

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

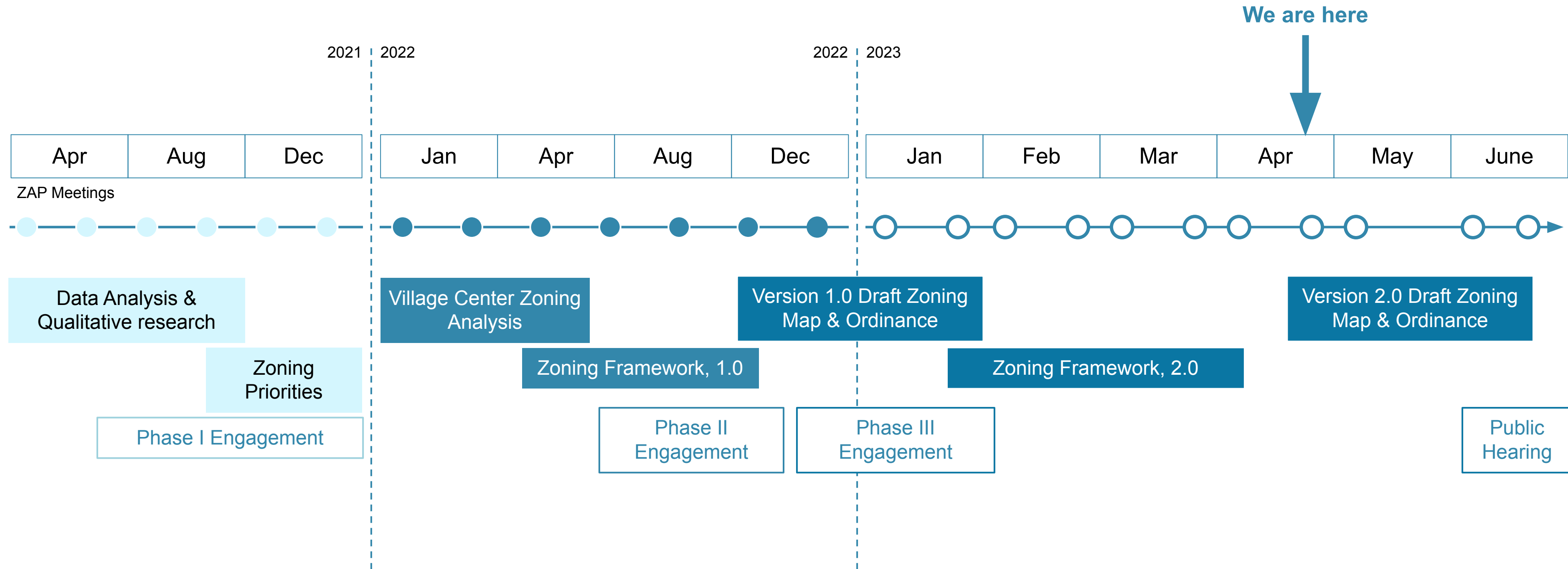
Increase accessibility to buildings and infrastructure within Village Centers

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

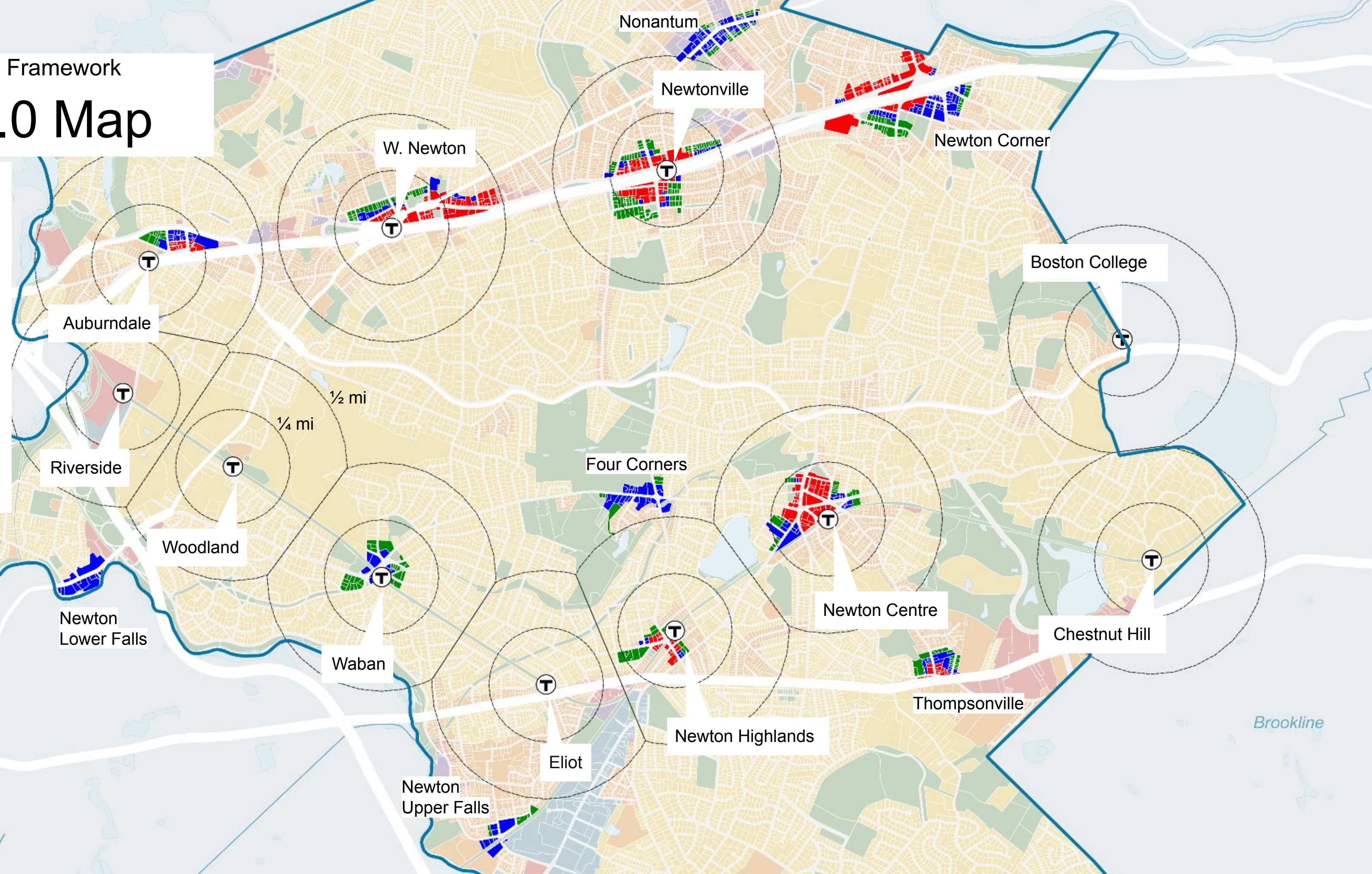
Version 1.0 Map

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

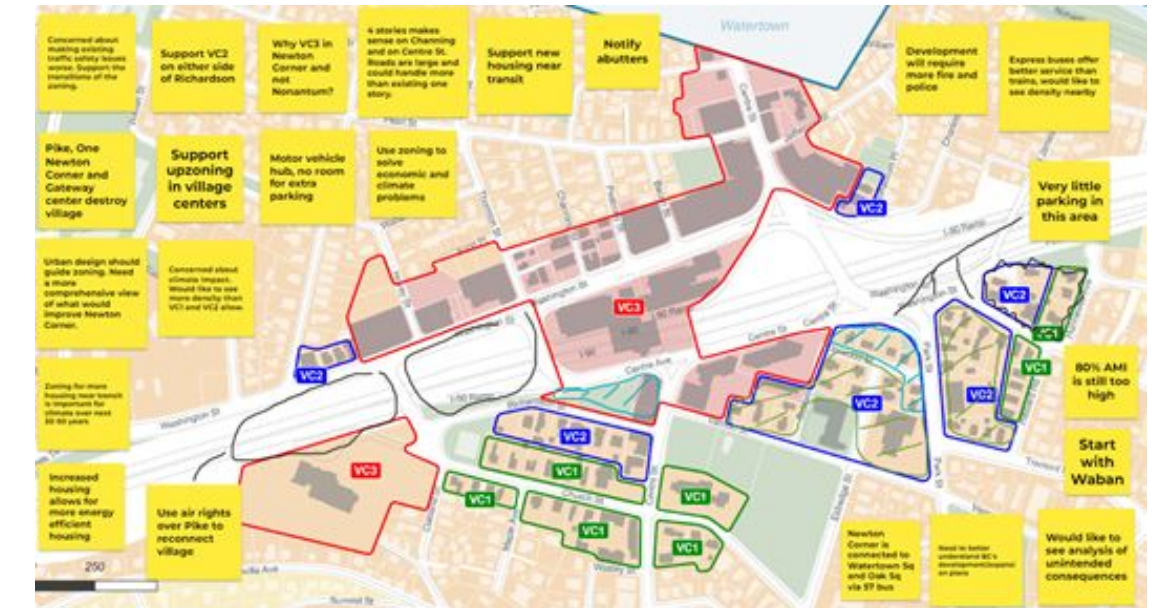
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)



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 lowering parking requirements 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

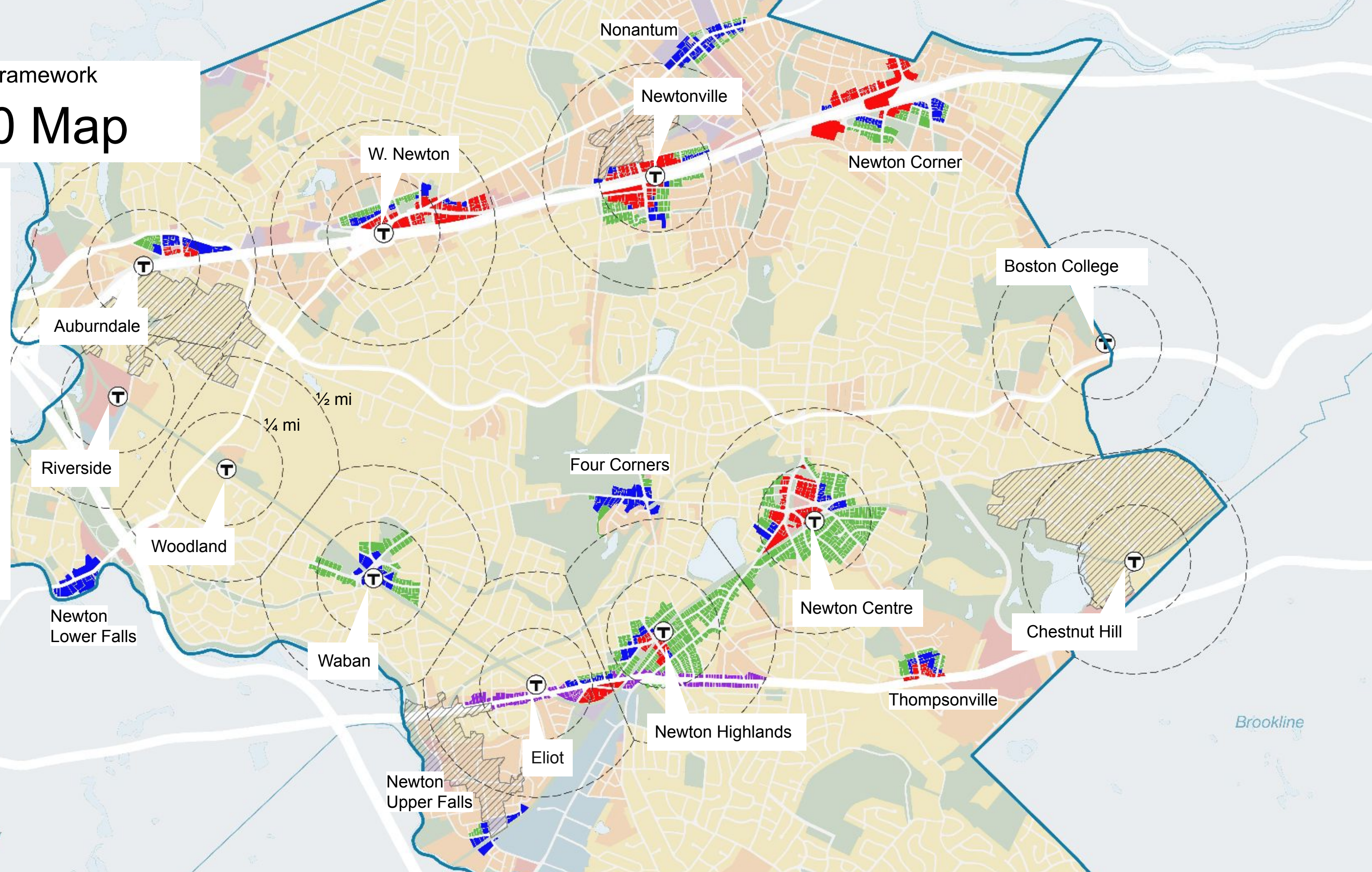
Version 2.0 Map

Existing Zoning

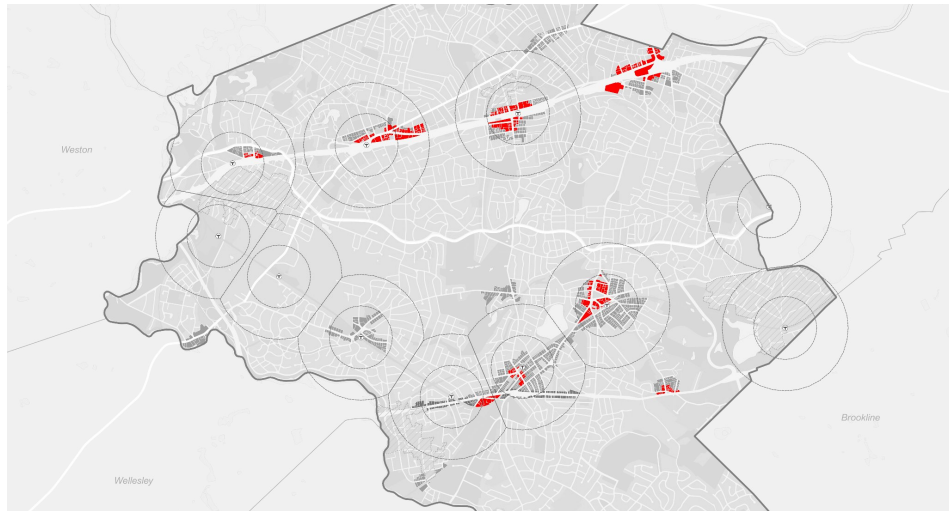
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Proposed Zoning

