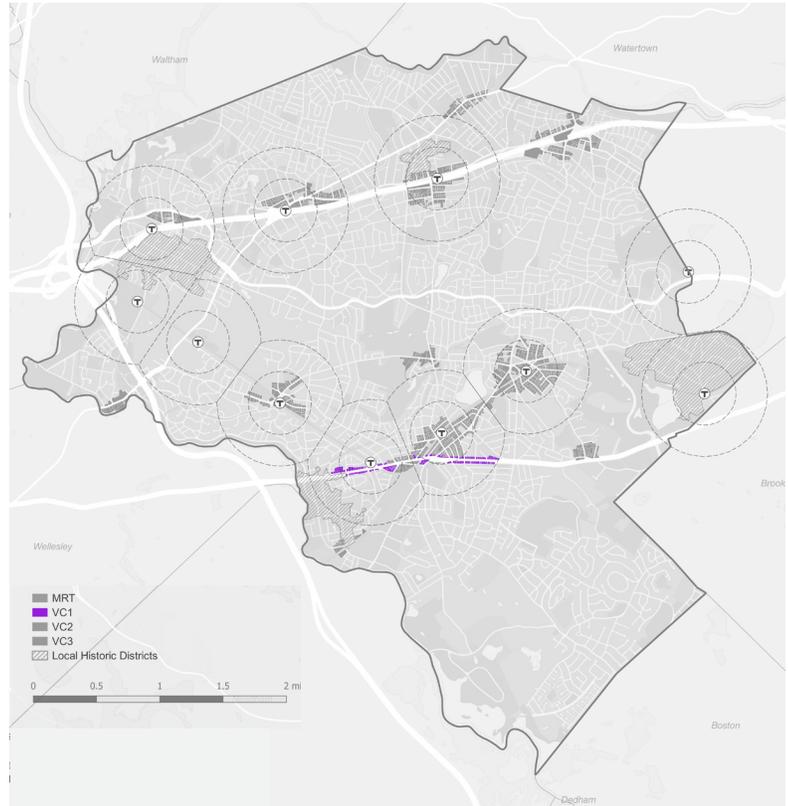


Village Center 1 (VC1)

Dimensional Standards - Village Center Overlay District (VCOD)



Hypothetical VC1 building.



VC1 zoning, highlighted in purple, represents 0.2% of Newton's parcels.

Requirements for New Buildings in VC1

Special Permit	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000-29,999 sf
Height, max. *	2.5 stories, 39' (flat) 45' (pitched)
Building Footprint, max.	4,000 sf
Facade Length, min.	75%, or Lot Width within side setbacks minus 15', whichever is less
Setback: Front	10' or average (12' min. sidewalk required)
Setback: Side, min.	Abutting a building without a party wall in a non-R district, then 10'; Abutting an R-District, then 15'
Setback: Rear, min.	15'
Allowable Uses	Mutli-family, Limited Retail

* Max height assumes a mixed-use building with residential units on

** Only Residential use is allowed.

Note: There are additional design standards for VC1 zoning

The VC1 district facilitates small-to medium-scale multi-family buildings given its location along Route 9 and proximity to shopping, parks, plazas, mixture of uses, and transit options found in Newton's village centers. This district acts to link certain village centers and allow for neighborhoods to serve retail along key corridors and intersections.