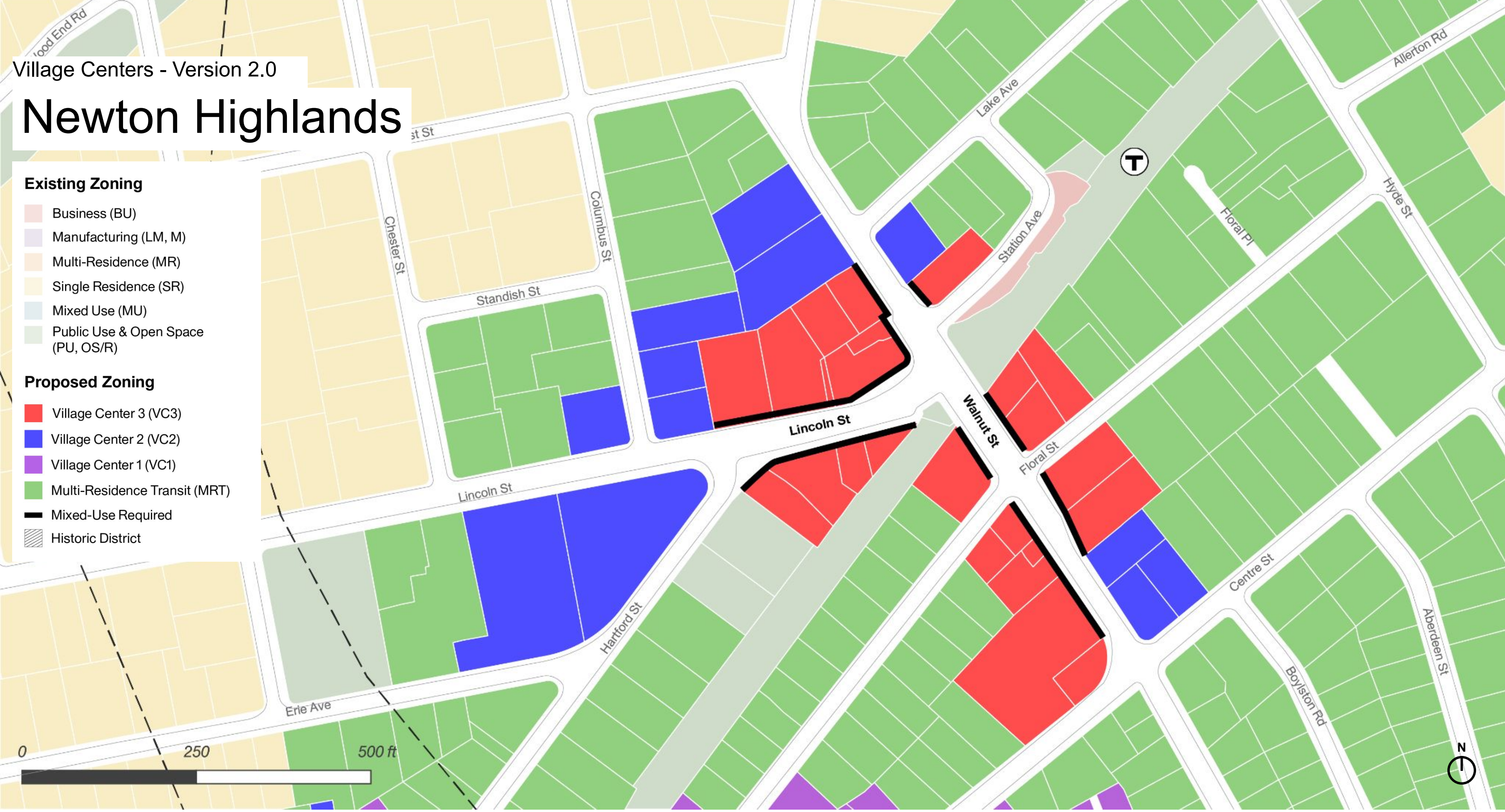
Newton Highlands

Existing Zoning

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- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

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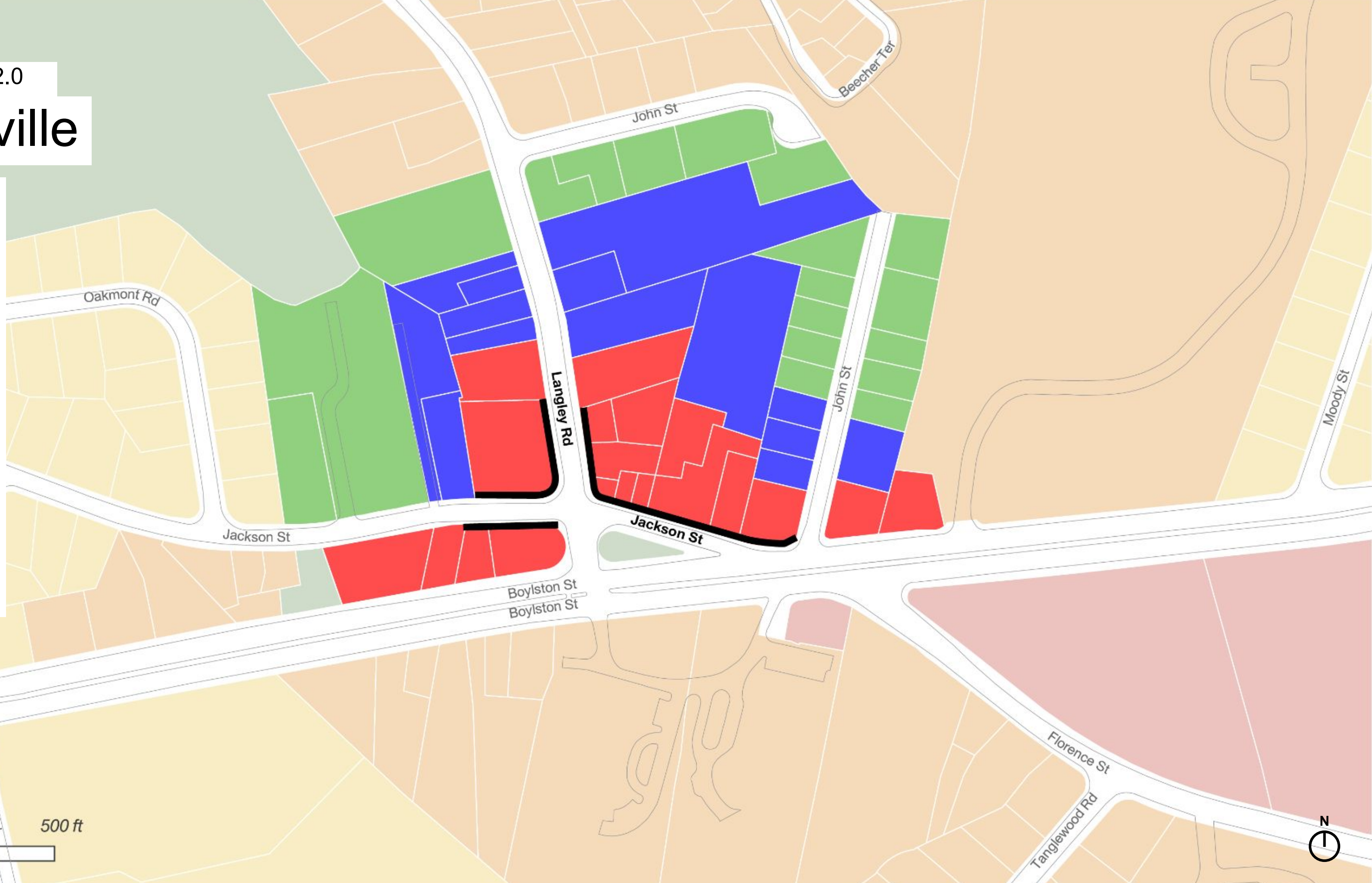
Thompsonville

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
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- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

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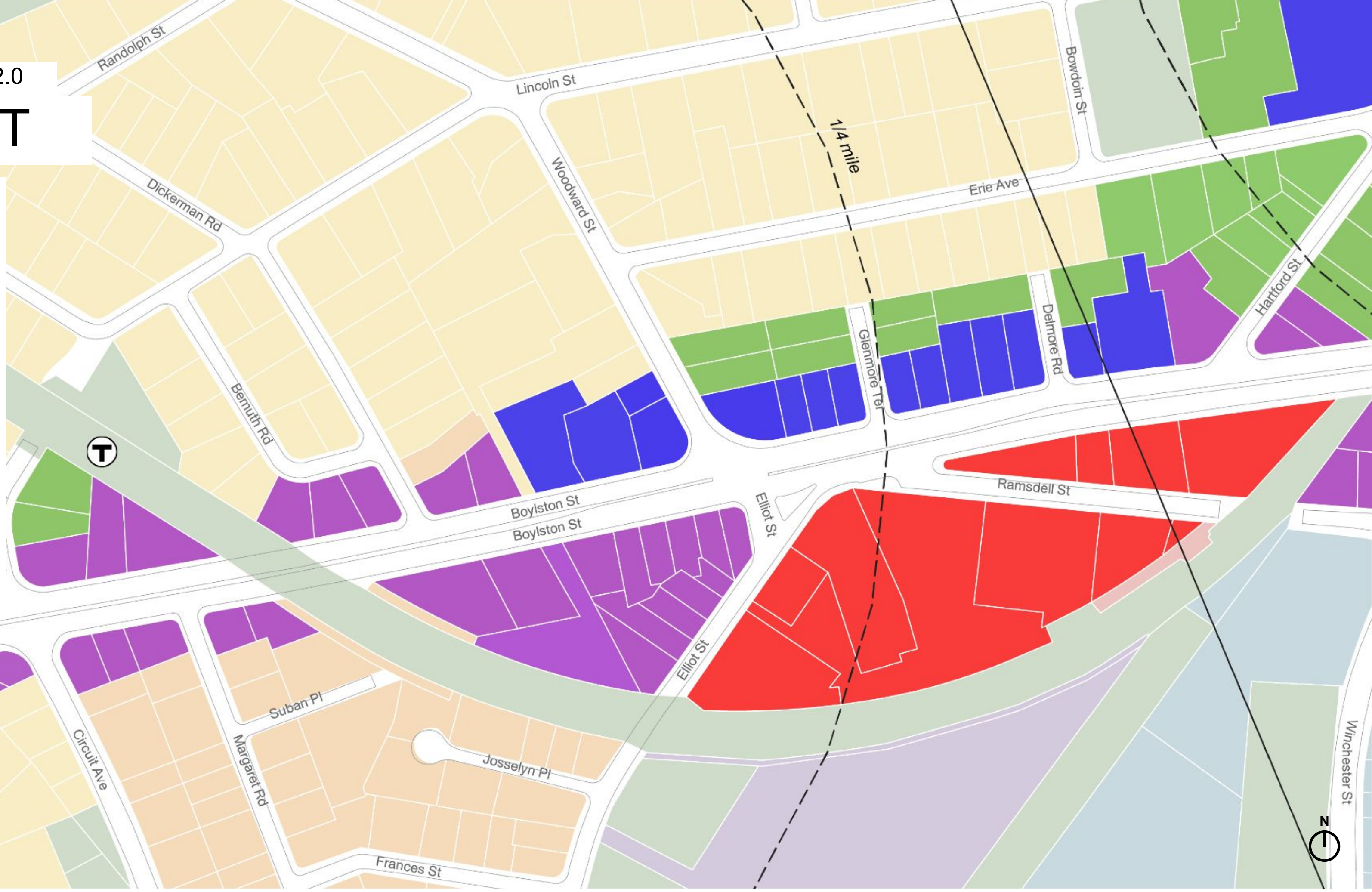
Eliot Street T

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

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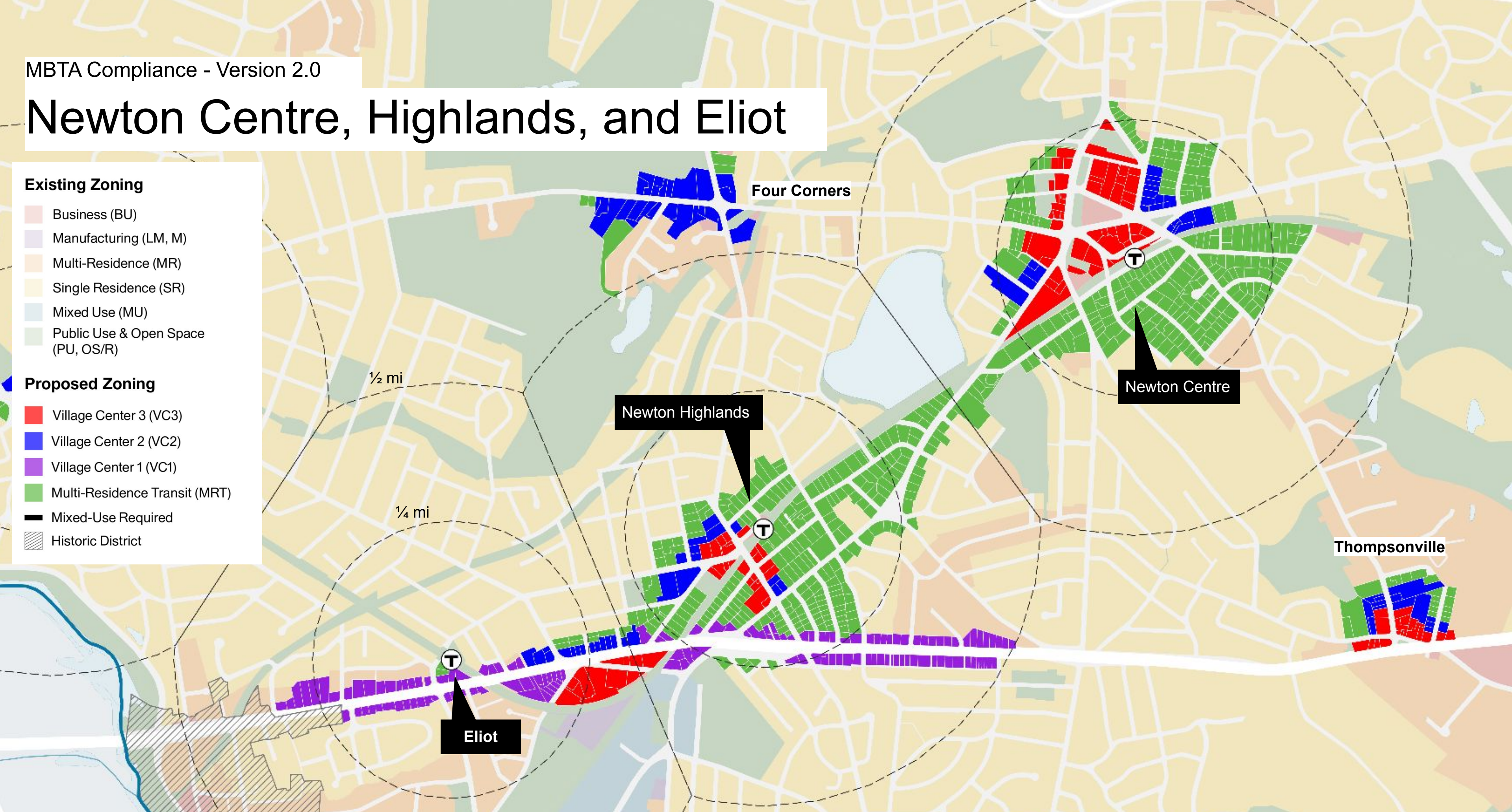
Newton Centre, Highlands, and Eliot