- 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'

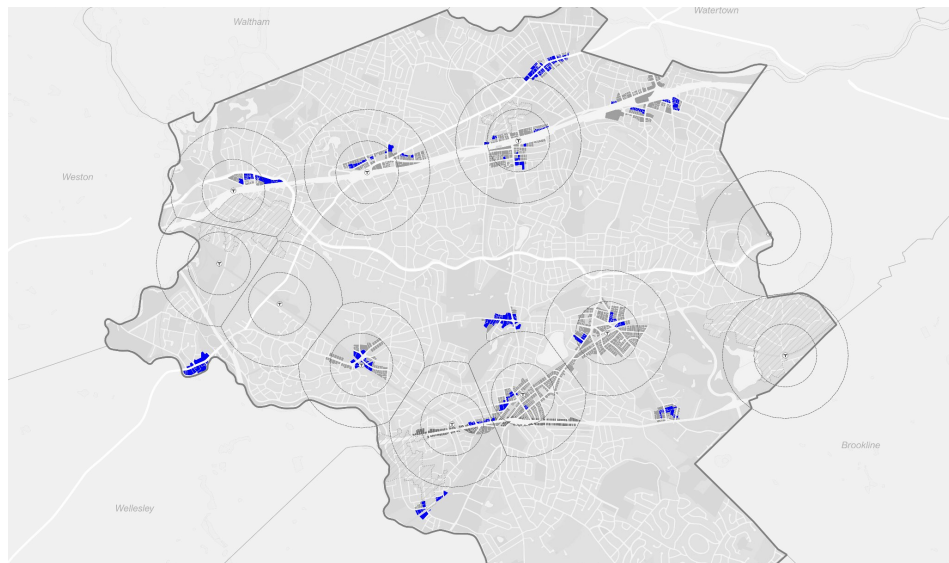
- If abutting a non-R district, then 5'
- If abutting an R district, then 15'

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

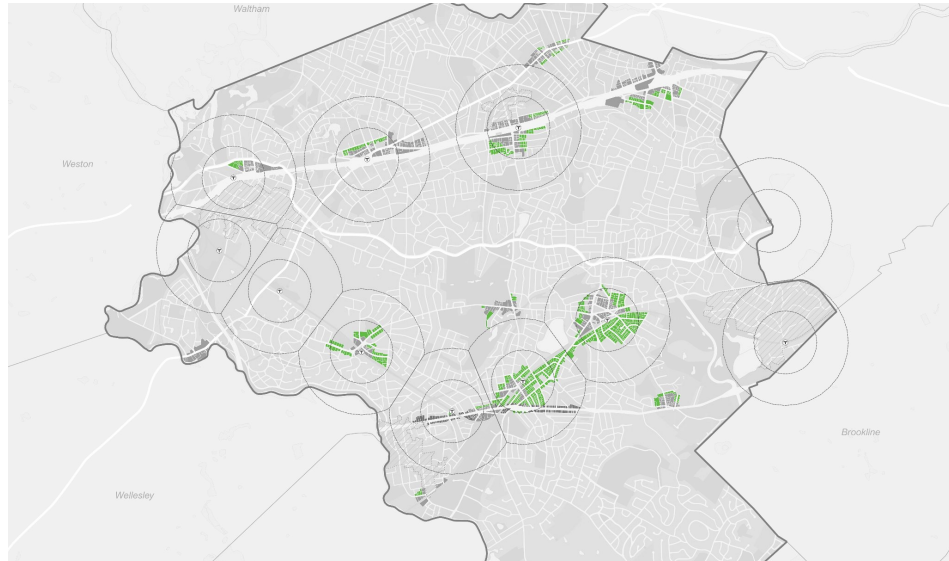
Version 1.0

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

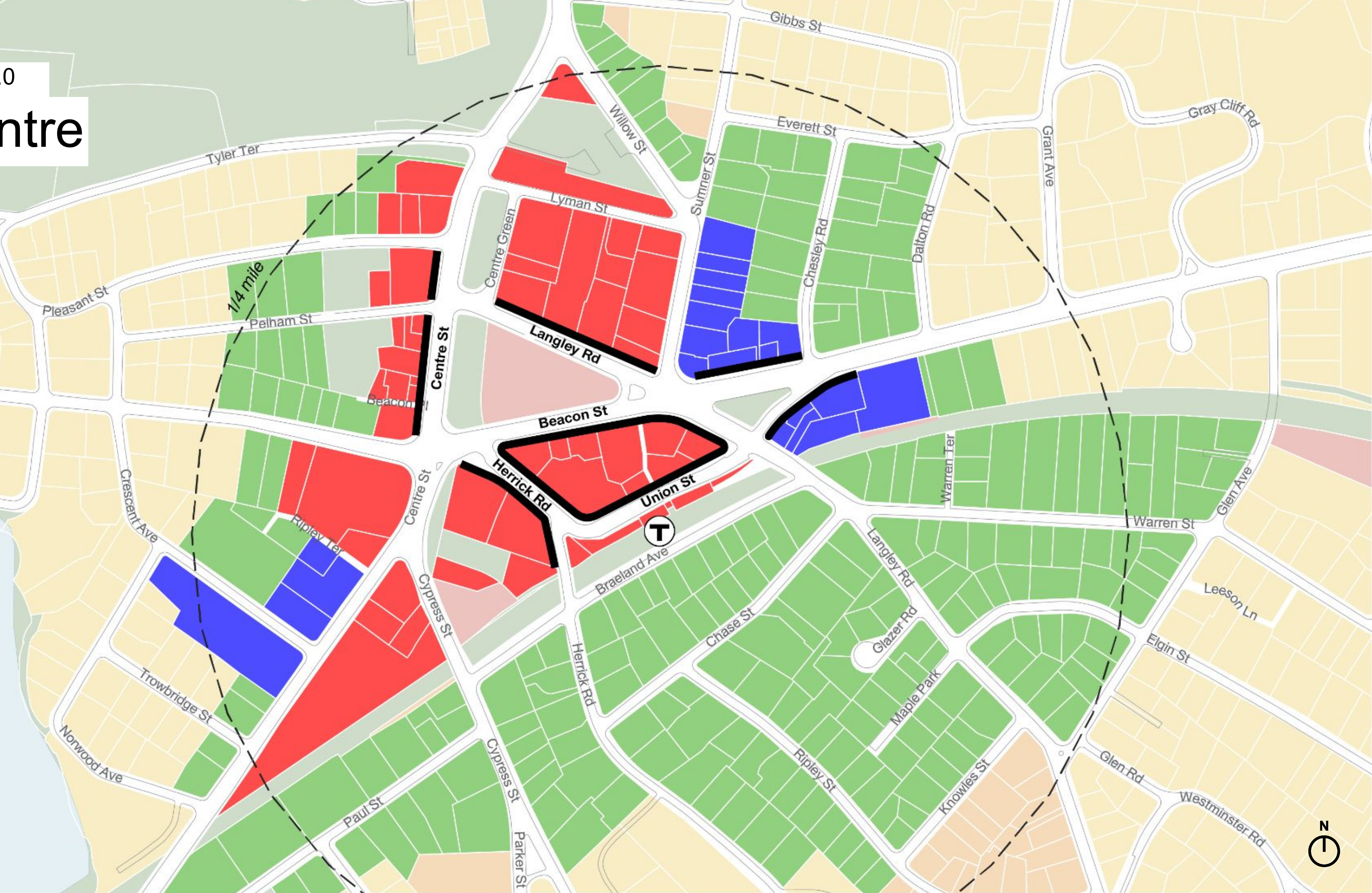
Newton Centre

Existing Zoning

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

Proposed Zoning

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- Mixed-Use Required
- Historic District



