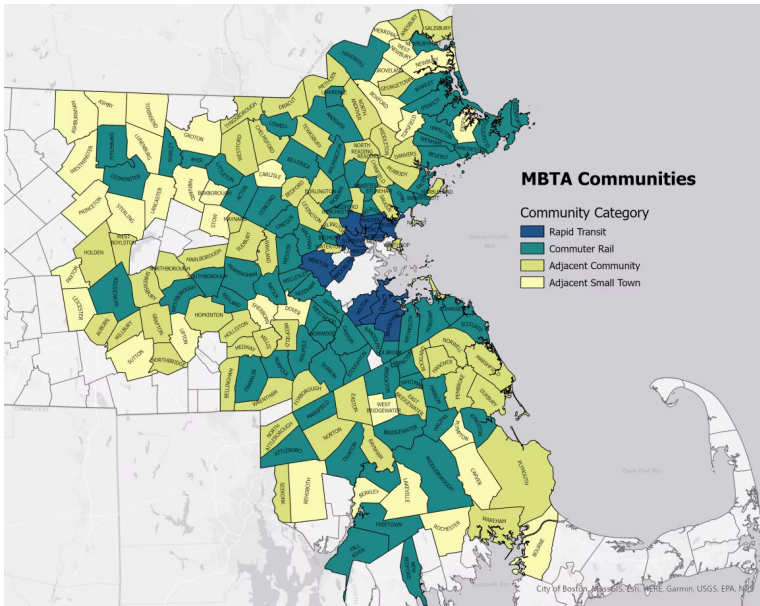


# VCOD Meets State Law Requirements

## MBTA Communities - Village Center Overlay District (VCOD)



(Credit: DHCD)

Community	Minimum Multi-Family Unit Capacity
Cambridge	13,477
Worcester	12,642
Quincy	11,752
Somerville	9,067
<b>Newton</b>	<b>8,330</b>
Brookline	6,990
Malden	6,930
Lowell	6,522
Medford	6,443
Revere	6,135

(Credit: DHCD)

**Newton, one of 177 MBTA communities, must adopt zoning by December 31, 2023 which provides zoning capacity for a minimum of 8,330 multi-family units (multi-family is defined as 3 or more units on a site).** The law does not require that

these units be built, just that the zoning allows for them to be built by-right and without a special permit. An MBTA community is one that is within a half-mile of MBTA T line stations or Commuter Rail stations. If adopted, the village center overlay district (VCOD) zoning brings Newton into compliance with state law at just the right time.

### MBTA Communities Law Requirements

Requirement	Metric (min.)	VCOD Compliant
Newton's Unit Capacity	8,330 units	YES
% of Contiguous Land for Multi-Family Zoning District(s)	50%	YES
% of District within Station Area	90%	YES
Aggregate Gross Density	15 units/acre	YES

### Terms Defined

**Unit Capacity:** Newton must create one zone that allows for 8,330 multi-family units. The law requires amending zoning, but it does not require construction of any units.

**% of District within Station Area:** Multi-family units must be located no more than 0.5 miles from a Commuter Rail or Green Line station to count towards compliance.

**Total Land Area and Aggregate Gross Density:** As a Rapid Transit community, the minimum land area for the zone is 50 acres with a minimum density of 15 units / acre