Existing Zoning

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- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

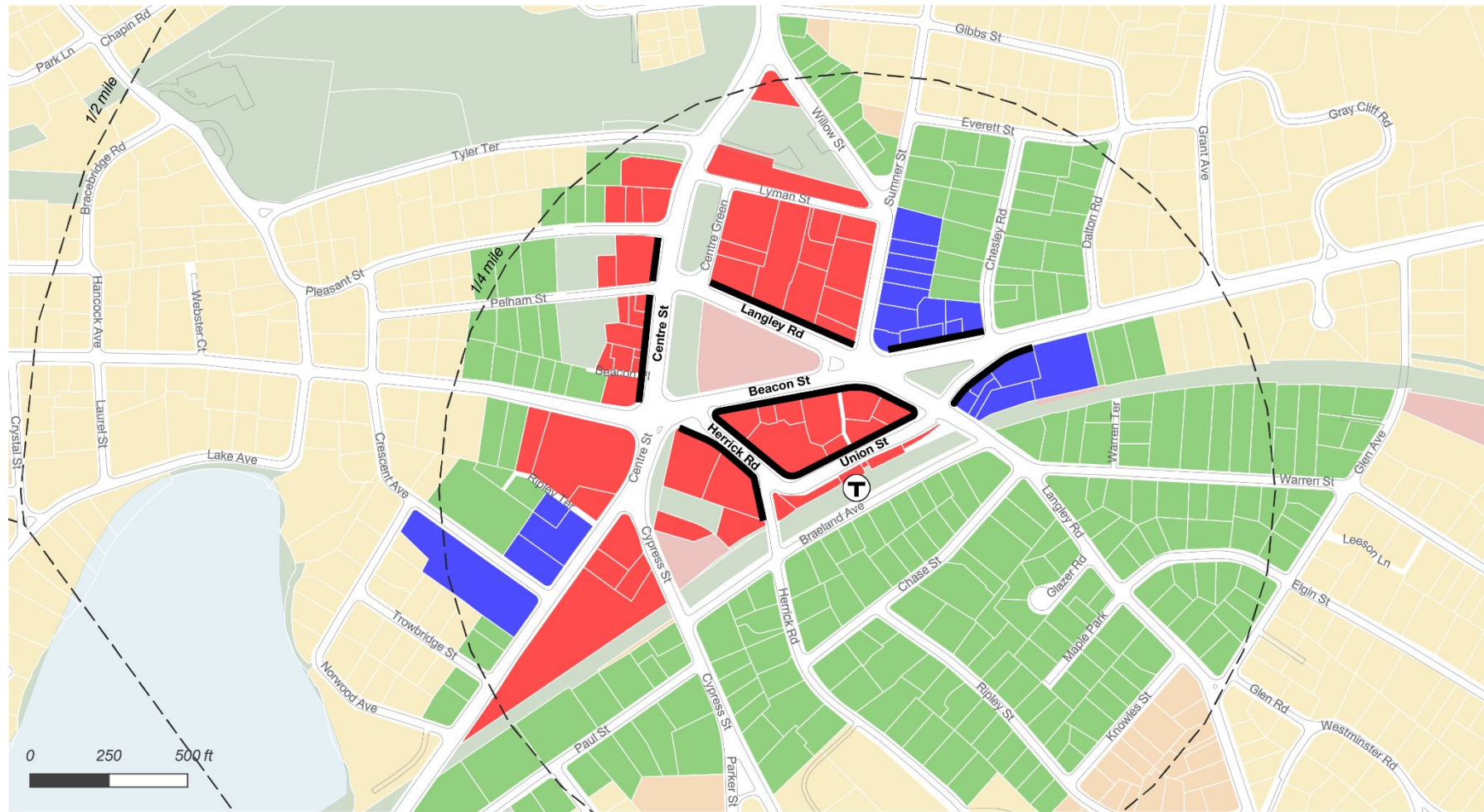
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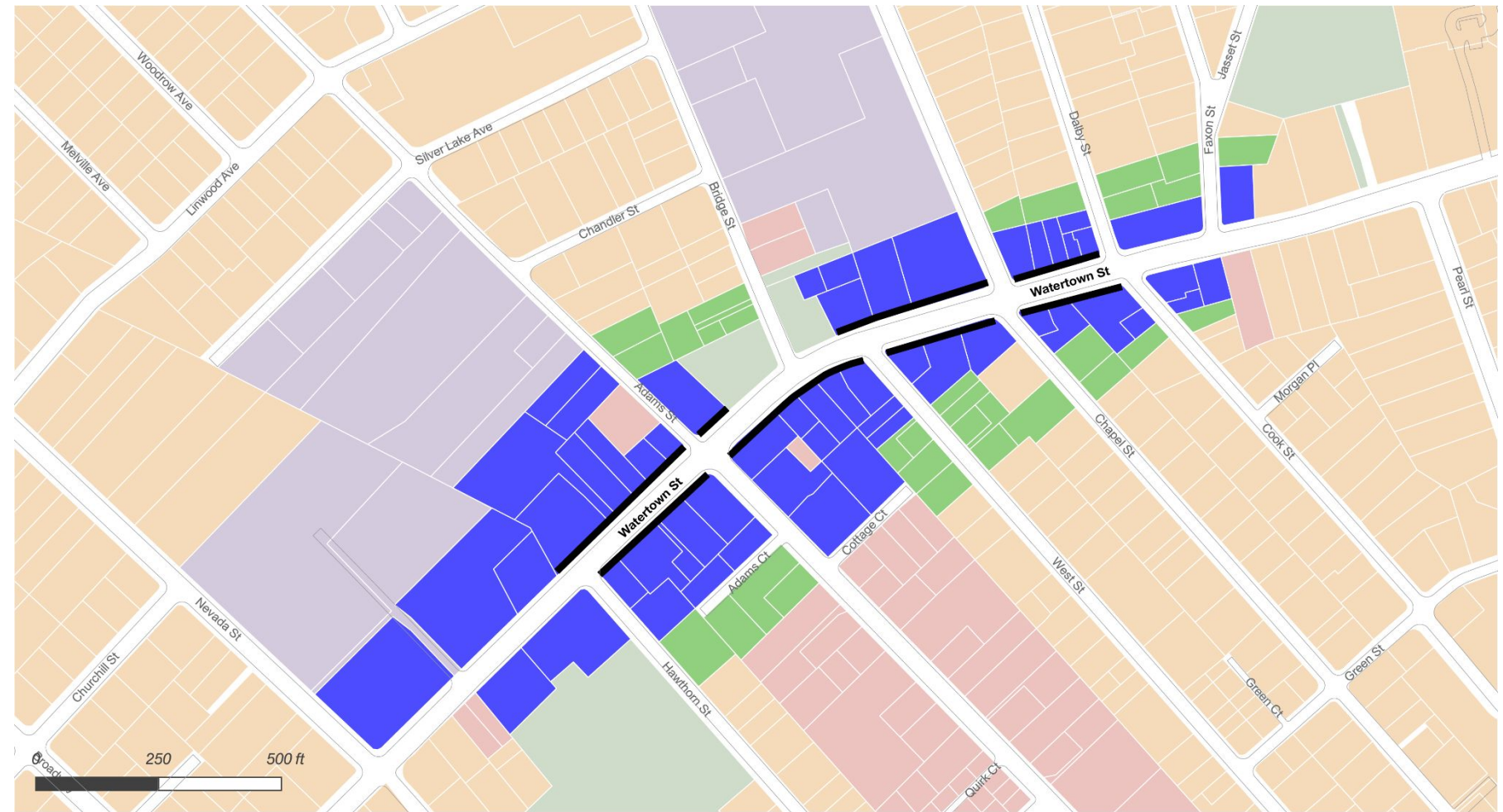