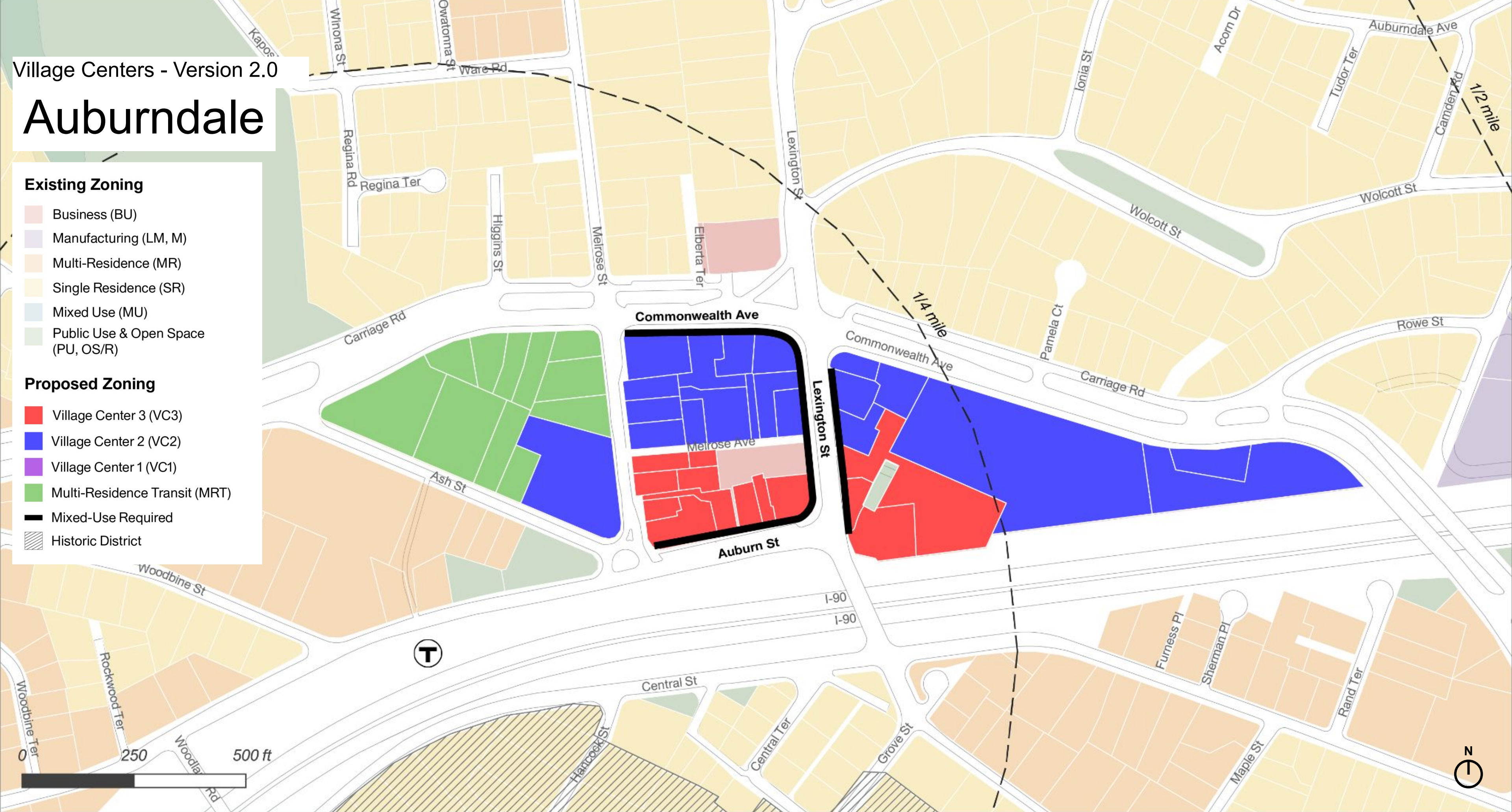
Auburndale

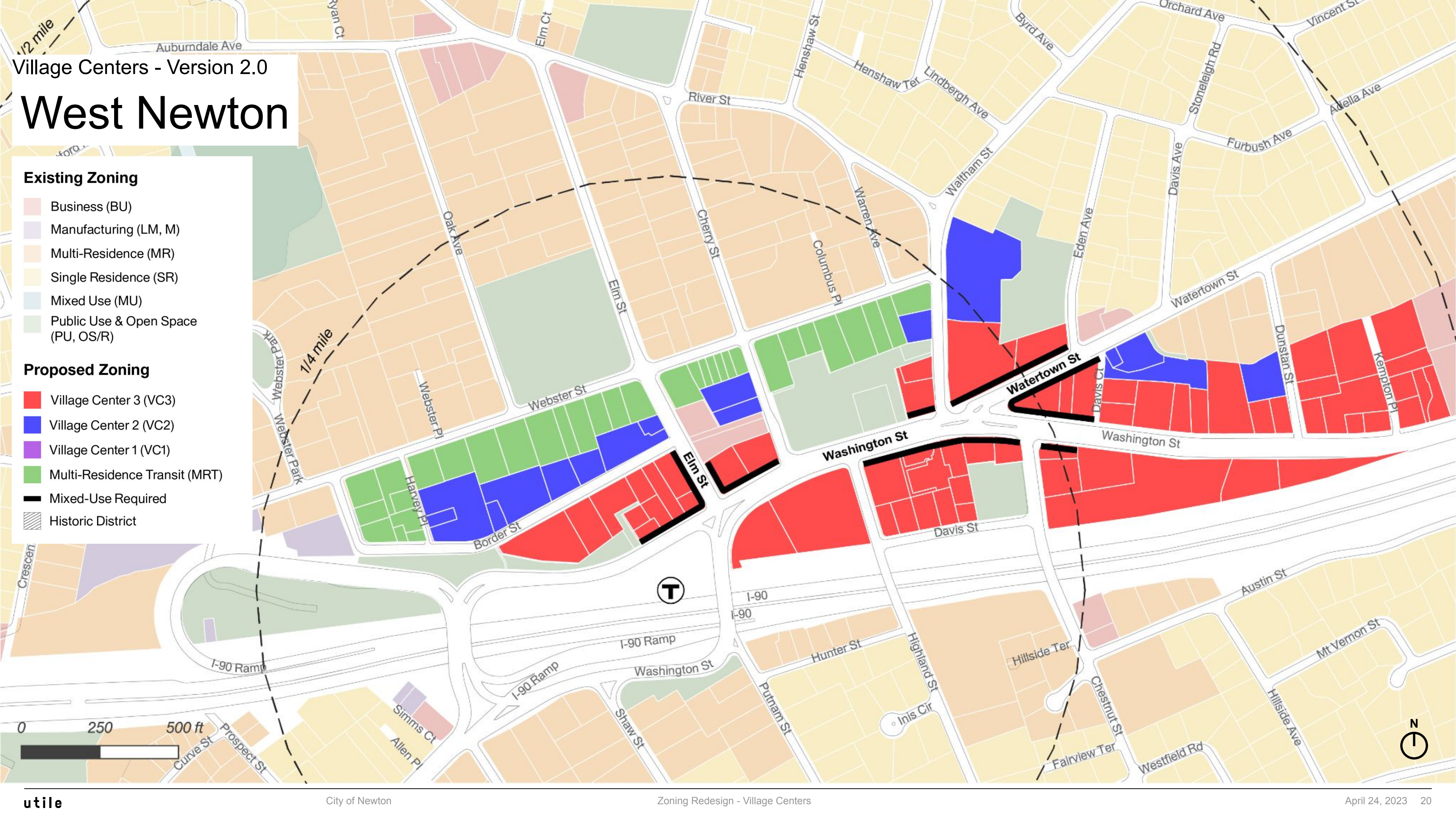
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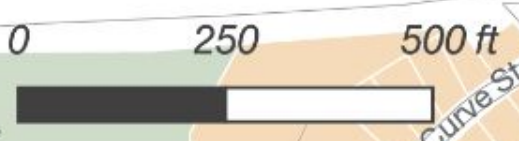




Village Centers - Version 2.0

West Newton

- Existing Zoning**
- Business (BU)
 - Manufacturing (LM, M)
 - Multi-Residence (MR)
 - Single Residence (SR)
 - Mixed Use (MU)
 - Public Use & Open Space (PU, OS/R)
- Proposed Zoning**
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Village Centers - Version 2.0

Newtonville

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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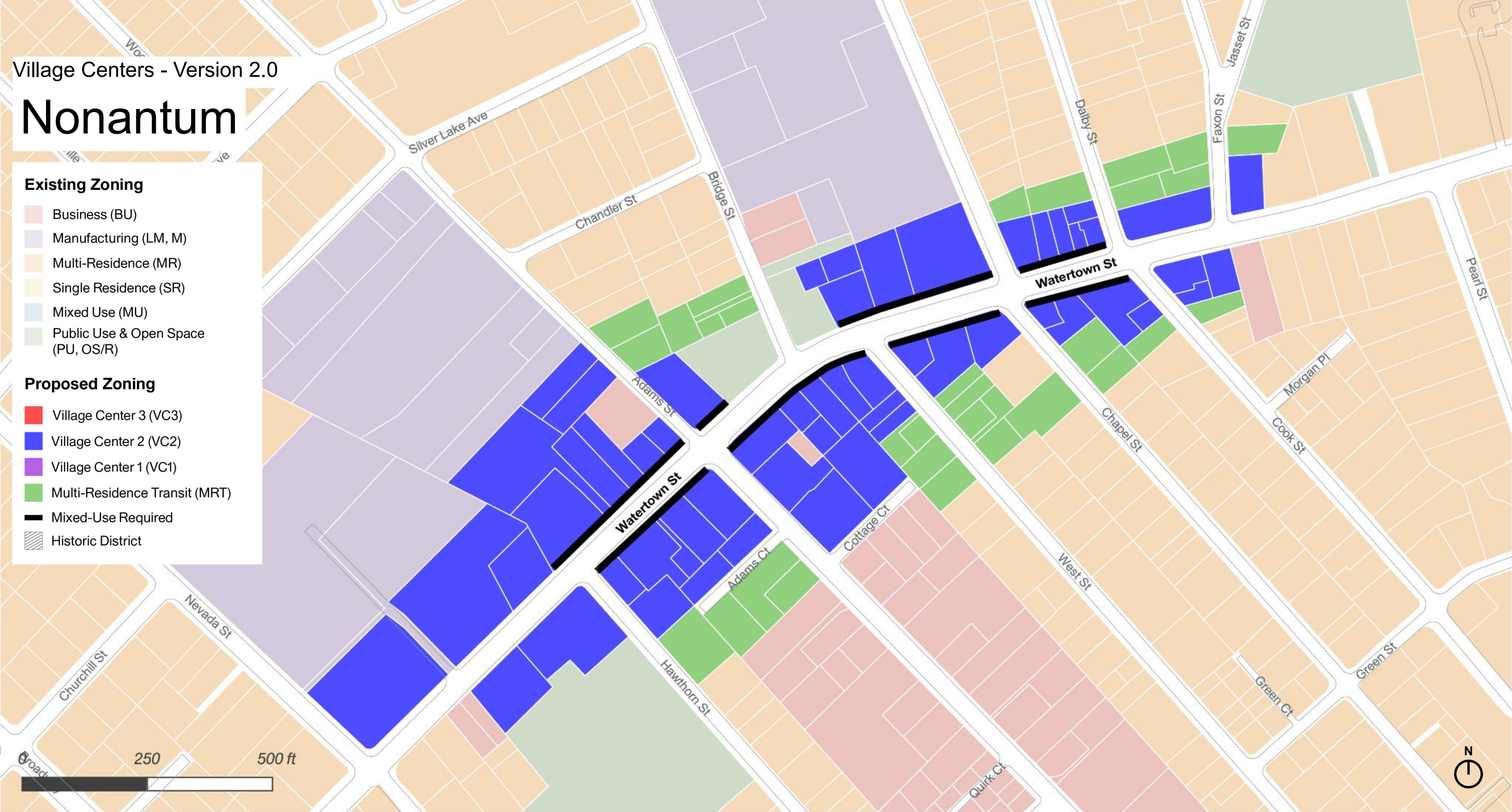
Nonantum

Existing Zoning

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

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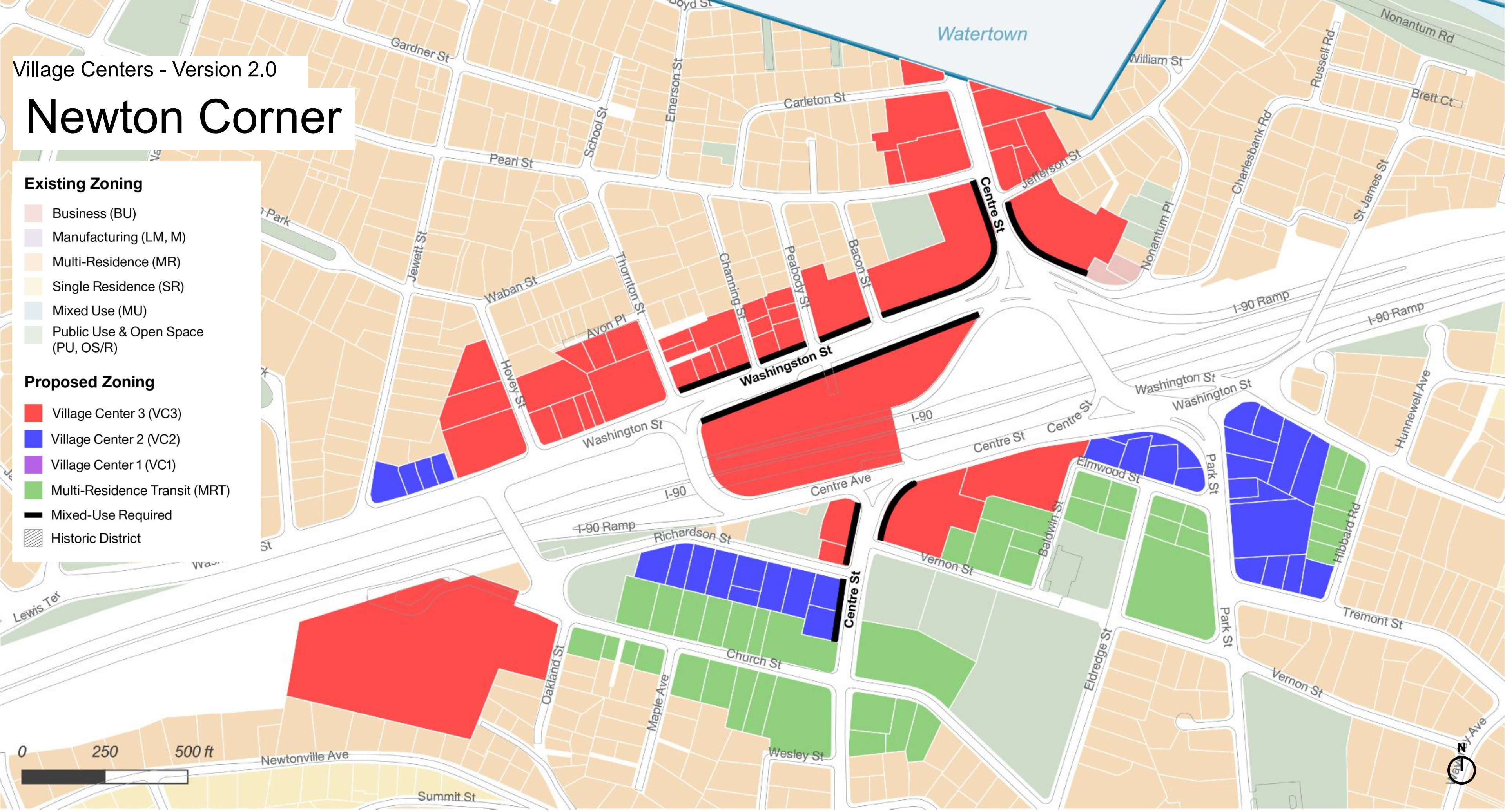
Newton Corner

