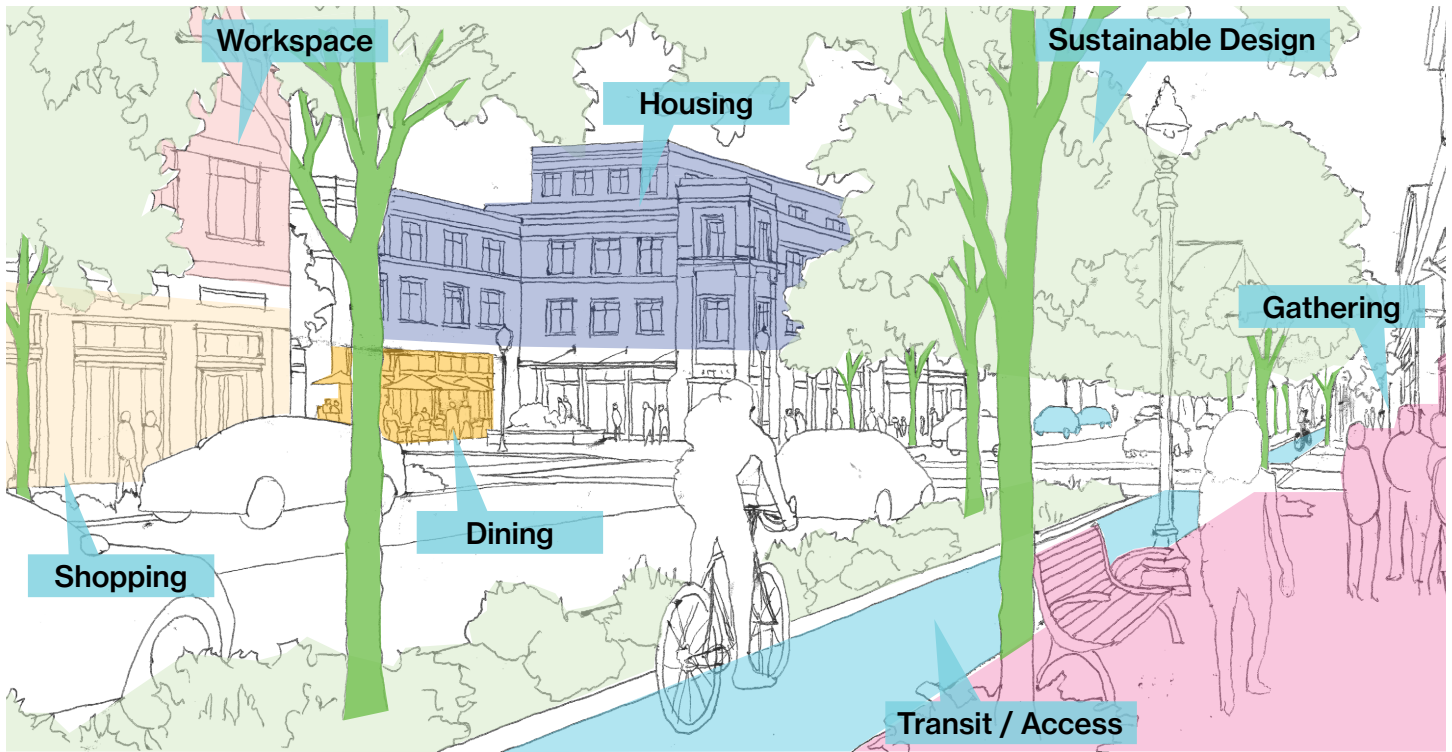


Creating Vibrant Village Centers

Overview - Village Center Overlay District (VCOD)

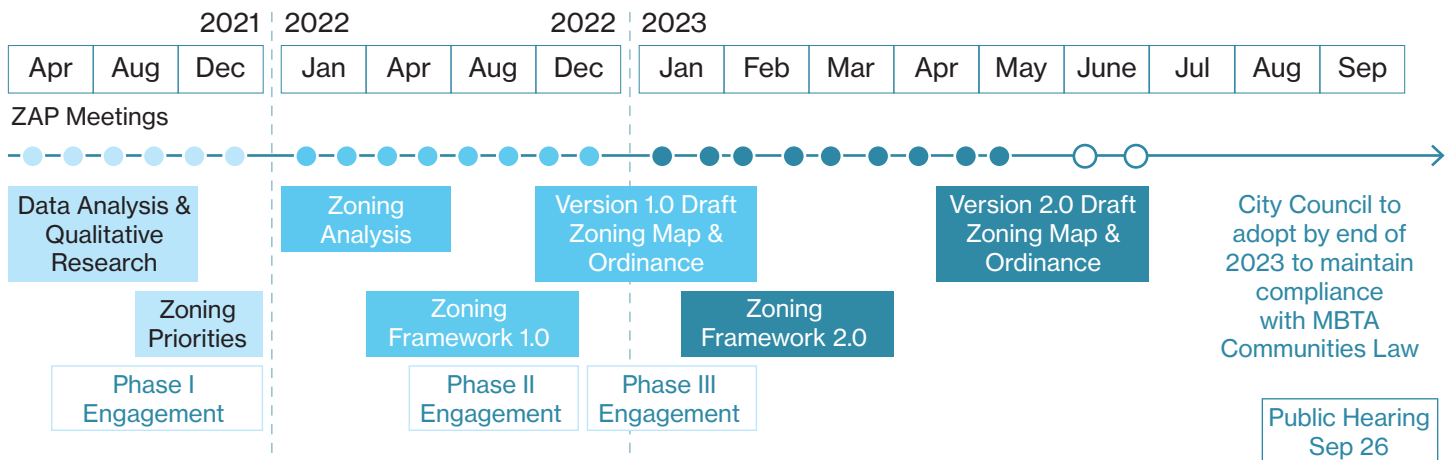


Village Center Zoning will help create vibrant spaces with ample sidewalks, bike lanes, plazas, seating, safe driving, and landscaping. This zoning can generate a mix of uses, a built-in customer base for local businesses, and safe and accessible transit to and from the centers. (Model illustration)