Priority Streets - Ground Floor Commercial is Required

Newton Centre

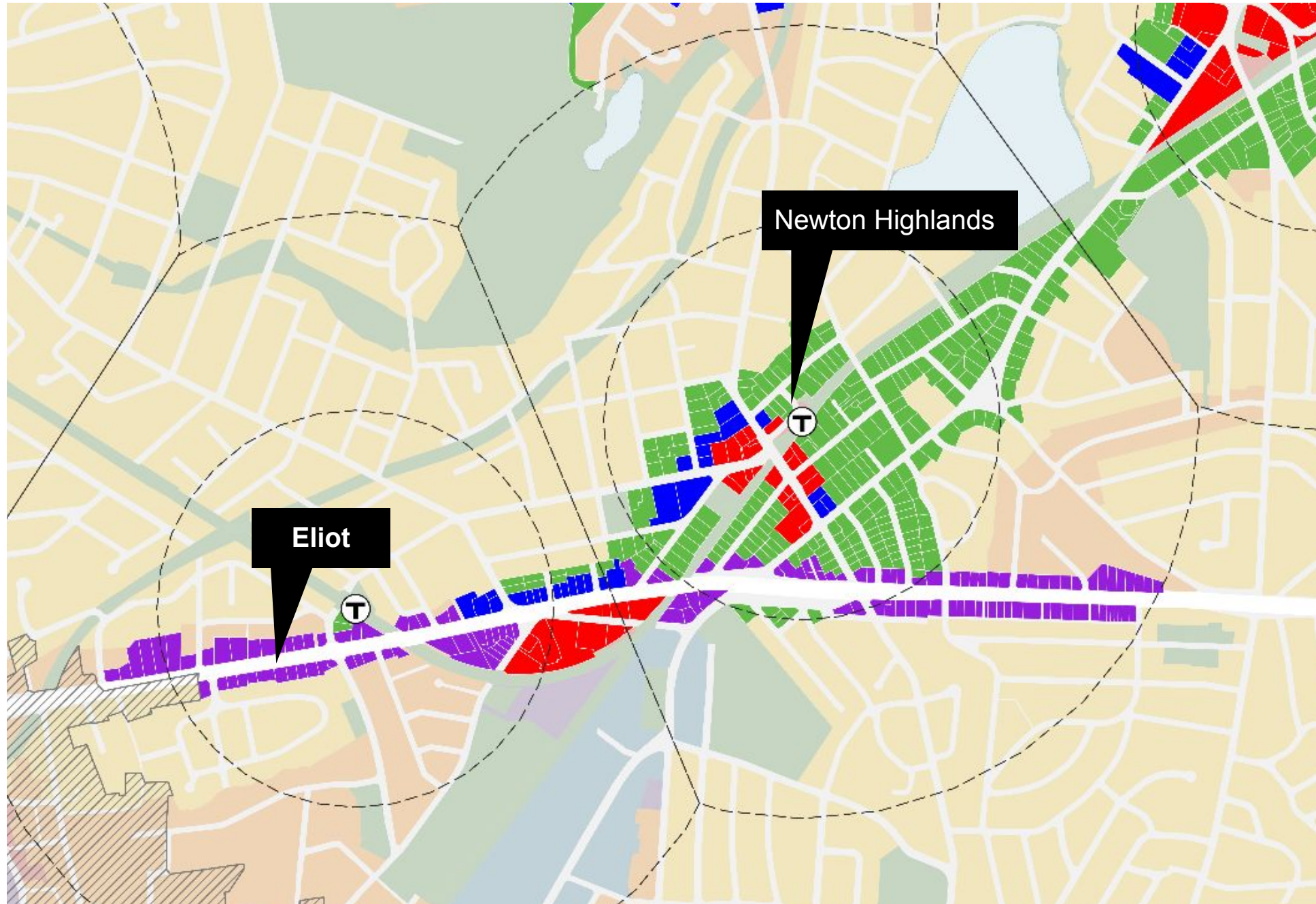


Nonantum



 - Priority Streets

VC1 (■) Only Along Route 9

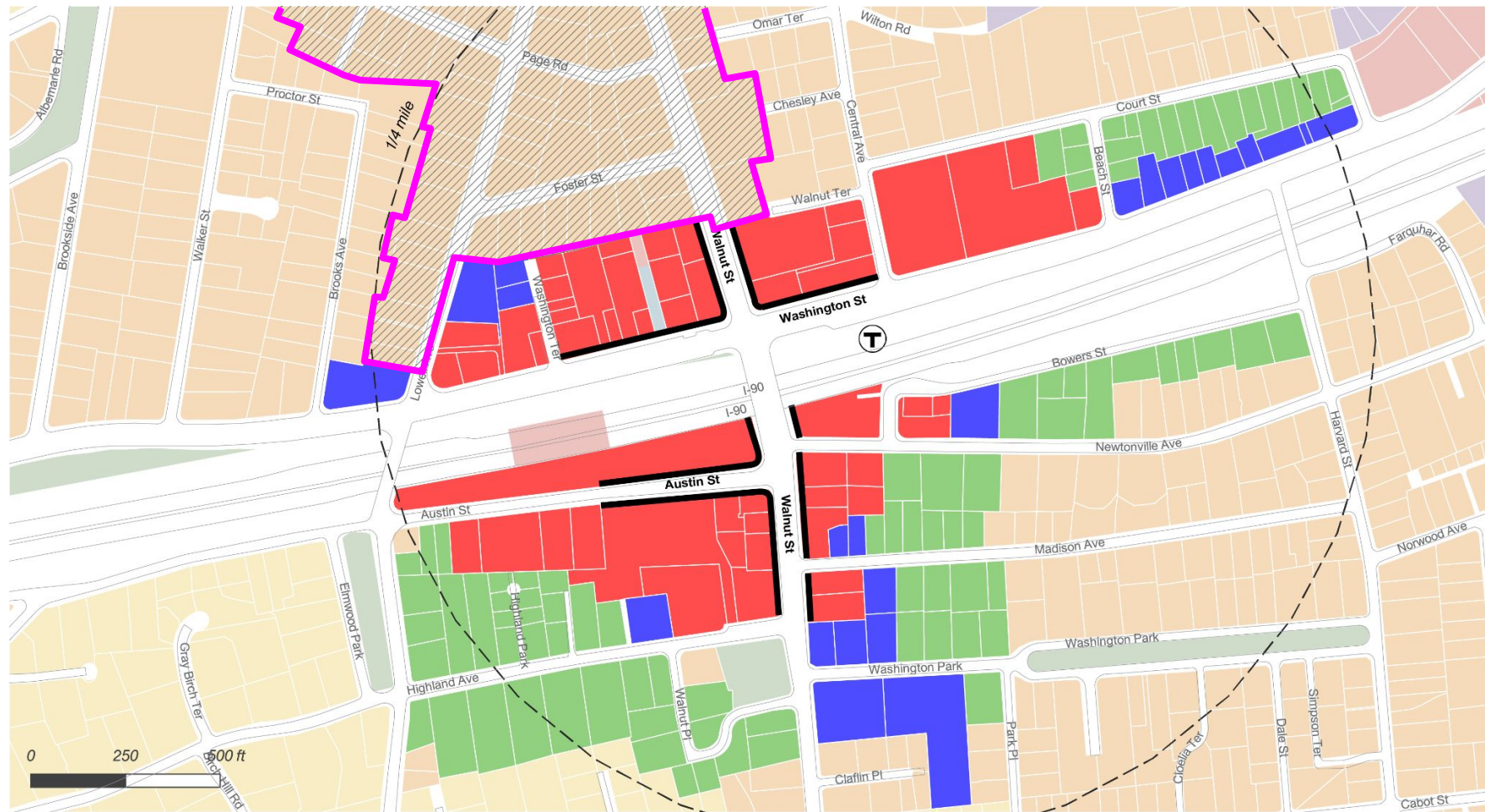


44-54 Church St, Belmont, MA - Ground floor retail with office above

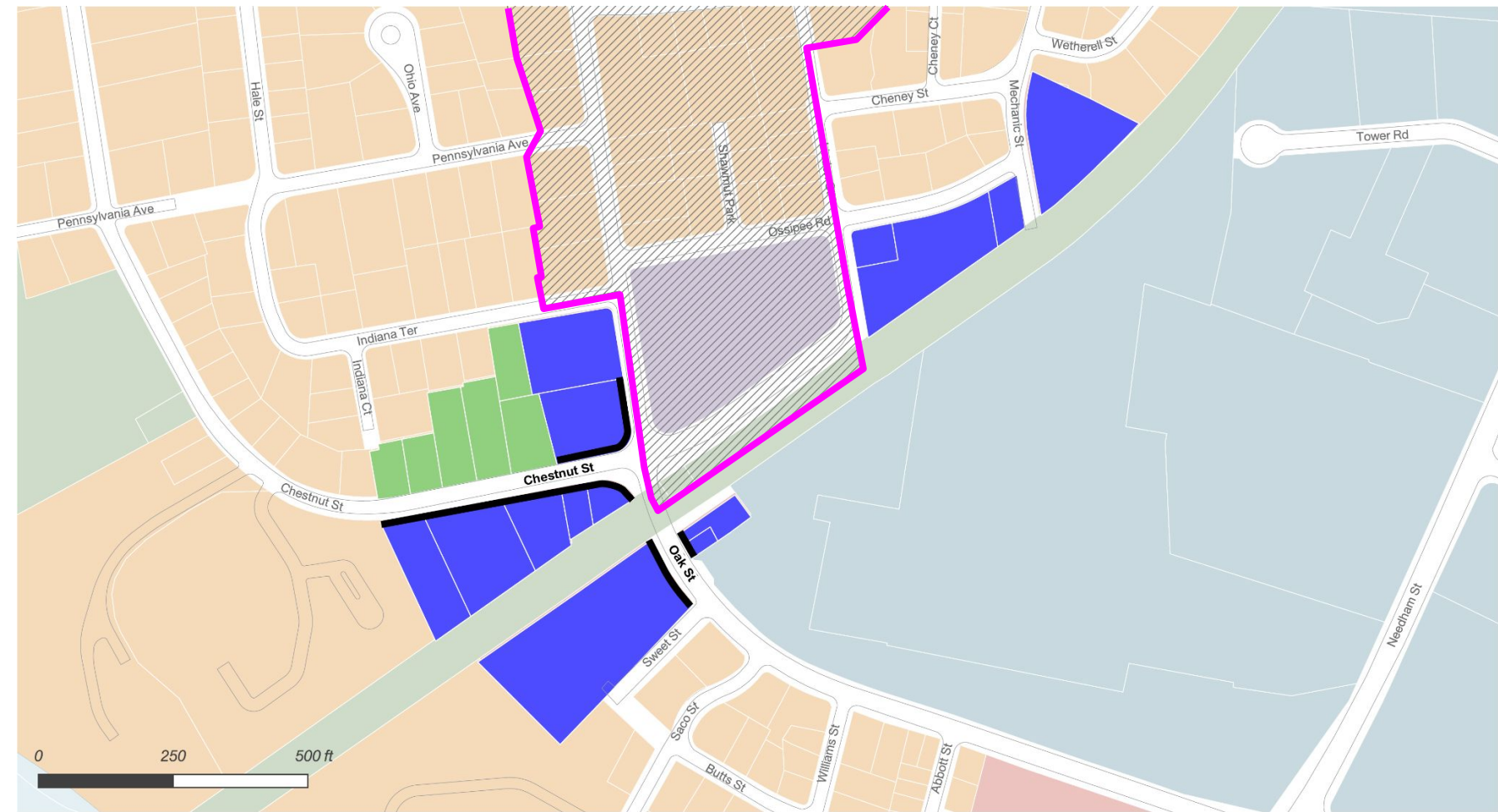
VC1 Mapped along Route 9 Between the Eliot Street T-stop and Newton Highlands