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



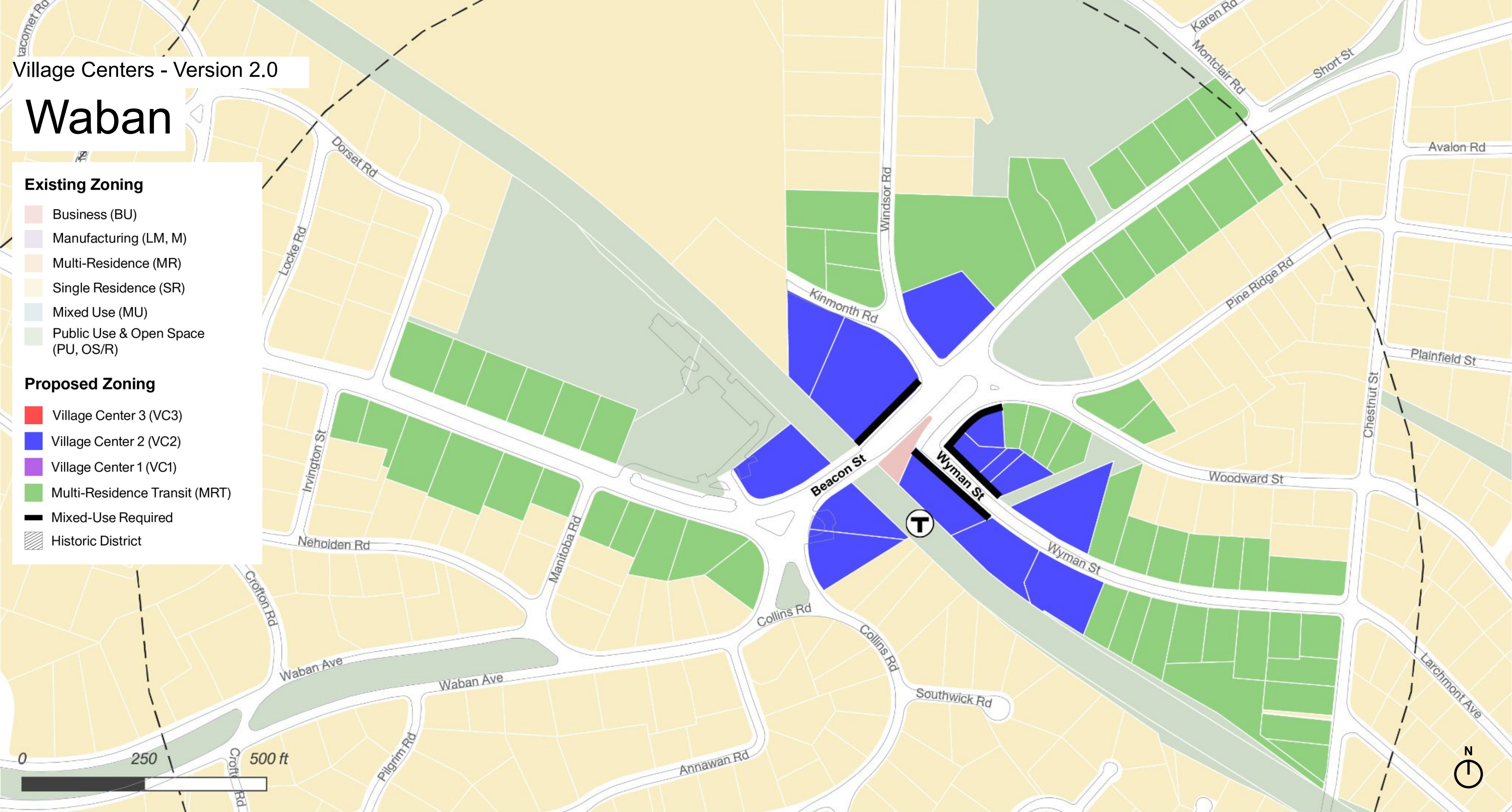
Waban

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



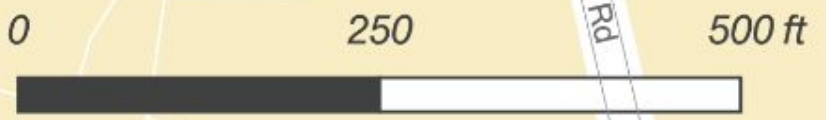
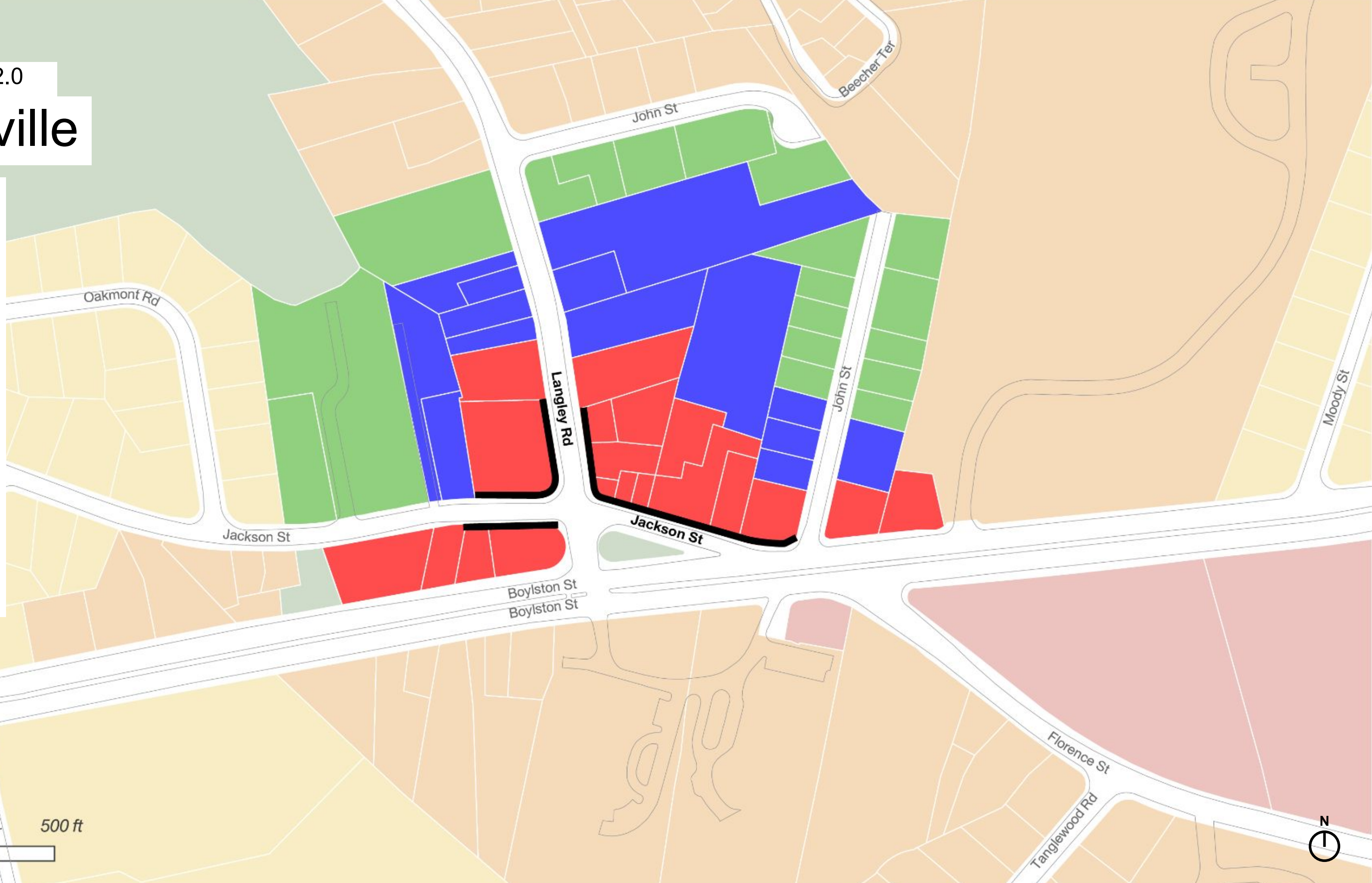
Thompsonville

Existing Zoning

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

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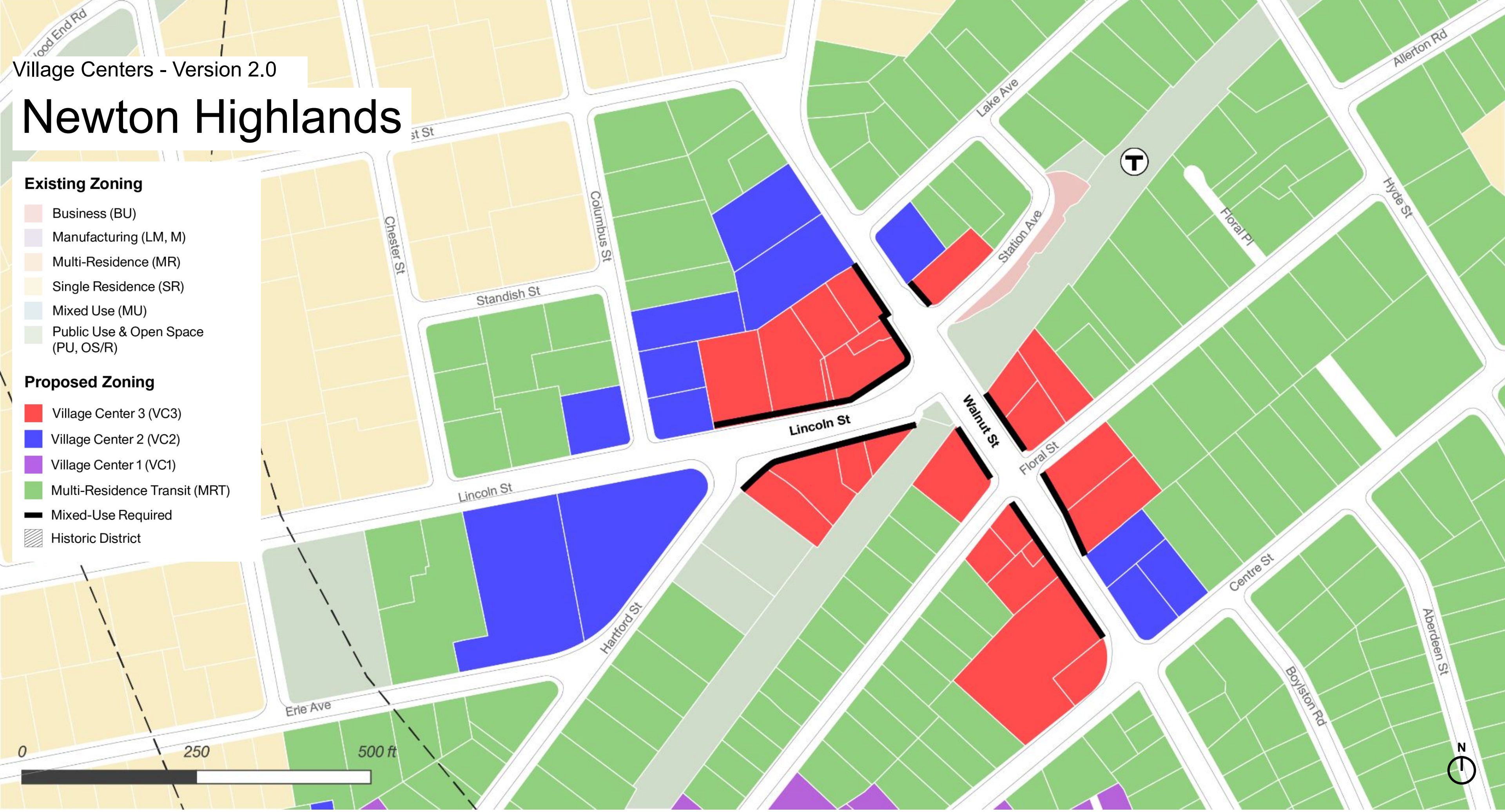
Newton Highlands

Existing Zoning

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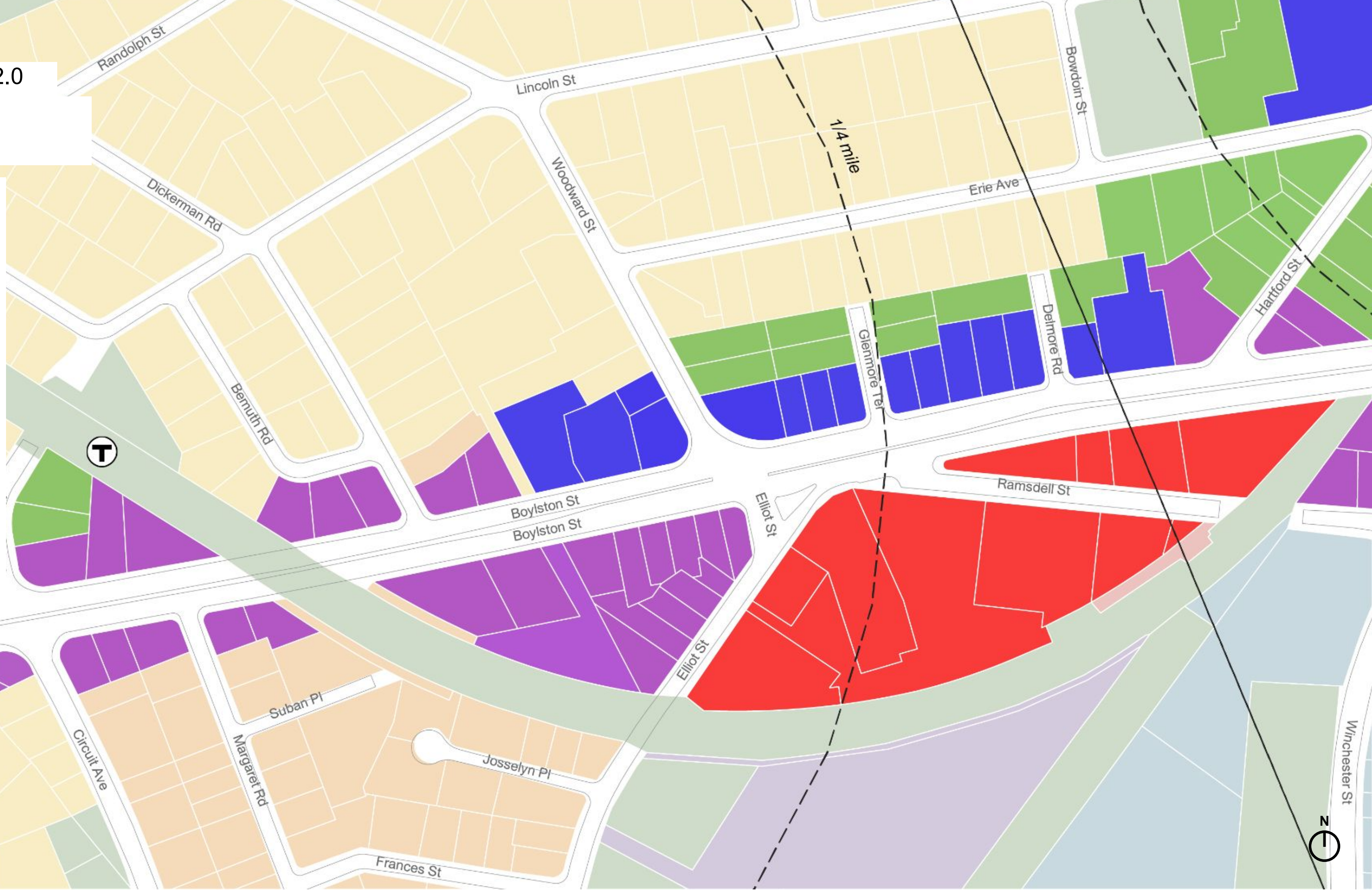
Eliot T Stop