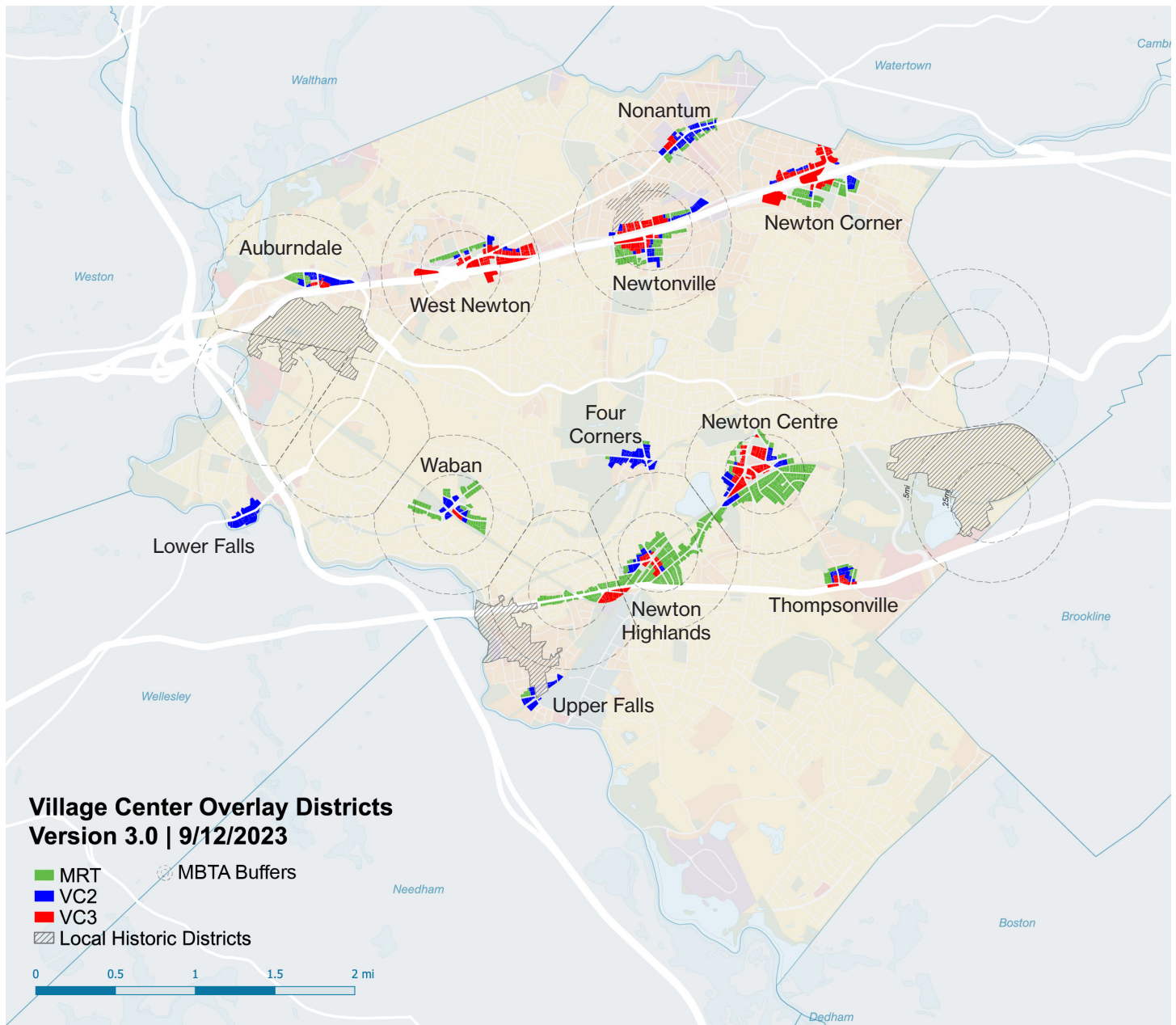
Village centers act as the heart of Newton, providing services, entertainment, shopping, housing, jobs, and places to gather. Despite this, they could not be built under today’s existing zoning. The Village Center Overlay District (VCOD) is a proposed set of zoning regulations for the commercial centers and immediately surrounding residential areas of

12 of Newton’s village centers. It includes three sub-districts with maximum building heights between 2.5 and 4.5 stories, applied to each village center uniquely, unlike the current zoning, which has the same set of requirements for all village centers. The VCOD zoning is consistent with city-wide goals to increase housing options, support local businesses, reduce greenhouse gas emissions, and create more market rate, affordable and accessible housing.

How We Got Here and Where We are Going



Proposed Village Center Overlay District (VCOD) Zoning Map



The three VCOD sub-districts, shown here over the existing zoning, comprise approximately 3% of all parcel area within the city.

An overlay district is a geographic zoning district layered on top of existing zoning districts. A property owner may choose to build under the existing zoning or opt into the VCOD, which allows more housing to be built by-right and comes with stricter design standards. The overlay zoning permits mixed-use growth, including potentially higher levels of affordable housing, strategically located within Newton's existing village centers.

Property owners within the VCOD would have clarity about what they can build and gain additional options.

Additional benefits for Newton include:

- Tailored solutions for each village center
- Greater design control for future development