Remove Parcels in Local Historic Districts

Newtonville

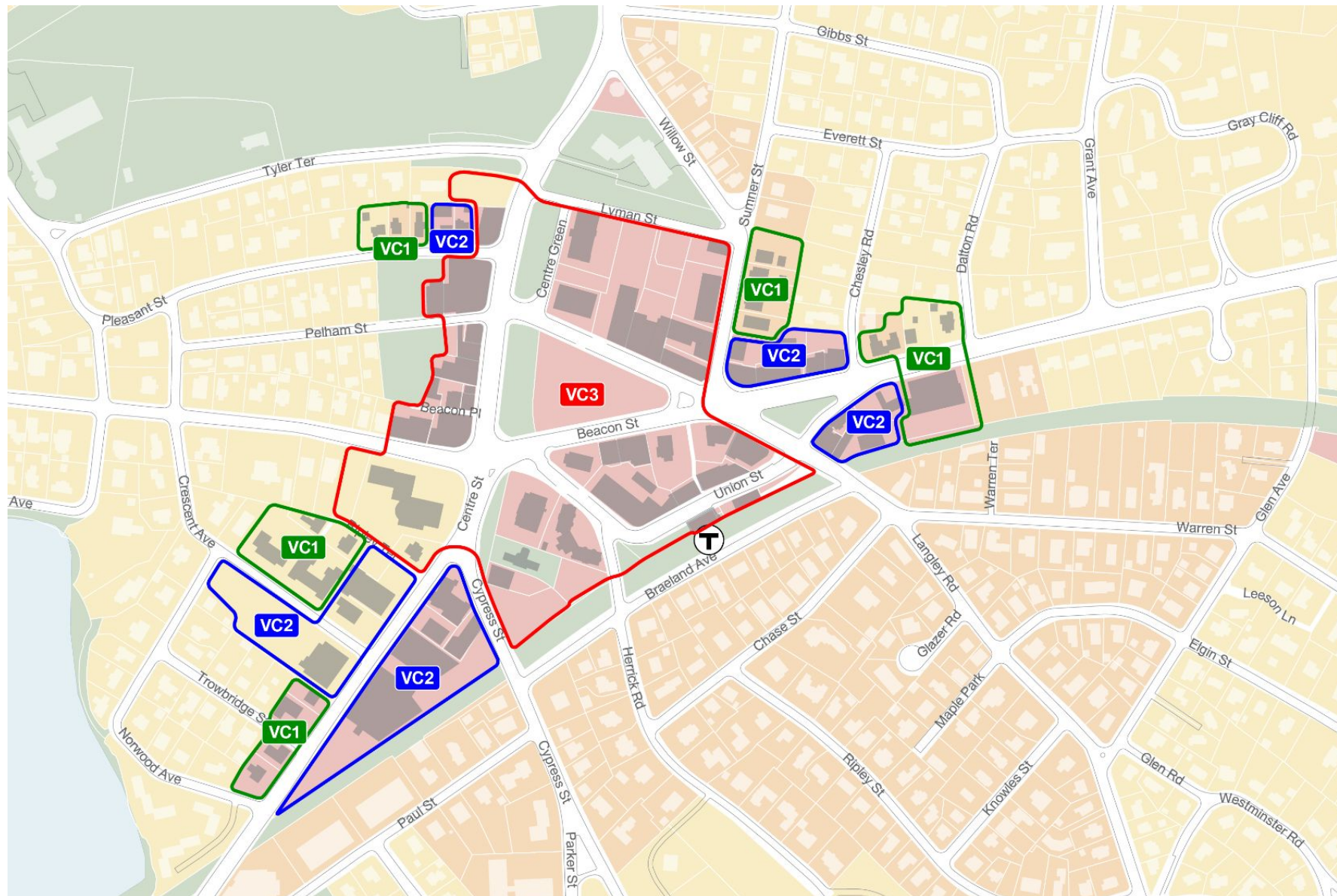


Upper Falls

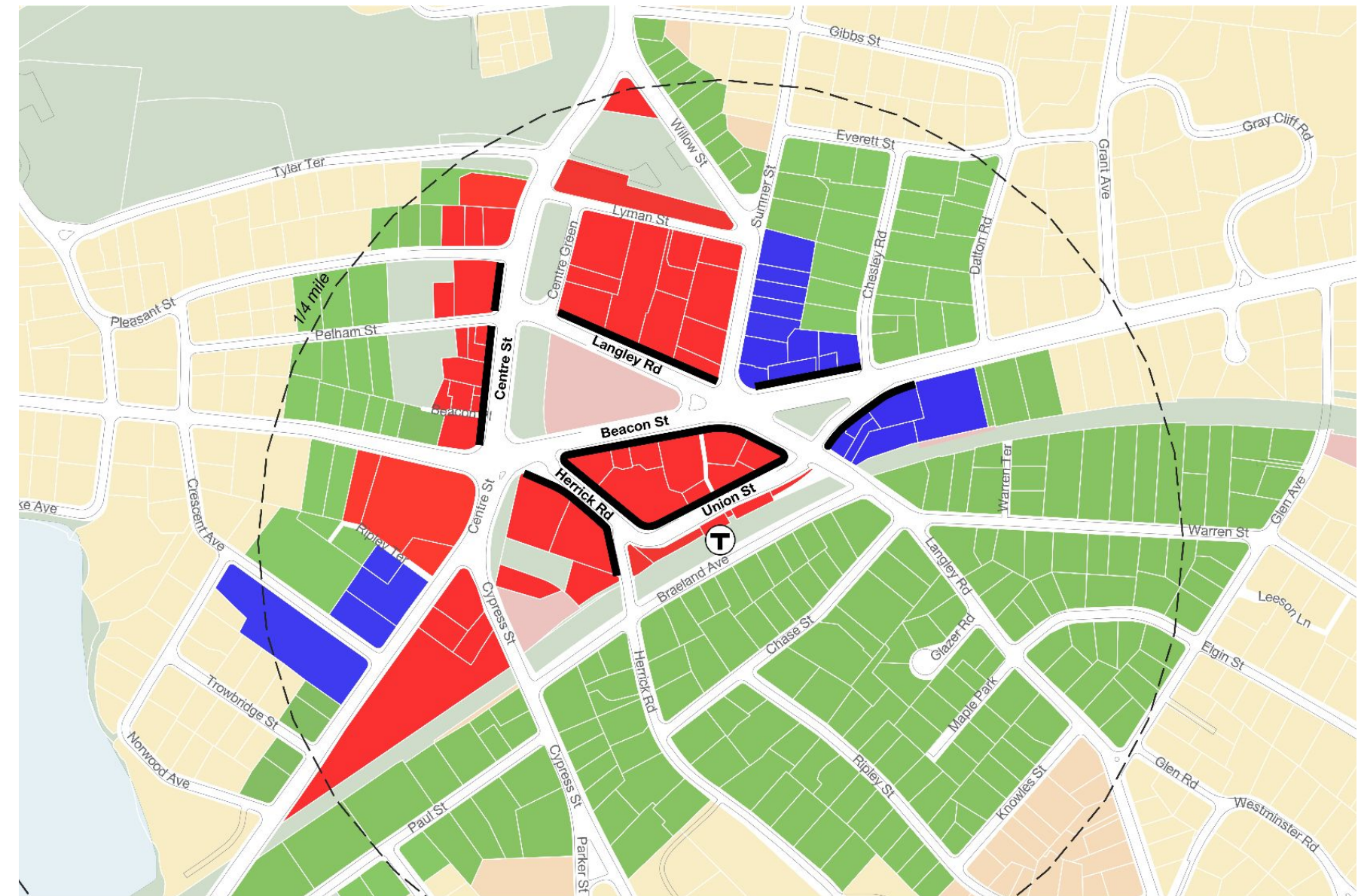


Remove City-Owned Parcels

Version 1.0



Version 2.0



Vehicular Parking May Be Provided On-Site, But Not Required

	Version 1.0		Version 2.0	
	Bicycle Parking (min.)	Motor Vehicle Parking (min.)	Bicycle Parking (min.)	Motor Vehicle Parking (min.)
Residential (multi-family)	Required	1 per unit	Required	Not Required
Commercial	Required	Ground floor - exempt 5,000 sf of upper floor - exempt, 1 per 700 sf	Required	Not Required

Greater Affordability Required with Building Bonus (optional)

	Current Zoning	Proposed Zoning (VC2 and VC3)	Proposed Zoning (VC3 only)
	Base Conditions	Option 1*	Option 2**
Allows For			
Height Bonus (stories)	N/A	+1	+2
Building Footprint Bonus (sq ft)	N/A	+2,500	+2,500
Must Provide			
Required Affordable Units (min)	17.5%	25%	30%
Required AMI for Affordable Units (avg)	65%		

* Bonus cannot be used within 50 feet of a lot line abutting a MRT or residential district.

** Only VC3 lots can opt in to Option 2. VC3 lots abutting a VC1, MRT, or residential district cannot opt in.

+ Both options has been analyzed for financial feasibility with no additional City funding/resources

No Change to SP Threshold

All Village Center Zones

Lot Size (By-Right / Special Permit)	
–	Less than 30,000 sf / Greater than or equal to 30,000 sf
Site Plan Review (By-Right / Special Permit)	
Lot Size	Greater than or equal to 20,000 sf but less than 30,000 sf

Notes:

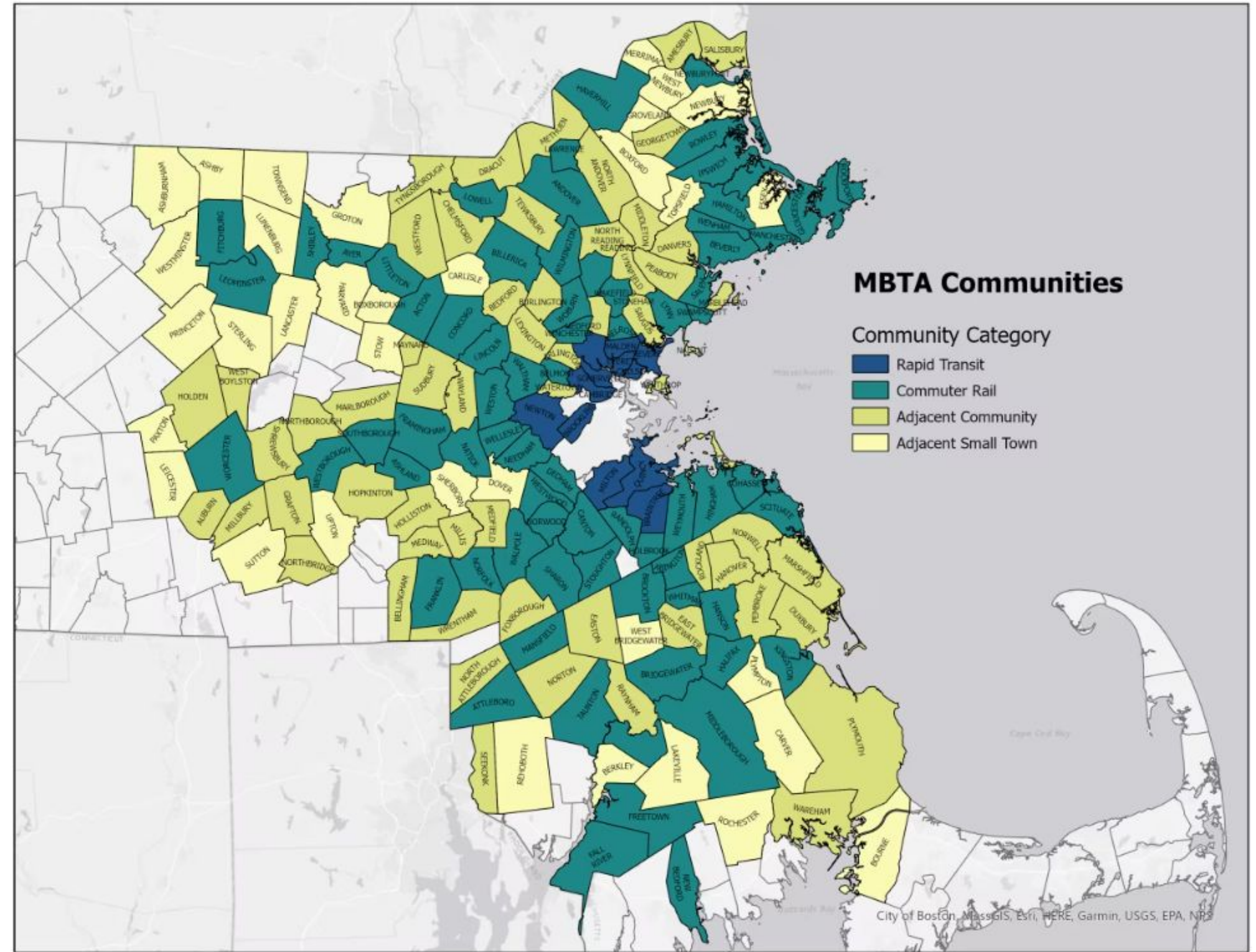
- There was discussion at ZAP workshops of increasing the Special Permit threshold as a tool for MBTA Communities compliance, but this was not necessary
- The Planning Board will conduct Site Plan Review at the proposed threshold. The Site Plan Review process will review conditions related to site layout, pedestrian safety, internal circulation, and other public safety considerations.

MBTA Communities Compliance

Newton is One of 176 MBTA Communities

Appendix I: MBTA Community Categories and Requirements (top 20 communities)

Community	Community category	Minimum multi-family unit capacity*
Cambridge	Rapid Transit	13,477
Worcester	Commuter Rail	12,642
Quincy	Rapid Transit	11,752
Somerville	Rapid Transit	9,067
Newton	Rapid Transit	8,330
Brookline	Rapid Transit	6,990
Malden	Rapid Transit	6,930
Lowell	Commuter Rail	6,522
Medford	Rapid Transit	6,443
Revere	Rapid Transit	6,135
Brockton	Commuter Rail	5,596
Lynn	Commuter Rail	5,517
Everett	Rapid Transit	4,552
Lawrence	Commuter Rail	4,501
Framingham	Commuter Rail	4,355
Haverhill	Commuter Rail	4,189
Waltham	Commuter Rail	3,982
Weymouth	Commuter Rail	3,813
Braintree	Rapid Transit	3,769
Taunton	Commuter Rail	3,745



The total unit capacity across all MBTA Communities is over 280,000 residential units

What this means for Newton

District(s) size

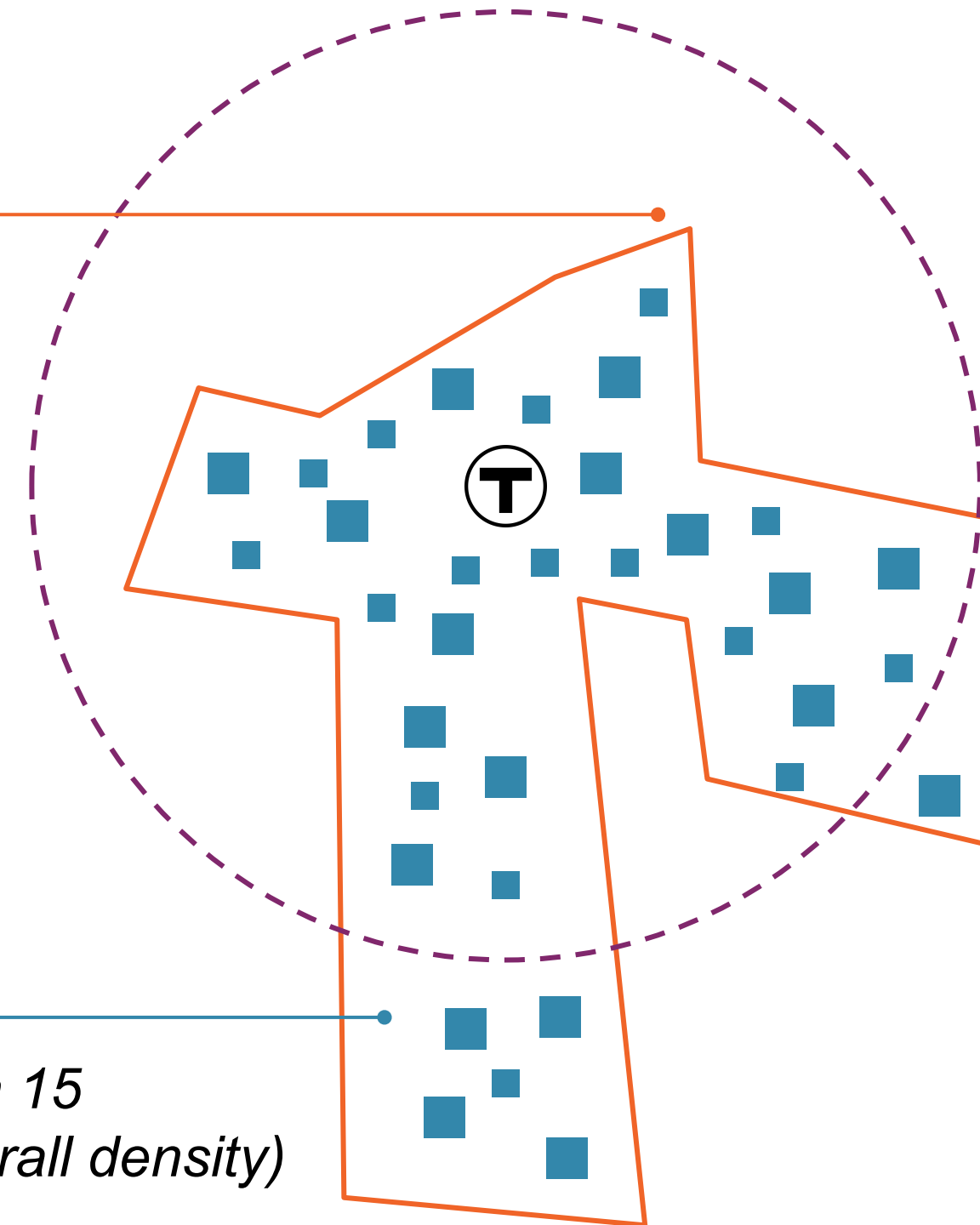
- ≥ 50 acres (can be split across multiple districts) (regardless of the size, 50% of the total district needs to be in one contiguous district and all sub-districts must be at least 5 acres)

District location(s)

- $\geq 90\%$ of district land area within $\frac{1}{2}$ mile of Commuter Rail or Green Line stations
- Up to 10% of district(s) land area(s) can be outside the station areas