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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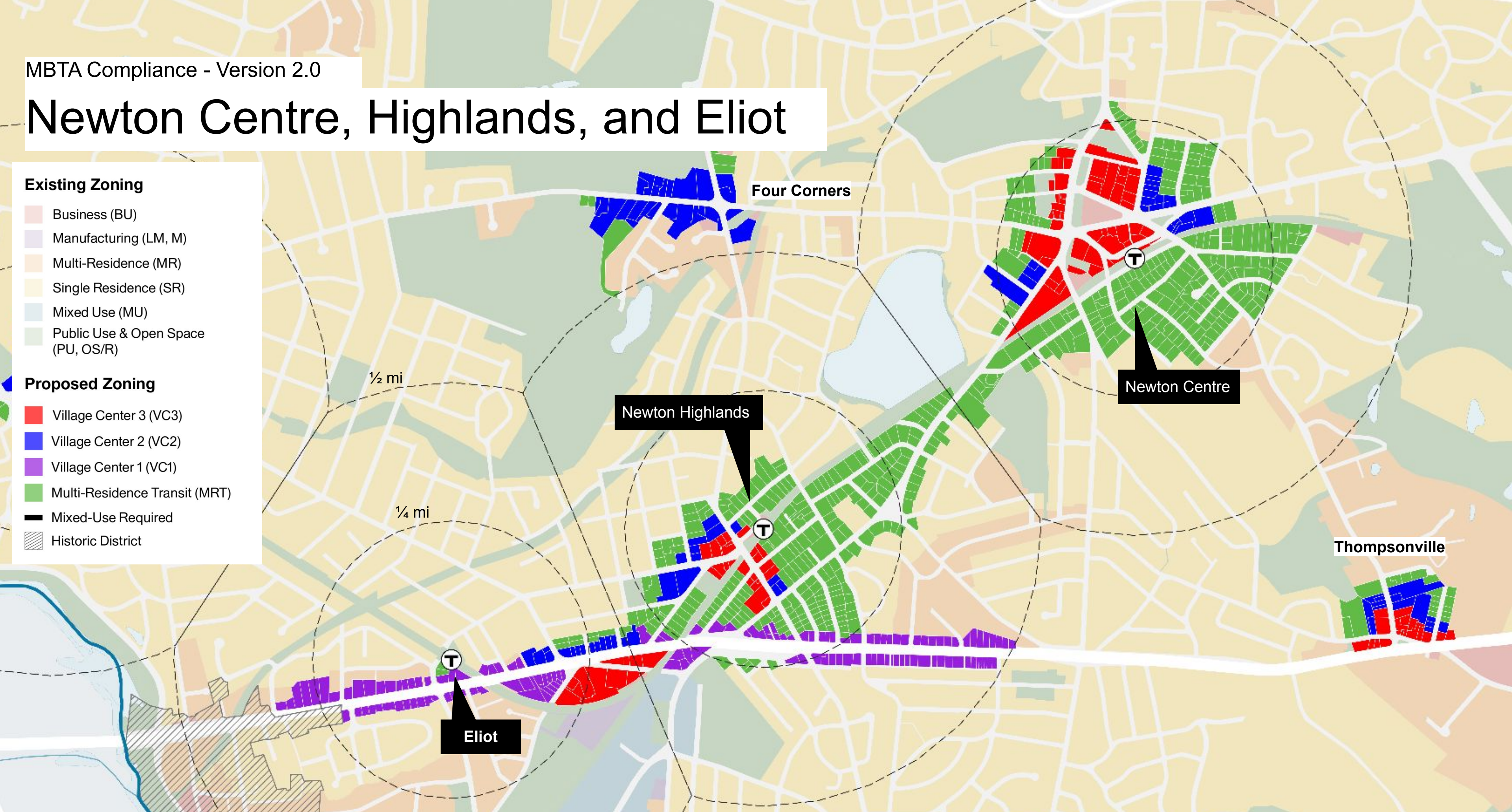
Newton Centre, Highlands, and Eliot

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)

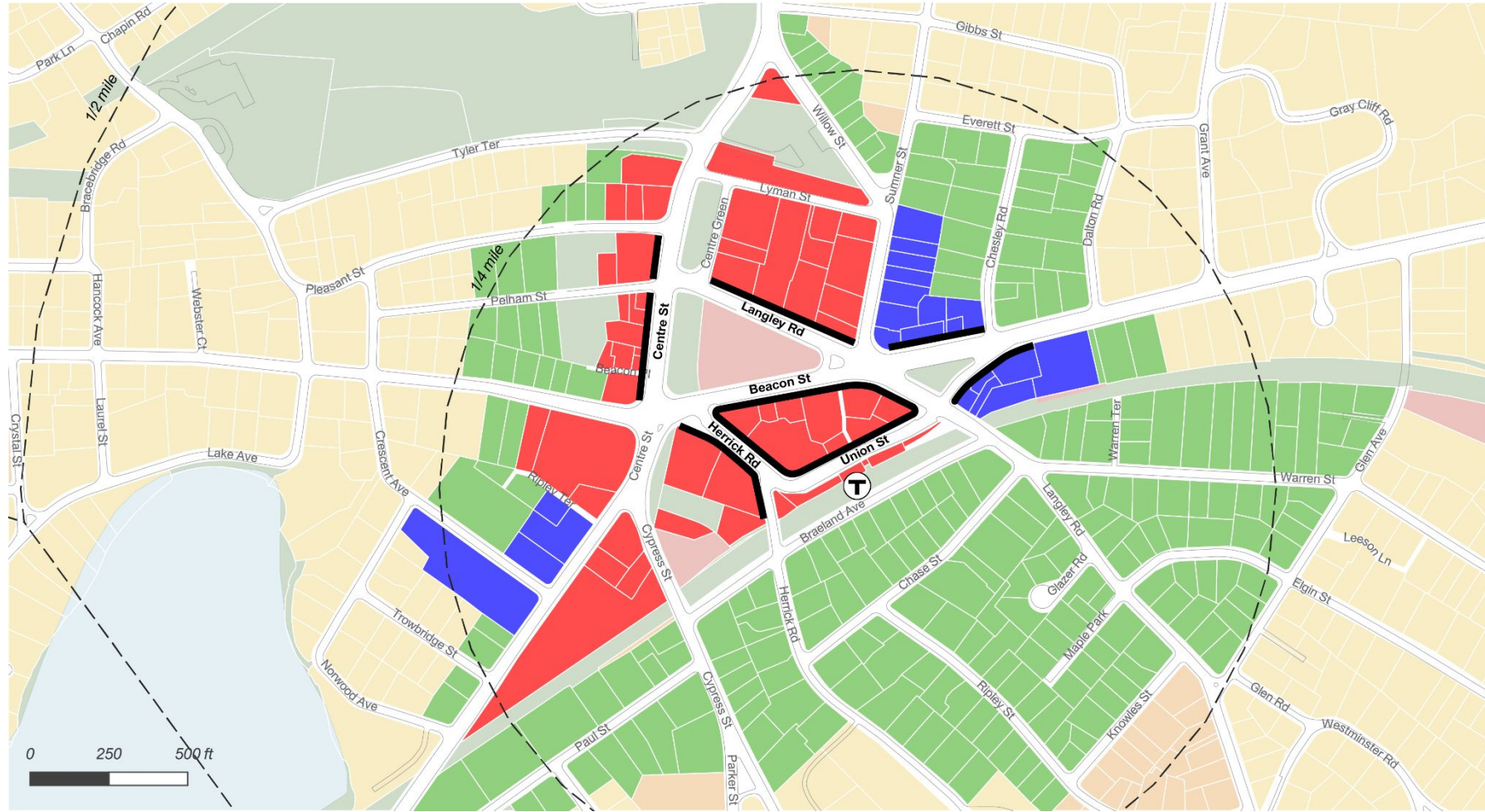
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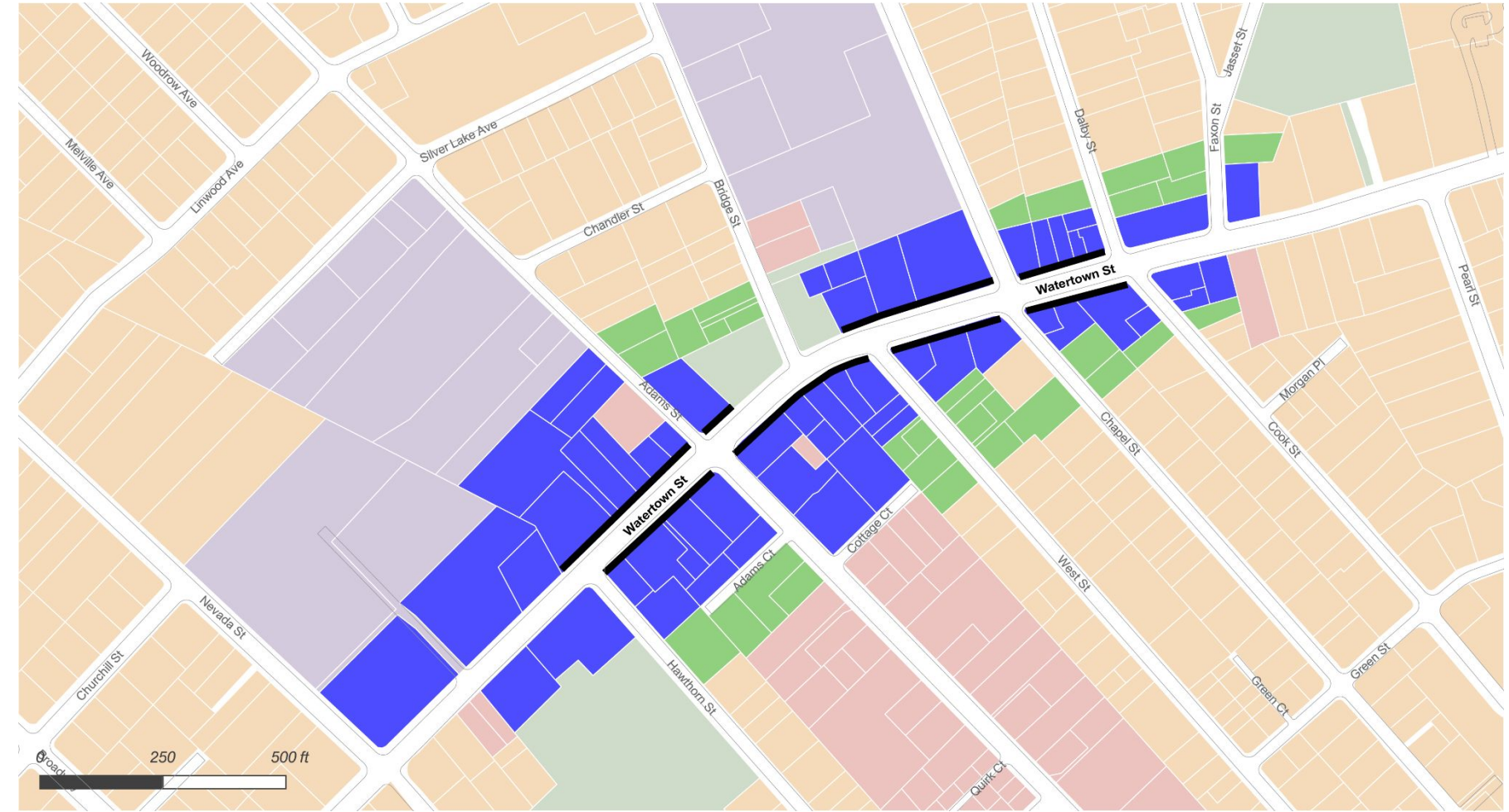