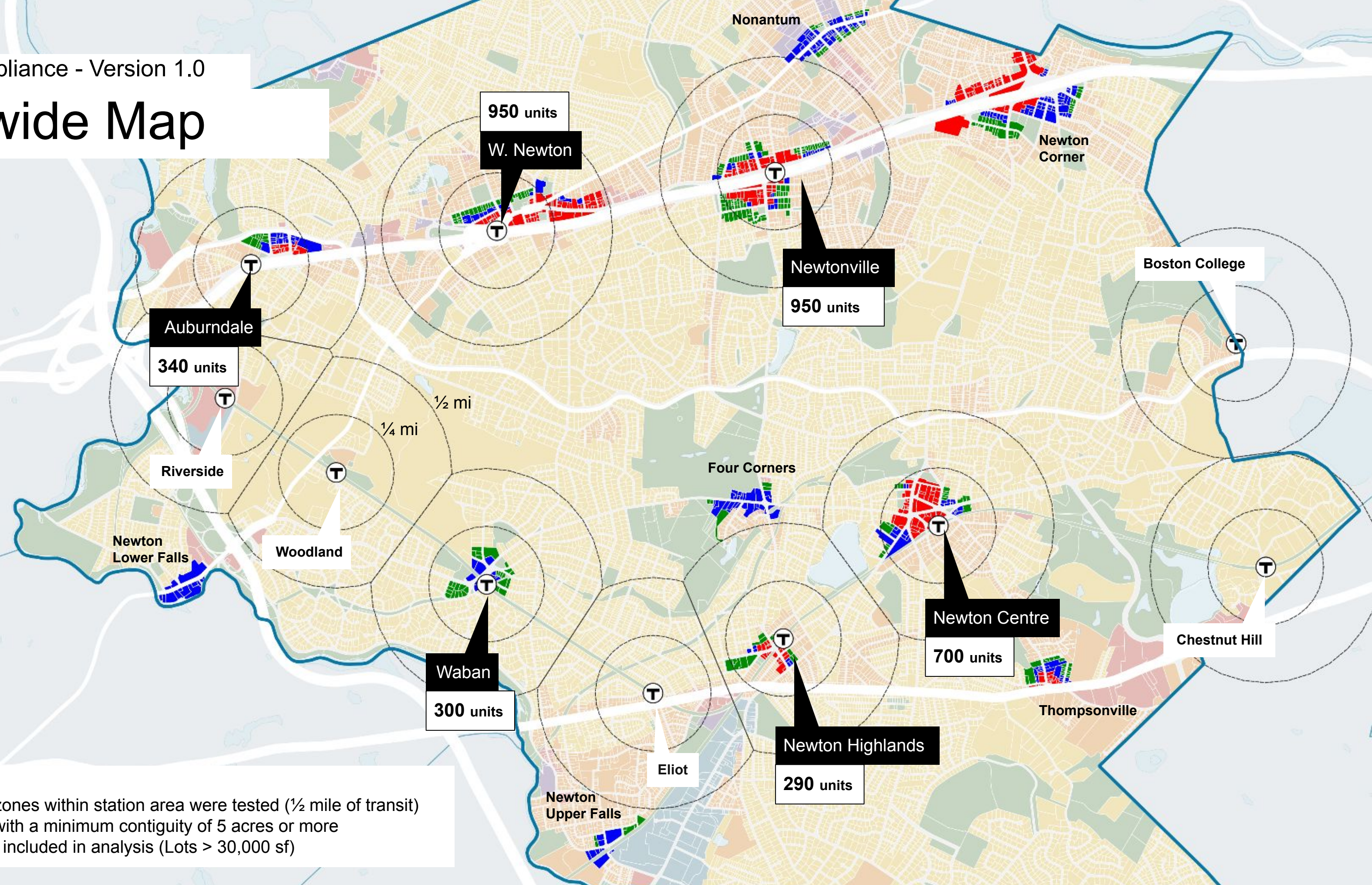
District density

- ≥ 15 units per acre (subdistricts can be less dense than 15 units/acre as long as the districts as a whole hit this overall density)
- A total unit capacity of 8,330 units



Citywide Map

Weston



Notes:
* Only VCOD zones within station area were tested (1/2 mile of transit)
** Only areas with a minimum contiguity of 5 acres or more
*** Parcels not included in analysis (Lots > 30,000 sf)

Brookline

Version 1.0 VCOD Does Not Meet MBTA Compliance

MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 1.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	3,500 units	NO
Aggregate Gross Density	15 units/acre	22 units/acre	YES
Total Land Area	50 acres	170	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	35%**	NO

Notes:

* Only VCOD zones within station area were tested

** Newtonville is the largest contiguous VCOD and is used as the contiguous percentage

Must meet every requirement to reach compliance

On-Site Parking Requirements are Biggest Barrier to Compliance

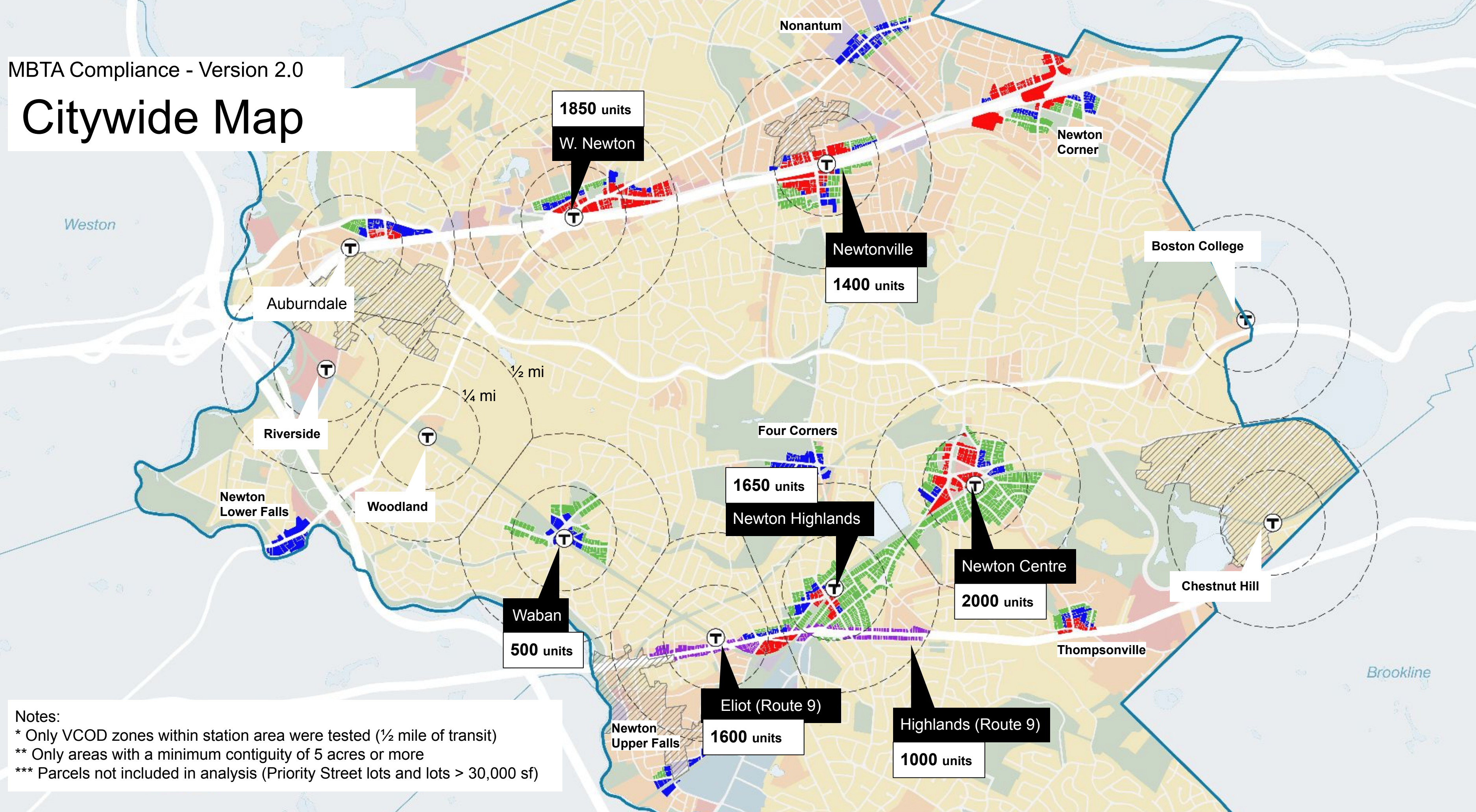


No curb cuts or garage entryways along Main Street - Brattleboro, VT

Version 1.0		
Parking Req'd	1 Space per Unit	0 Spaces per Unit
Unit Capacity	~ 3,500 units	~6,000 units

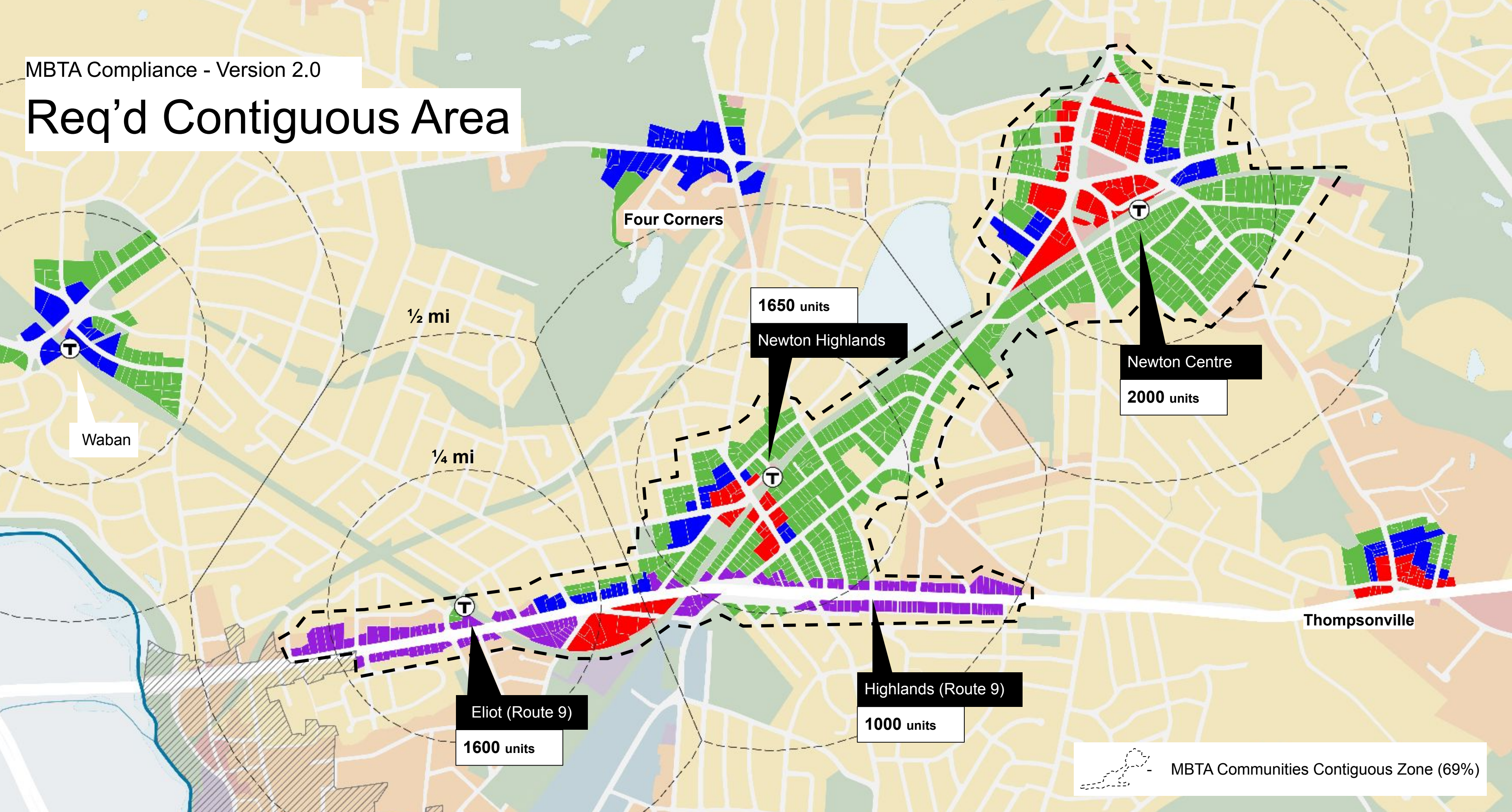
No map changes

Citywide Map



Notes:
* Only VCOD zones within station area were tested (1/2 mile of transit)
** Only areas with a minimum contiguity of 5 acres or more
*** Parcels not included in analysis (Priority Street lots and lots > 30,000 sf)

Req'd Contiguous Area



Version 2.0 VCOD Meets MBTA Compliance

MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 2.0 VCOD Results	MBTA Compliant
Unit Capacity	8,330 units	10,000 units	YES
Aggregate Gross Density	15 units/acre	35 units/acre	YES
Total Land Area	50 acres	288	YES
% of District to be Located in Station Area	90%	100%*	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	69%	YES

Notes:

- * Only VCOD zones within station area were tested
- ** Parcels not included in analysis (Priority Street lots and lots greater than 30,000 sf)
- *** Assumes no minimum parking requirements

Must meet every requirement to reach compliance

Next Steps

1. **May 8 ZAP Meeting**

- a. Version 2.0 Village Center Overlay District (VCOD) Zoning Ordinance
- b. Continued discussion on Version 2.0 maps

2. **Early June**

- a. Continued refinement of VCOD Zoning Ordinance and maps
- b. Committee of the Whole

3. **Late June**

- a. Public Hearing at ZAP

City of Newton
Zoning & Planning Committee



Village Center Rezoning Phase 4: Version 2.0 Draft Zoning

May 08, 2023

Docket #38-22, #39-22

Agenda

1. How We Got Here

- a. Timeline: Where We Are
- b. Zoning Approach

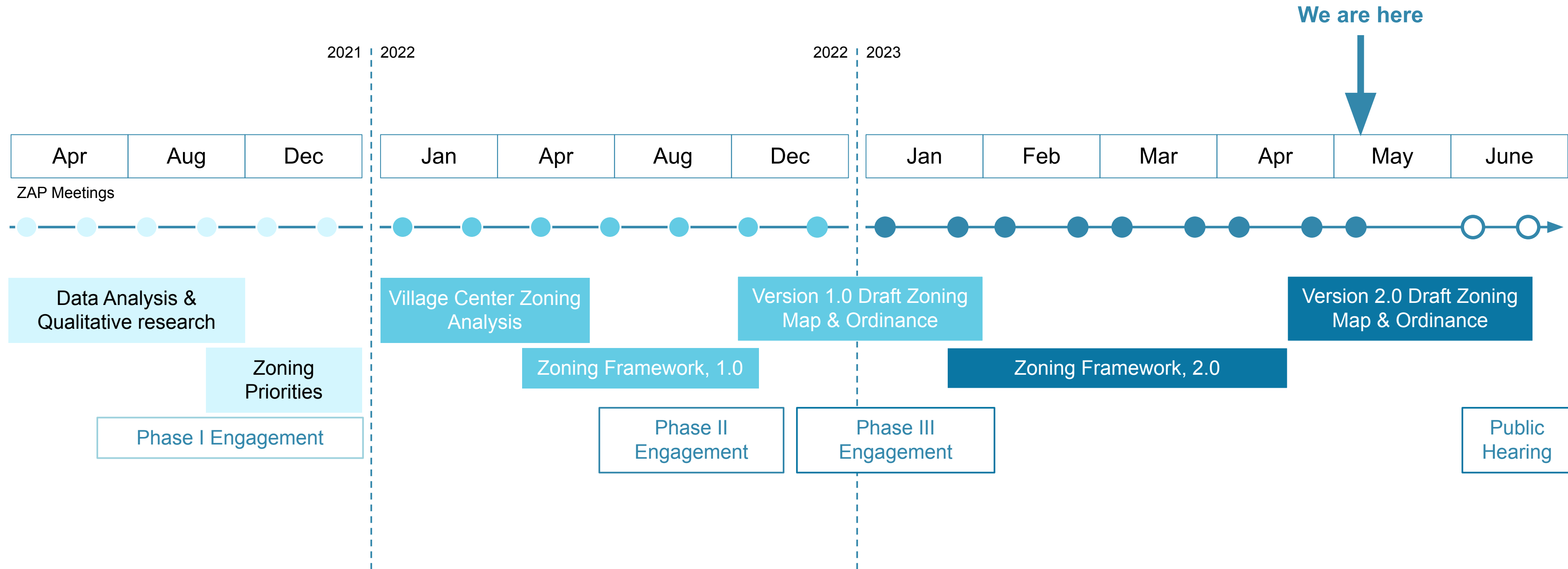
2. Version 2.0 Zoning Updates

- a. Purpose of Zoning Overlay
- b. Approval Process
- c. Dimensional Standards
- d. Affordability Bonus
- e. Parking
- f. MRT

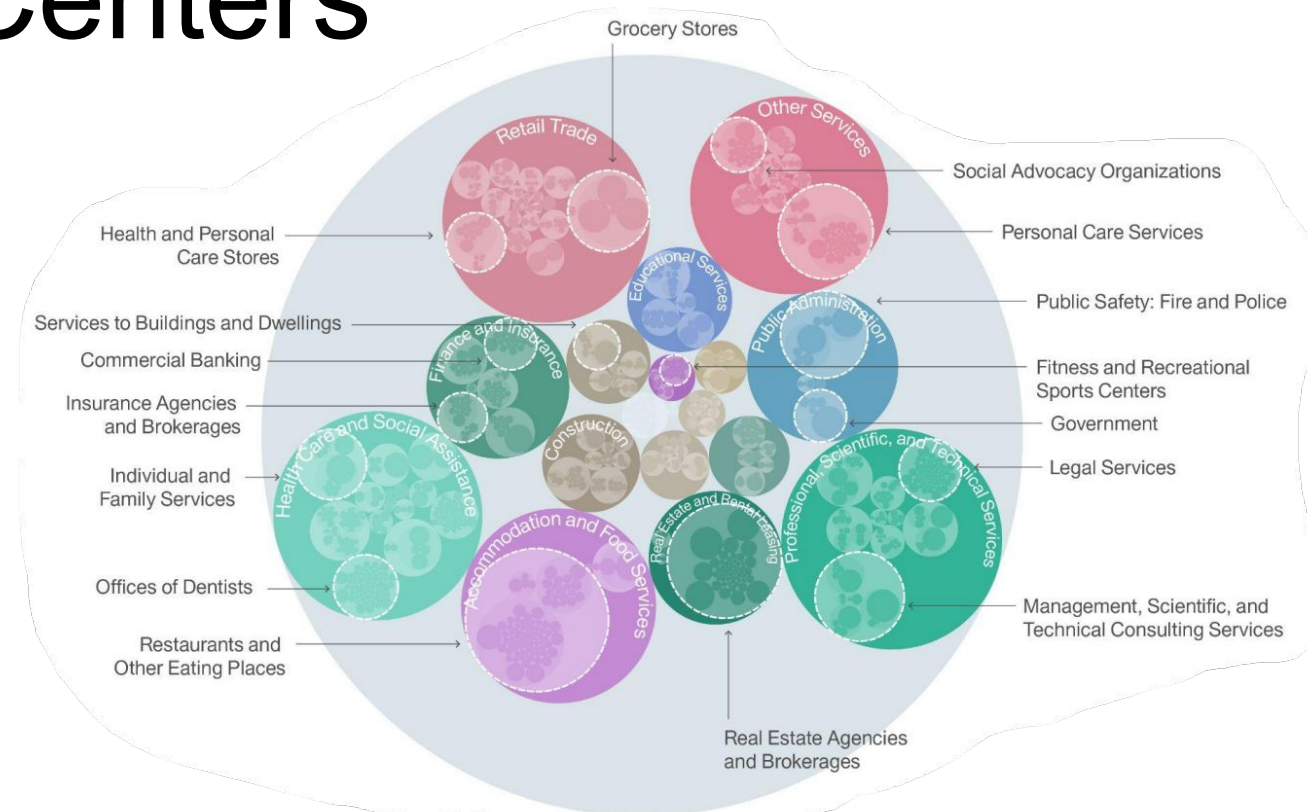
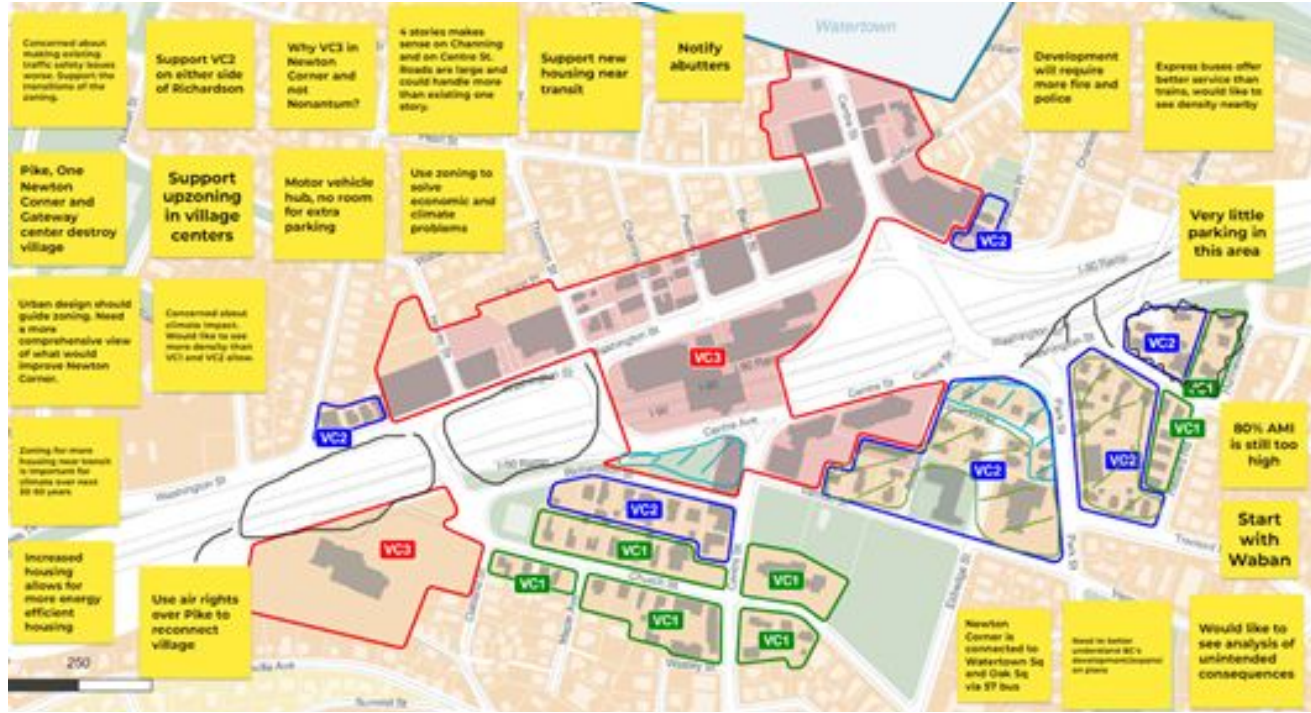
3. Next Steps

Timeline: Where we are

Building Upon A Multi-Year Effort



Creating Vibrant Village Centers



This code regulates urban form through the following principal mechanisms:

1 Building Footprint
Sets the maximum area per story

2 Building Height
Sets the maximum height in stories/feet

3 Roof Form
Provides options for a flat or pitched roof half-story

Zoning Approach

**The figures below represent proposed by-right zoning allowances for new construction*

MRT*

2.5 Stories

45 Feet tall, max.

1,500 SF, max. Footprint

Residential development allowed



VC1

2.5 Stories

45 Feet tall, max.

4,000 SF, max. footprint

Residential & Limited Retail development allowed



VC2

3.5 Stories

62 Feet tall, max.

10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



VC3

4.5 Stories

75 Feet tall, max.

15,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



* MRT metrics may be revised based on financial feasibility and urban form studies

Draft Village Center Zoning Ordinance

1. How We Got Here
- 2. Version 2.0 Zoning Updates**
3. Next Steps

The following pages present key updates to the draft zoning for the Village Center Overlay Districts.

Key Items:

- Purpose of Zoning Overlay
- Approval Process
- Dimensional Standards
- Affordability Bonus
- Parking Requirements
- MRT

Purpose of Zoning Overlay

Numerous advantages:

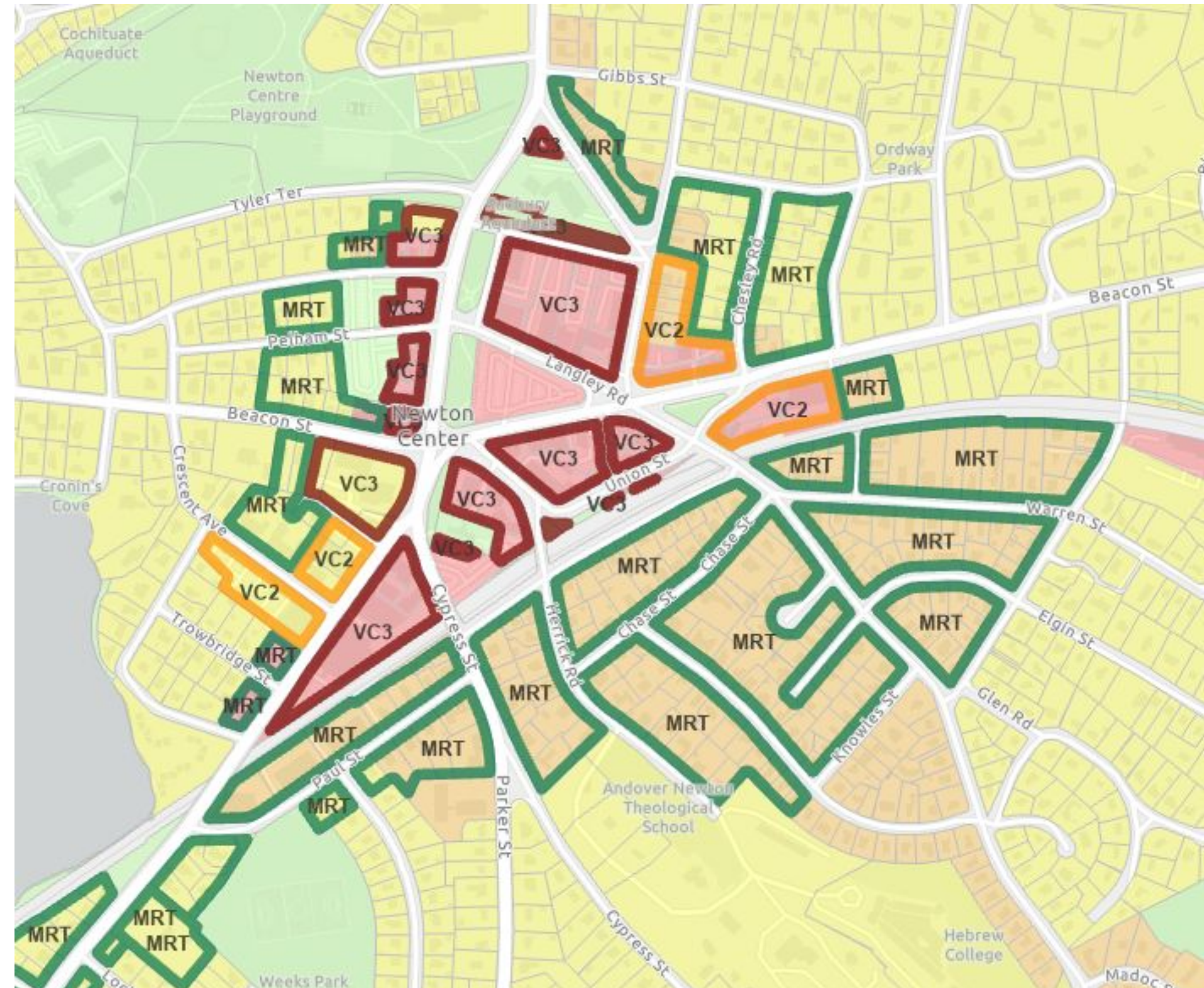
- Additional choice and opportunity for property owners
- Tailored solutions appropriate for each village center
- Greater level of design standards
- Allows for gradual change over time

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning Overlay

- MRT
- VC1
- VC2
- VC3



<https://gis2.ci.newton.ma.us/vczoningcompare.html>

Approval Process

	Item	Review Required	
		Special Permit	Site Plan Review*
Lot Standards	Development on lots greater than 30,000 sf**	X	
	Development on lots between 20,000 and 30,000 sf		X
	Rear Lot Development (MRT and VC1 only)	X	
	Retaining walls greater than 4 feet	X	
Building Standards	Multiple buildings on a lot in MRT (new construction)	X	
	Multiple buildings on a lot in MRT (conversion)		X
Parking Design Standards	Parking relief (location, size, spacing, screening, etc.)	X	
	Bicycle parking (alternative technologies and methods)	X	
Use Standards***	Uses (allowed uses determined by VCOD)	X (see use table)	

Notes:

* The Planning Board will conduct Site Plan Review at the proposed thresholds. The Site Plan Review process will review conditions related to site layout, pedestrian safety, internal circulation, and other public safety considerations.