Priority Streets - Ground Floor Commercial is Required

Newton Centre

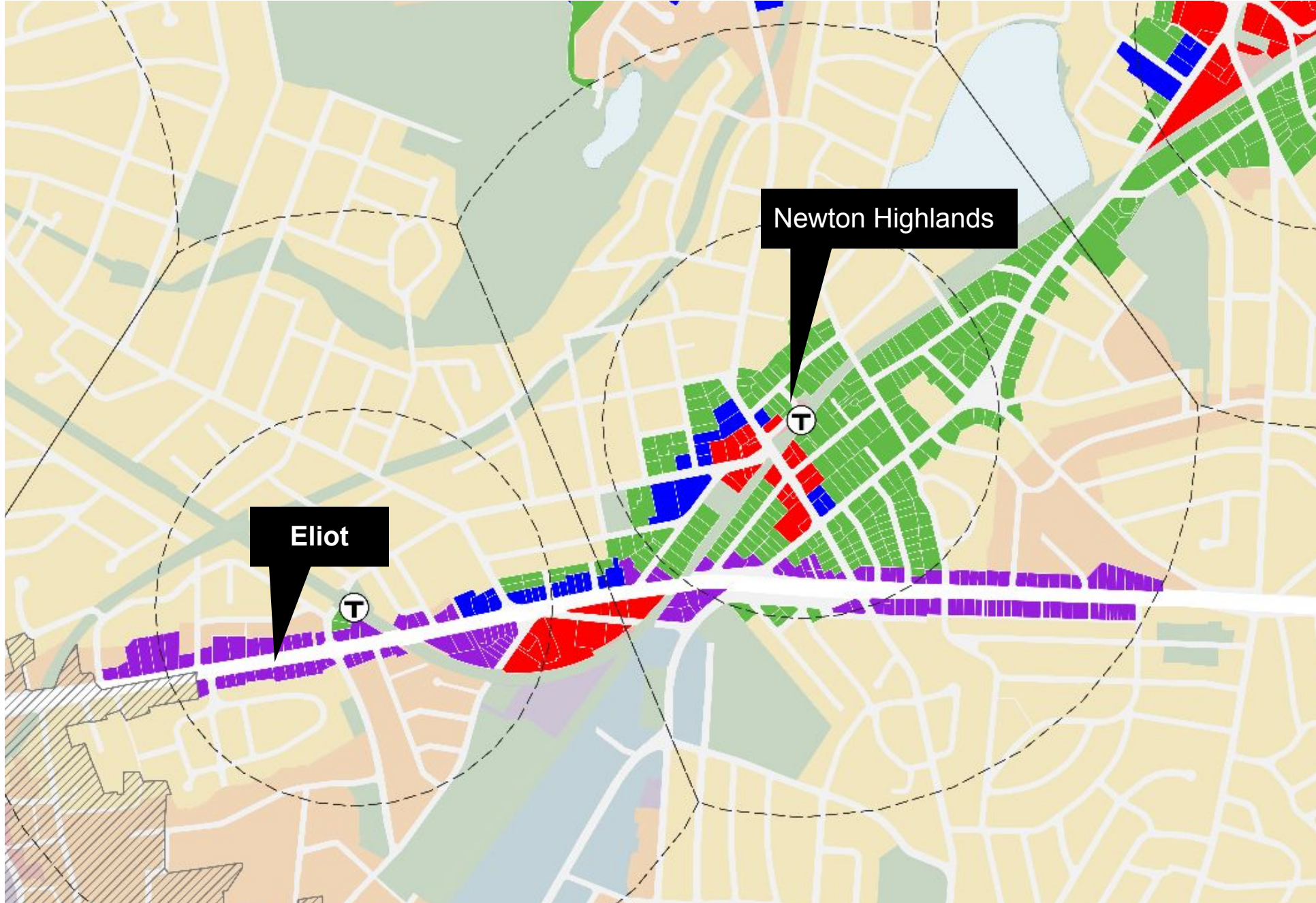


Nonantum



 - Priority Streets

VC1 (■) Only Along Route 9



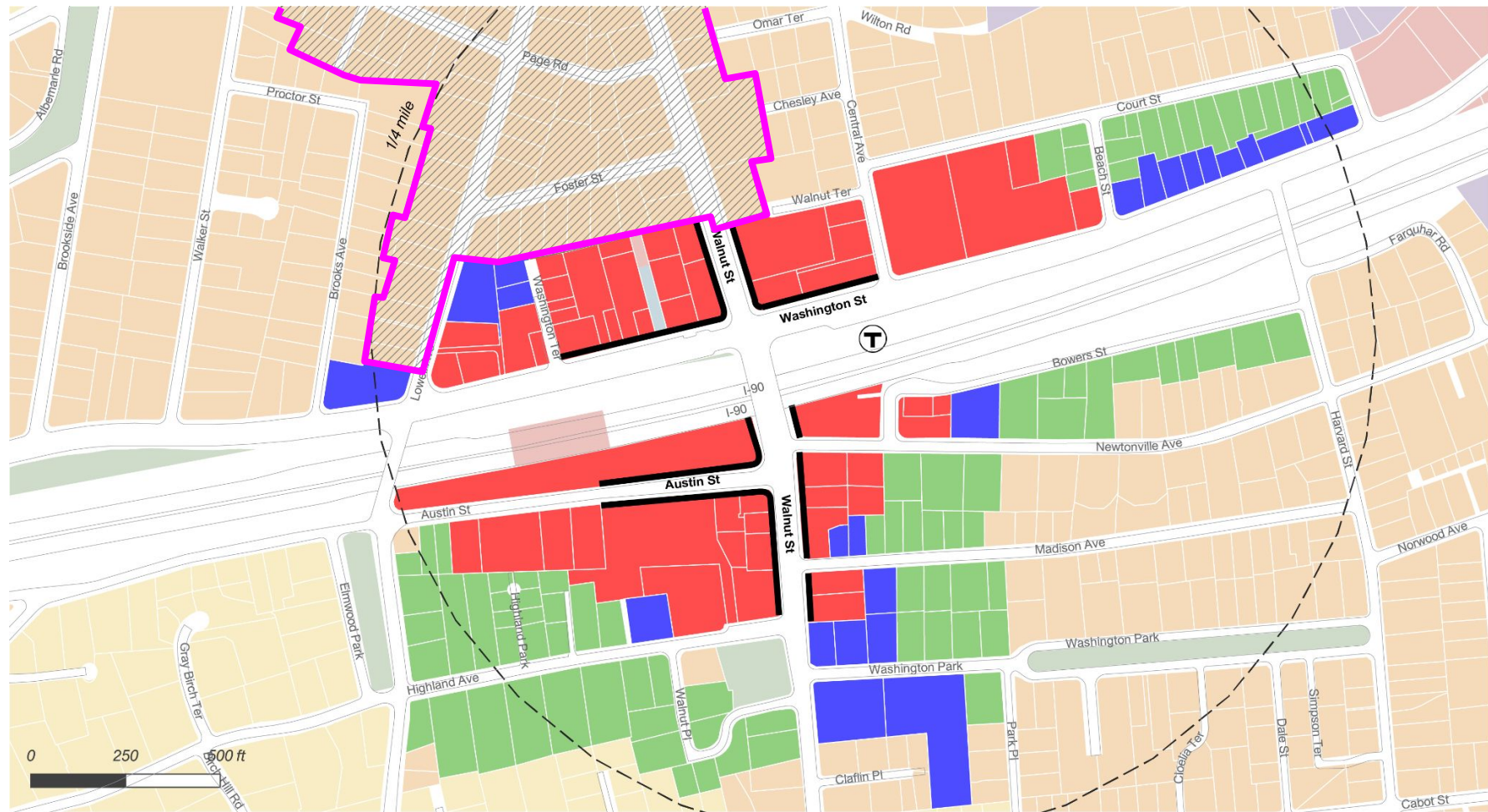
VC1 Mapped along Route 9 Between the Eliot Street T-stop and Newton Highlands



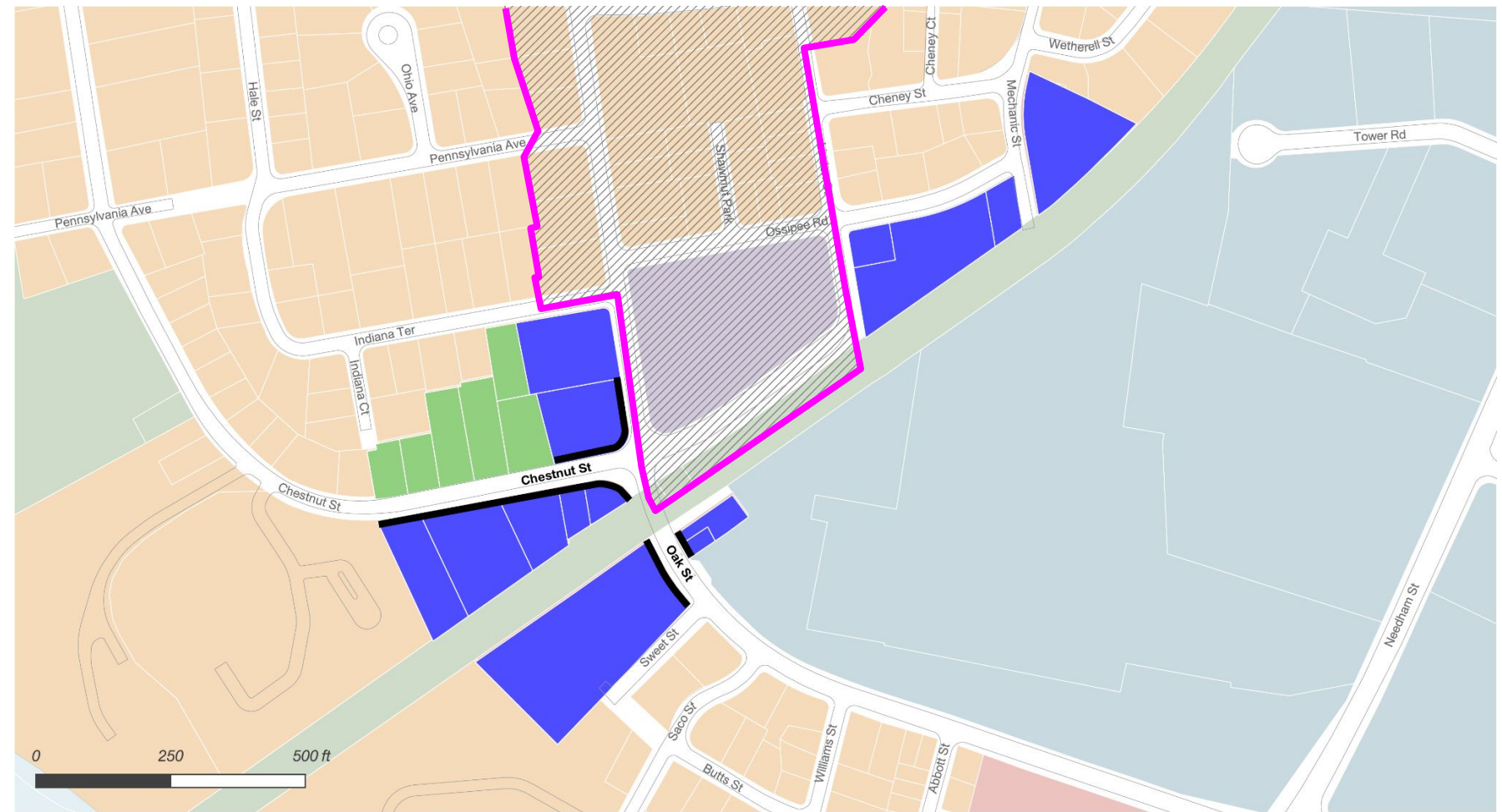
44-54 Church St, Belmont, MA - Ground floor retail with office above

Remove Parcels in Local Historic Districts

Newtonville

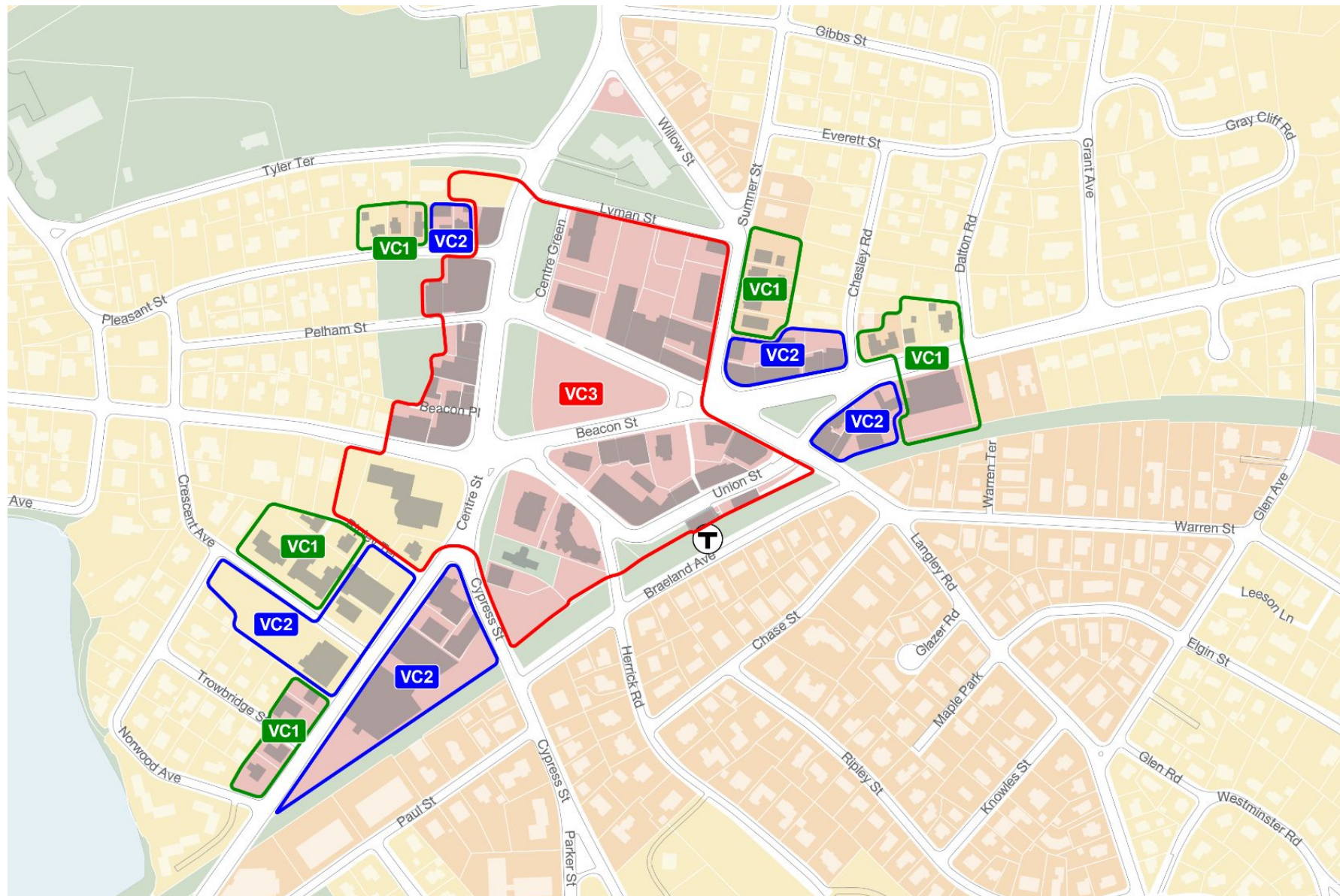


Upper Falls

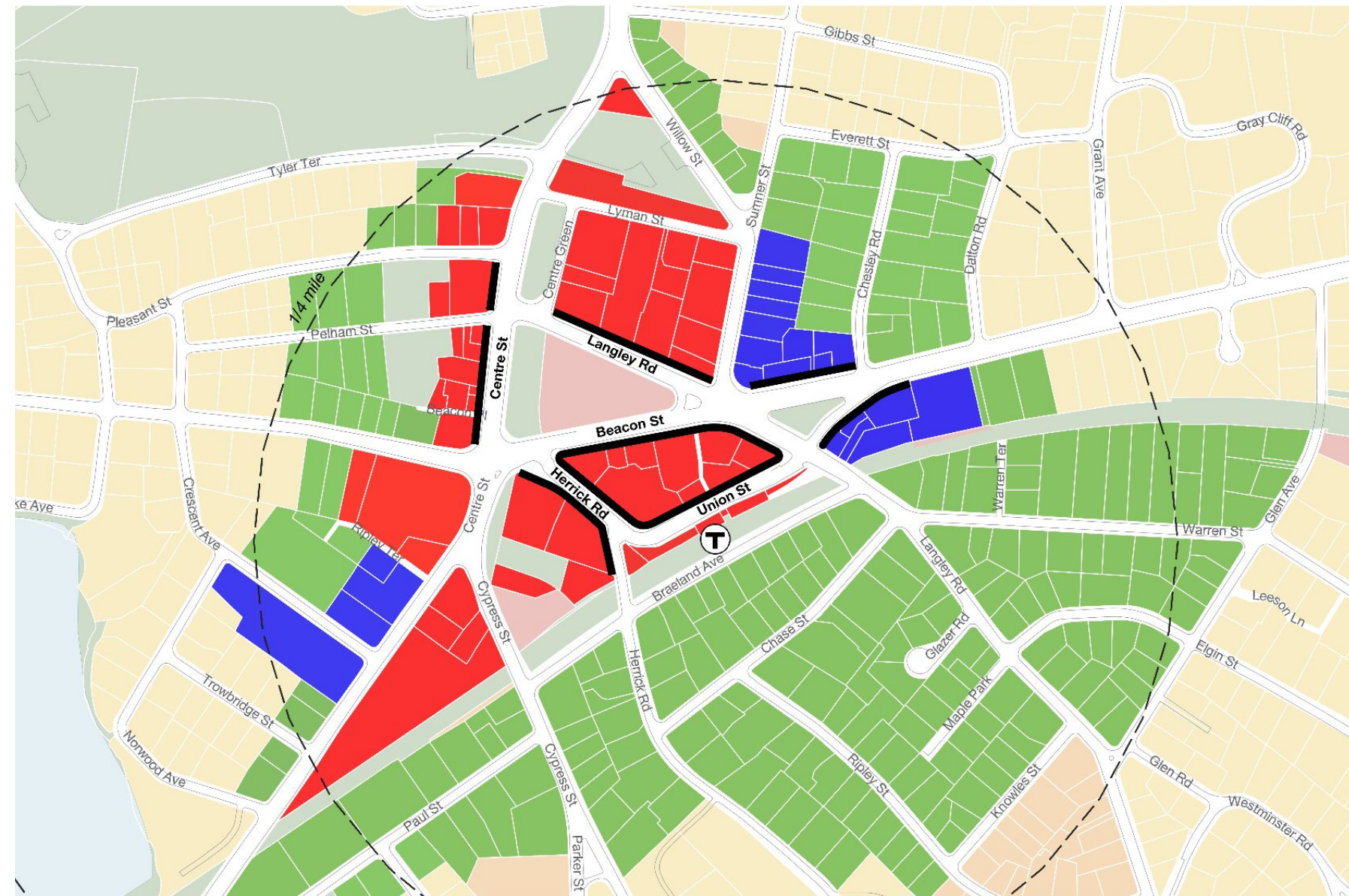


Remove City-Owned Parcels

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
	Building Footprint Bonus (sq ft)	N/A	+2,500
Must Provide	Required Affordable Units (min)	17.5%	25%
	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:

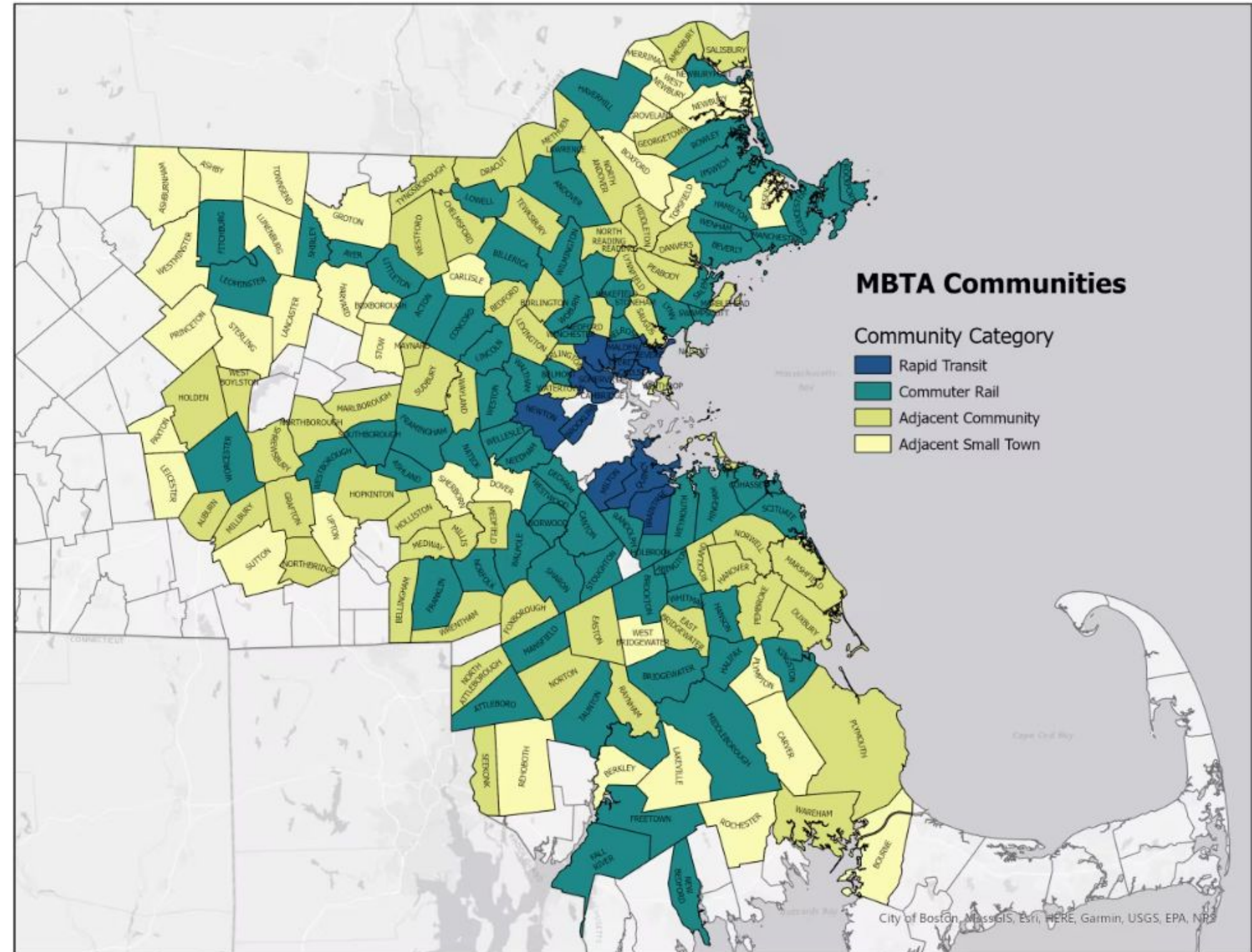
- There was discussion at ZAP workshops of increasing the Special Permit threshold as a tool for MBTA Communities compliance, but this was not necessary
- The Planning Board will conduct Site Plan Review at the proposed threshold. The Site Plan Review process will review conditions related to site layout,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

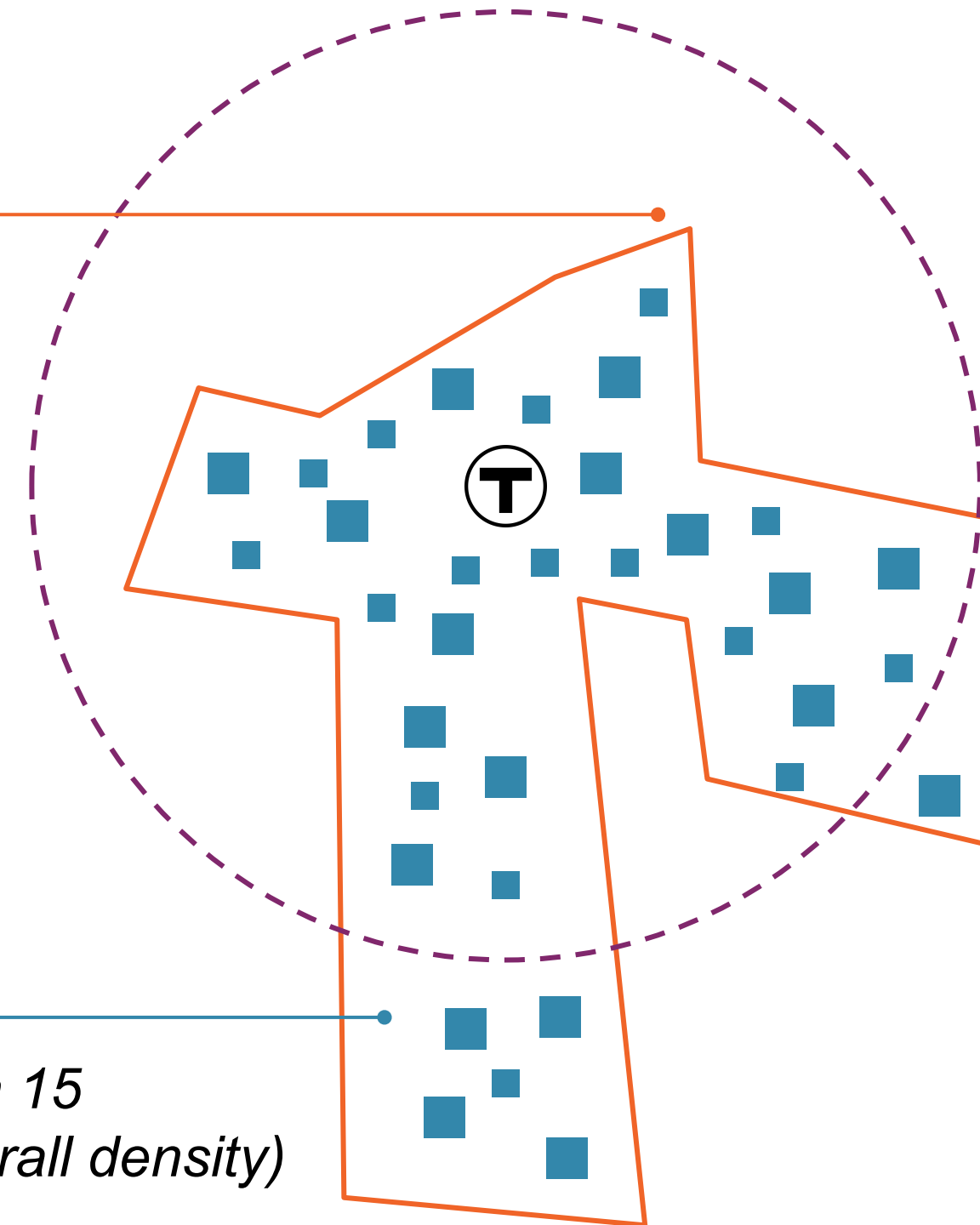
- ≥ 50 acres (can be split across multiple districts) (regardless of the size, 50% of the total district needs to be in one contiguous district and all sub-districts must be at least 5 acres)