** In the VCOD districts, projects utilizing the Adaptive Reuse provisions require Site Plan Review, not a Special Permit.

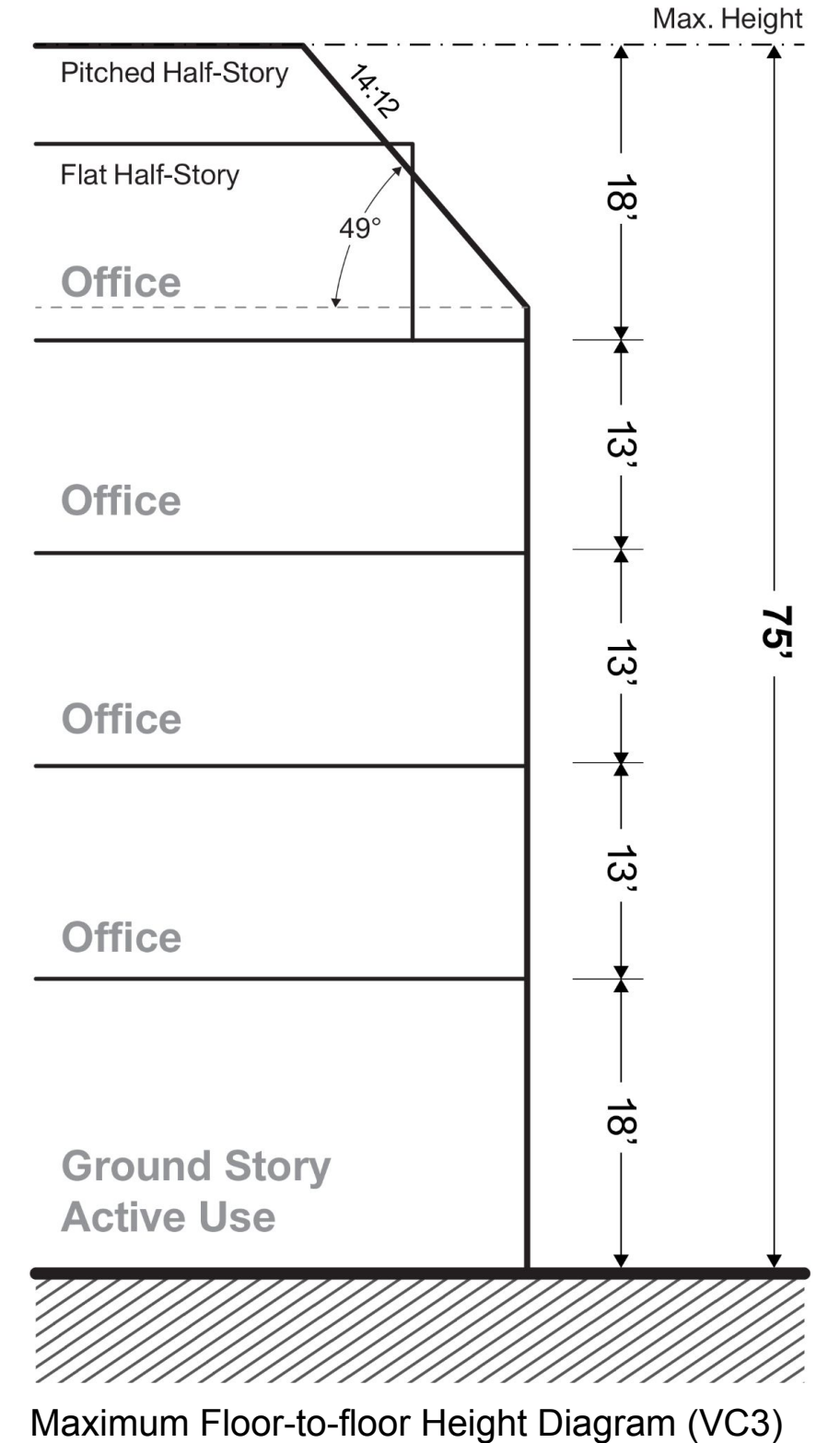
*** Uses are allowed by-right, by Special Permit, or additional standards per the VCOD use table

Building Height

	MRT	VC1	VC2*	VC3*
Building Height in Stories (max.)				
-	Pitched: 2.5 Flat: 2.0	2.5	3.5	4.5
Pitched Roof, Building Height in Feet (max.)				
-	45'	45'	62'	75'
Flat Roof, Building Height in Feet (max.)				
-	27'	40'	56'	69'

Notes:

- The maximum building heights have been simplified to allow for greater code legibility and ease of use (the heights were previously broken out by commercial and residential use)
- The proposed heights allow for flexibility of use as well as greater variety in building form, which we don't see now
- Not all development will be built to its maximum allowable height
* Additional stories can be added if pursuing the affordable housing bonus



Building Footprint

MRT

VC1

VC2*

VC3*

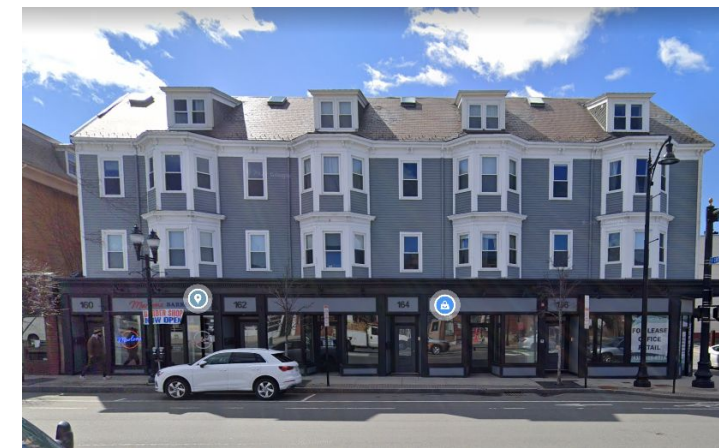
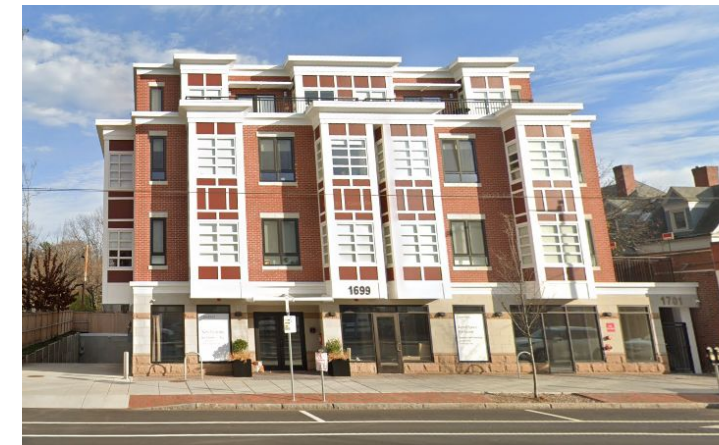
Building Footprint, in SF (max.)

1,500

4,000

10,000

15,000



* An additional 2,500 sf in building footprint is allowed when providing additional affordable units

Requirements When Abutting R-Districts

	MRT	VC1	VC2	VC3
Side Setbacks (min.)				
Abutting a building without a Party Wall in non-R District	7.5'	10'		0'
Abutting an R District	7.5'		15'	
Rear Setbacks (min.)				
Abutting a non-R District		15'		5'
Abutting an R District		15'		
Building Height in Stories (max.)				
Development within 50' of lot line abutting R-District	Pitched: 2.5 Flat Roof: 2.0	2.5		3.5
Pitched Roof, Building Height in Feet (max.)				
Development within 50' of lot line abutting R-District		45'		62'
Flat Roof, Building Height in Feet (max.)				
Development within 50' of lot line abutting R-District		40'		56'

Notes:

- Increased side and rear setbacks abutting R-Districts for VC1, VC2, and VC3
- VC3 maximum building heights step down by one (1) story within 50' of a lot line abutting an R-District to transition to the residential context.
- Screening required abutting R-Districts

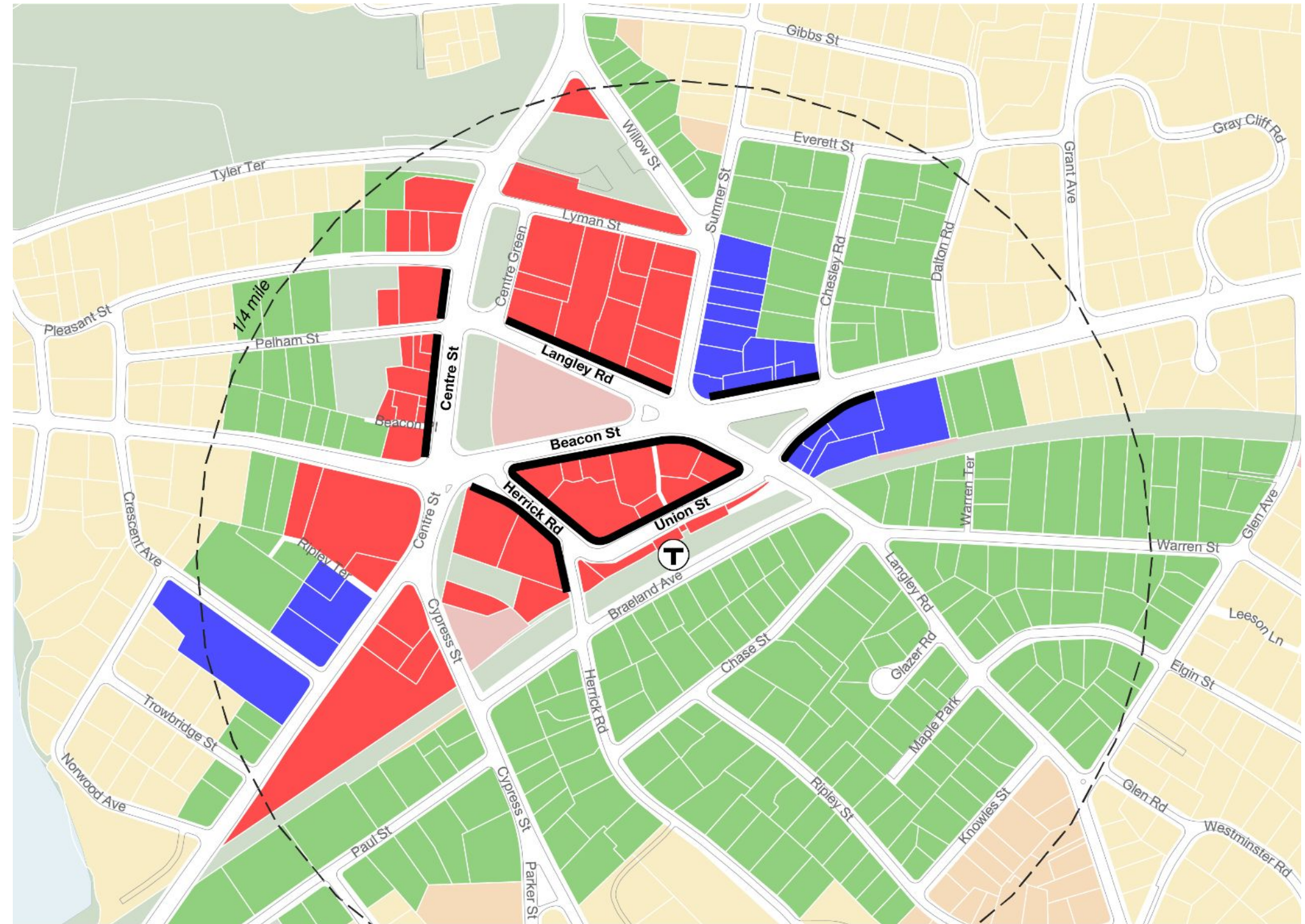


Dunstan East stepping down in height to adjacent neighborhood

Ground Story Active Use

Promote vibrancy and placemaking in village centers

- Lots with Mixed Use Priority Street frontage must provide ground story Active Use space for 100% of the total width of the building
- Lots with Mixed Use Priority Street frontage must provide Active Use space at a minimum depth of 25'
- Only VC2 and VC3 lots are considered for Mixed-Use Priority Streets