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

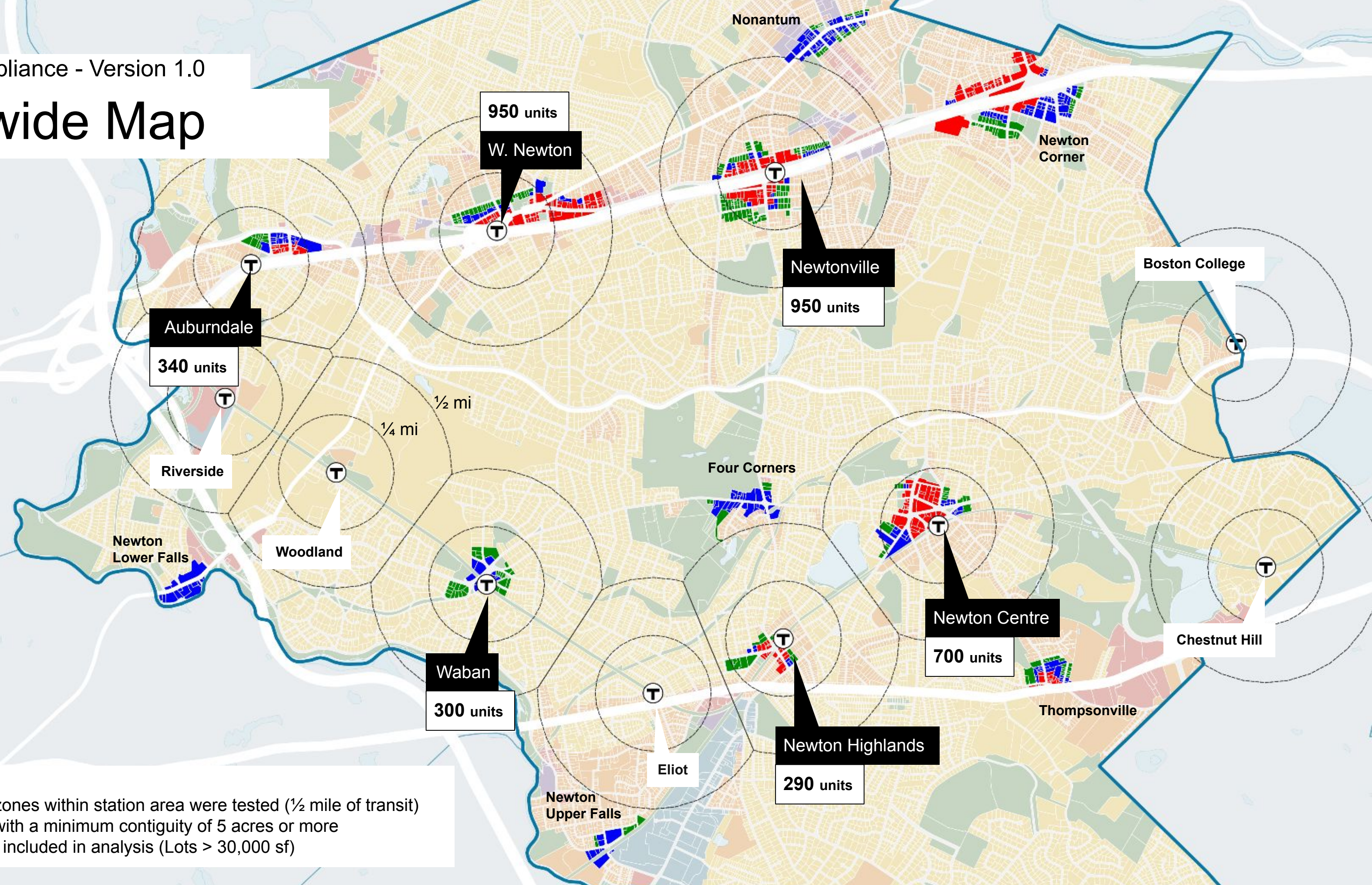
District density

- ≥ 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

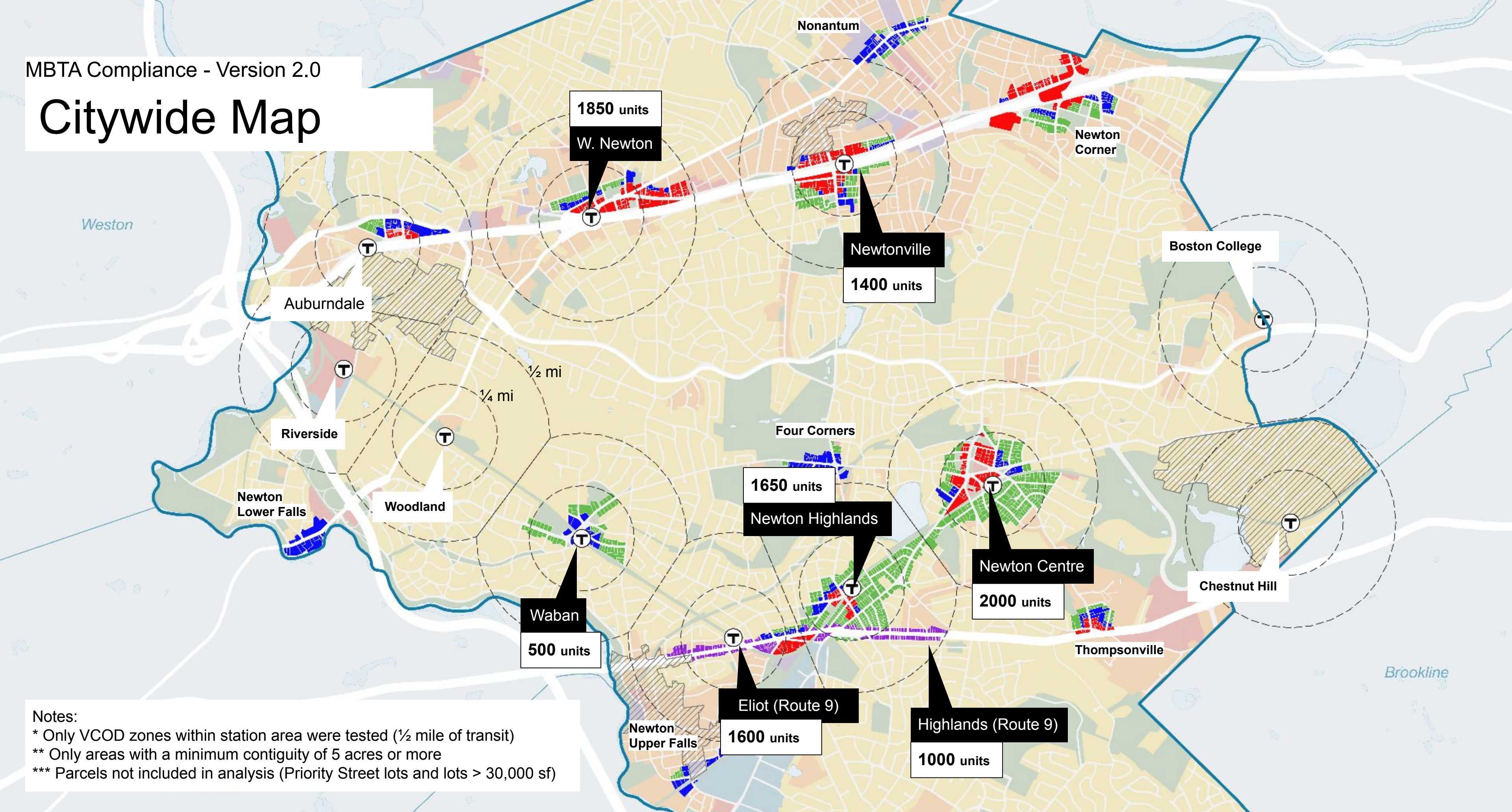


No curb cuts or garage entryways along Main Street - Brattleboro, VT

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

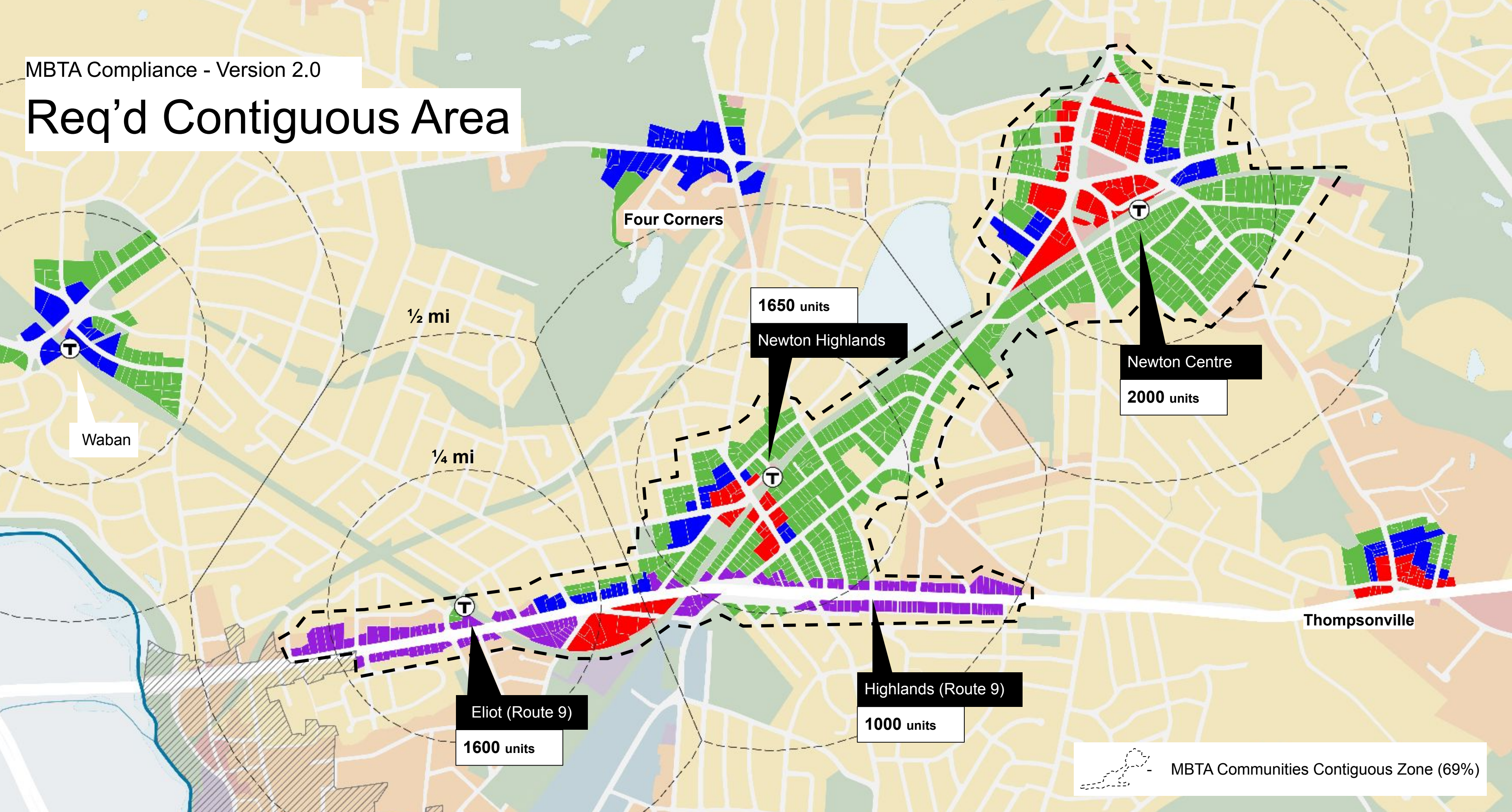
No map changes

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