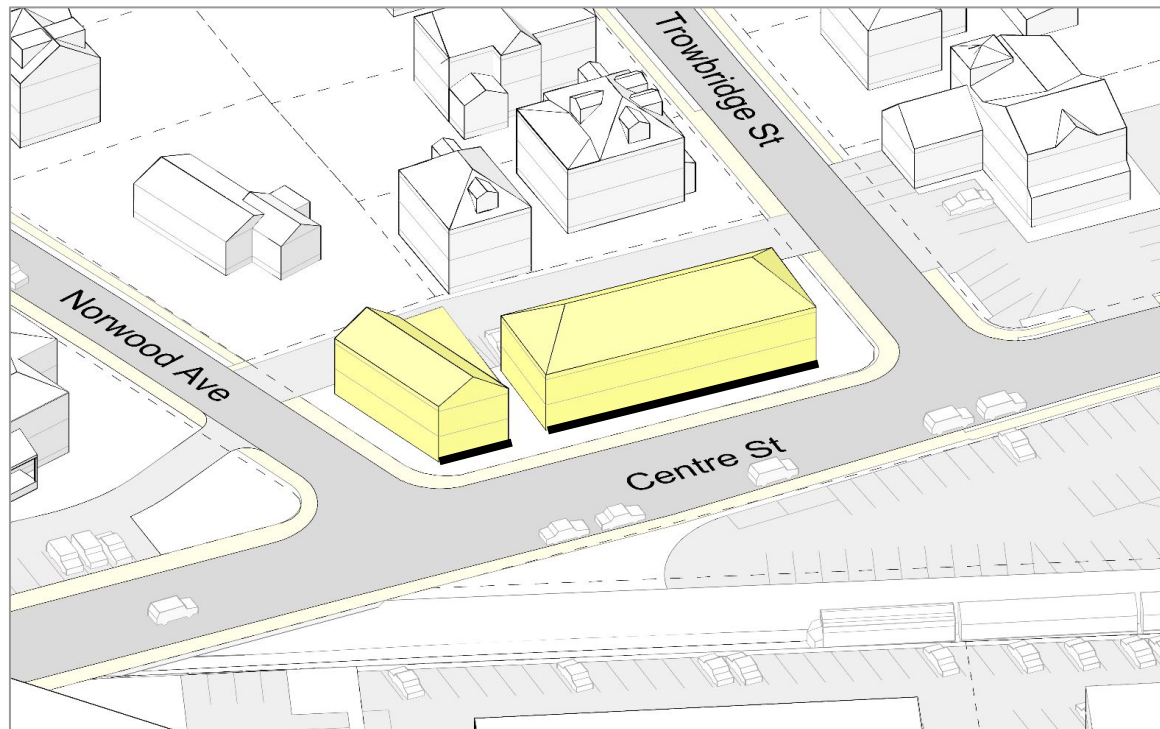
Newton Centre Mixed-Use Priority Streets map

Facade Articulation

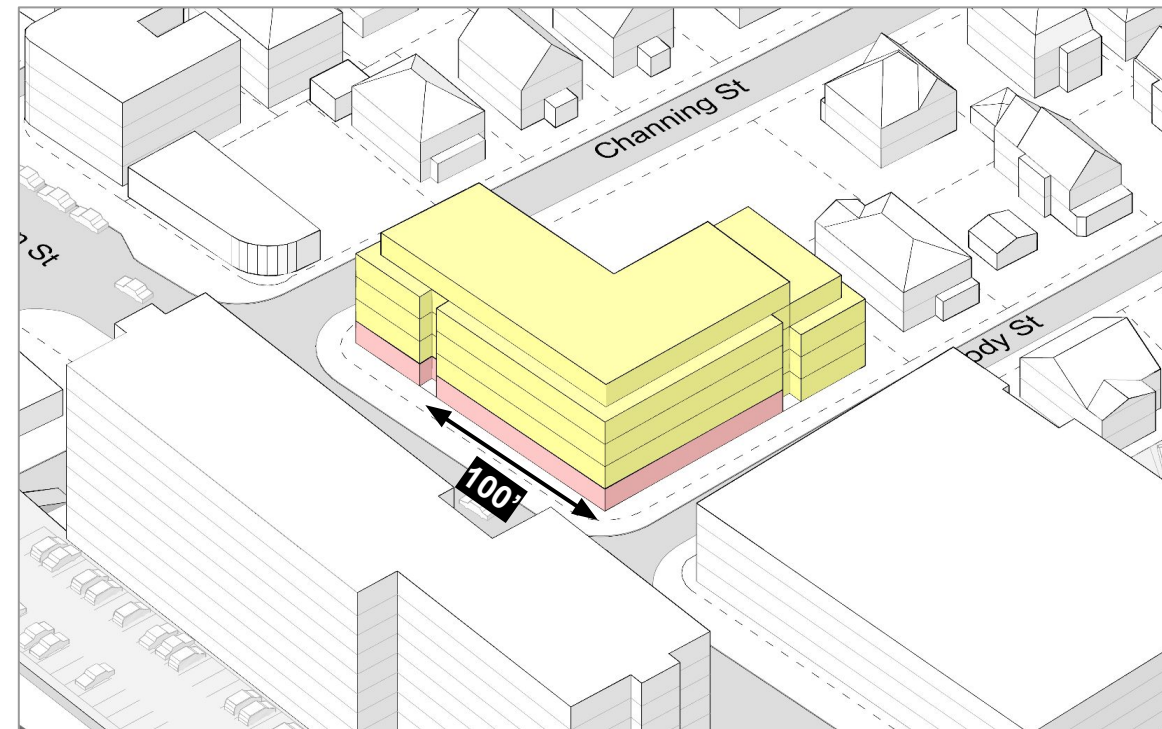
	MRT	VC1	VC2	VC3
Facade Build-Out Ratio (min.)				
Facing a public right-of-way	N/A	75%, or Lot Width within side setbacks minus 15', whichever is less		
Articulation				
Length of continuous facade (max.)		100'		

Notes:

- A minimum facade build-out of 75% encourages positive urban design and an activated streetfront.
- The facade of any building greater than 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.



VC1 Example, Newton Centre
Facade Build-Out: 72%



VC3 Example, Newton Corner
Facade Articulation: Recess

Architectural Features

1. Bay

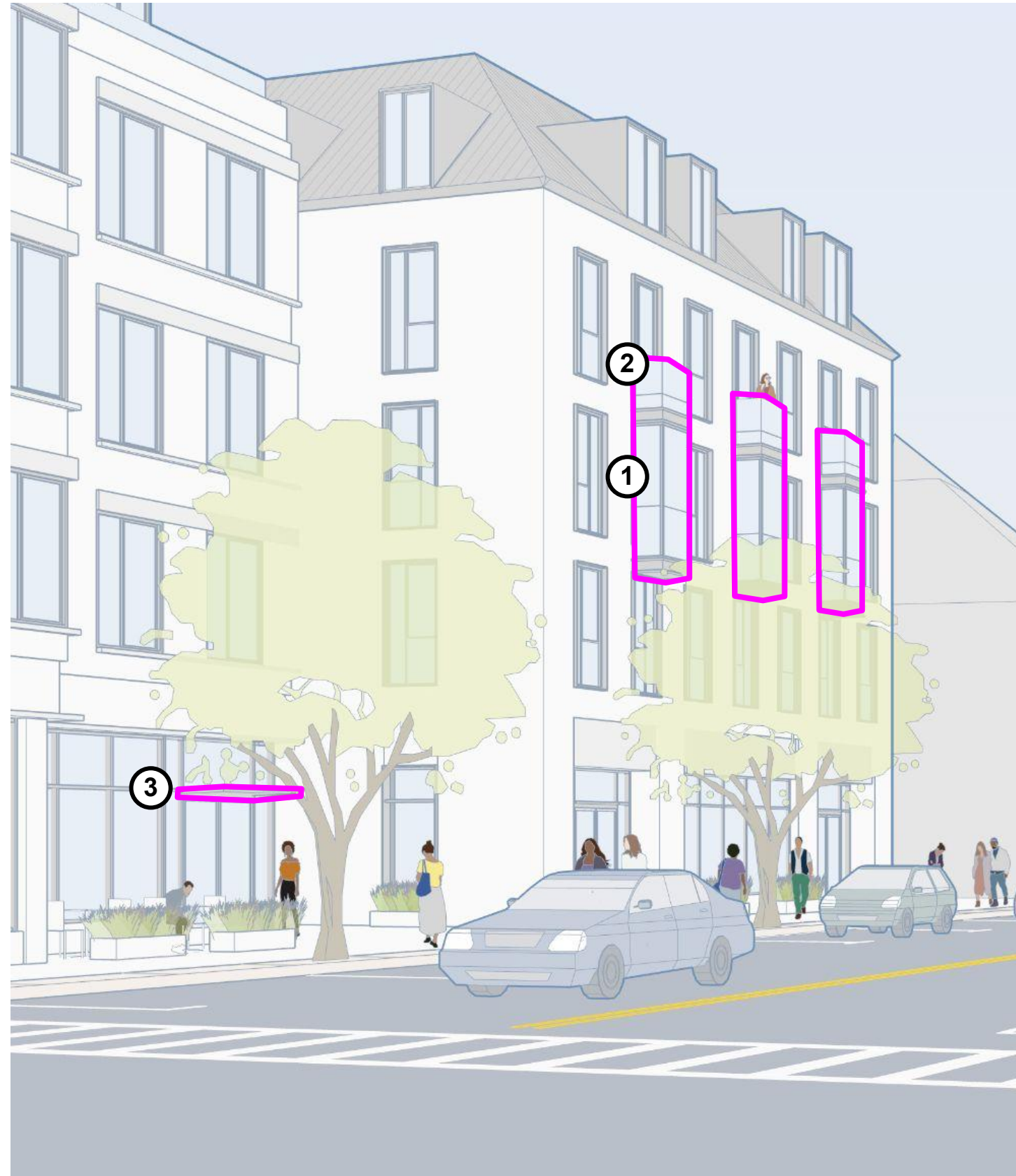
A bay is a window assembly extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall.

2. 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.

3. Canopy

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



Affordability Bonus

	Current Zoning	Proposed Zoning*	
	Base Conditions	Option 1 (VC2 and VC3)	Option 2 (VC3 only)**
Allows For			
Height Bonus (stories)	N/A	+1	+2
Building Footprint Bonus (sq ft)	N/A	+2,500	+2,500
Required Affordable Units (min)	17.5%	25%	30%
Must Provide⁺	Required AMI for Affordable Units ⁺⁺ 50-80% Rental / 80% Ownership		



An example of a VC3 development utilizing Option 1, 5.5 stories

* Bonus cannot be used within 50 feet of a lot line abutting a MRT or residential district.

** VC3 lots abutting a VC1, MRT, or residential district cannot opt in.

+ Both options has been analyzed for financial feasibility with no additional City funding/resources

++ The average AMI can be no more than 65% AMI for a rental development

Parking Placement

The draft zoning ordinance keeps parking out of view and away from the front lot line.



28 Austin Street provides parking that is located behind the building, out of sight from the street

Parking Setbacks:

Facing a right of way	12'
Not facing a right of way	4'

- No parking spaces are allowed between the Front Elevation and the Primary Front Lot Line
- Curb cuts are prohibited along the Primary Front Lot Line when access along another lot line is available
- Parking Lots must be separated from the right of way by a building or screening within the parking setback. Screening shall consist of one or a combination of the following:
 - A min. 5'-wide planting strip with planting that provides a buffer from the R.O.W.
 - A wall, barrier, or fence of uniform appearance

Parking Requirements, Allowed but not Required



No curb cuts or garage entryways along Main Street - Brattleboro, VT

- Not requiring parking improves:
 - Streetscape/pedestrian experience
 - Environment
 - Traffic congestion
- Parking standards ensure quality design when parking is provided
- Bike parking is required
 - Smaller residential exempt
 - Ensures safety

MRT

The **Multi-Residence Transit (MRT)** district acts as a transition between the mixed-use cores of village centers and surrounding residential neighborhoods.

The goal of the MRT district is to:

- Facilitate new small-scale multi-family buildings similar in size to the surrounding residential neighborhoods
- Preserve existing homes through conversion to multiple units



94-96 Madison Street, Newtonville
5 units
Footprint: 1,700 sq ft



384 Newtonville Avenue, Newtonville
4 units
Footprint: 1,289 sq ft

MRT

The MRT district allows for two development options:

New Construction

Front Setback	10'
Side Setback	7.5'
Rear Setback	15'
Building Height, Pitched Roof	2.5 stories / 45'
Building Height, Flat Roof	2.0 stories / 27'
Building Footprint, max.	1,500 sf
Number of Units, max.	4
Multiple Buildings per Lot	Special Permit

Multi-Family Conversion

Front Setback	20' (for new addition)
Side Setback	7.5' (for new addition)
Rear Setback	15' (for new addition)
Building Height, Pitched Roof	2.5 stories / 45'
Building Height, Flat Roof	2.0 stories / 27'
Building Footprint, max.	Can be exceeded by 50%
Number of Units, max.	6
Multiple Buildings per Lot	Site Plan Review

MRT

Converting existing homes to multi-family has challenges.

The following renovations are anticipated:

- Building Code requires upgrades for access/egress to each unit
- Plumbing chases for new kitchens and bathrooms
- Soundproofing between units
- Separate utility metering for units

Incentivize conversion through:

- Increase allowable addition to existing home from 400 sf to 50% of existing footprint
- Allow up to 6 units
- Allow multiple buildings by Site Plan Review

MRT

- Potential to produce smaller units at a lower price point will help **produce affordable units**, allowing young families to enter the Newton market and encourage empty-nesters to sell their homes.
- Existing homes have **high embedded value**; as a result, the **ability to add additional square footage** will be necessary to make projects attractive to developers.
- The **condition of the existing structure will have an impact on viability**. The highest-and-best use for fixer-uppers is likely to be multi-family conversions if additional square footage can be added.
- **Larger lots that allow for additions and/or a second structure will be most attractive** to developers since an increase in per square foot values does not cover the constructions for multi-family conversion.
- **Additional analysis is necessary** to compare attractiveness of the proposed MRT zoning with the existing MR1/MR2 code.

Timeline: Where we are

Next Steps

