

City of Newton

Village Center Rezoning: District Mapping



October 24, 2022

DRAFT MAPS - Version 1.0

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*

Village Center 1 (VC1)

2.5 Stories

49 Feet tall, max.

5,000 SF, max. footprint

Residential development allowed

Village Center 2 (VC2)

3.5 Stories

62 Feet tall, max.

10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

Village Center 3 (VC3)

4.5 Stories

75 Feet tall, max.

15,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed

Proposed Development



Existing Development



Draft District Maps

The following pages present draft boundaries for the new Village Center Overlay Districts, customized to each village center, based on the following principles and rationale:

- Analyzing existing street conditions and patterns through Google Earth and site visits
- Determining zoning, land use, parcel, and building type consistencies and inconsistencies
- Matching the proposed districts on both sides of the street where possible
- Stepping down proposed districts as they meet the surrounding neighborhoods
- Considering unique conditions to each area, like street access

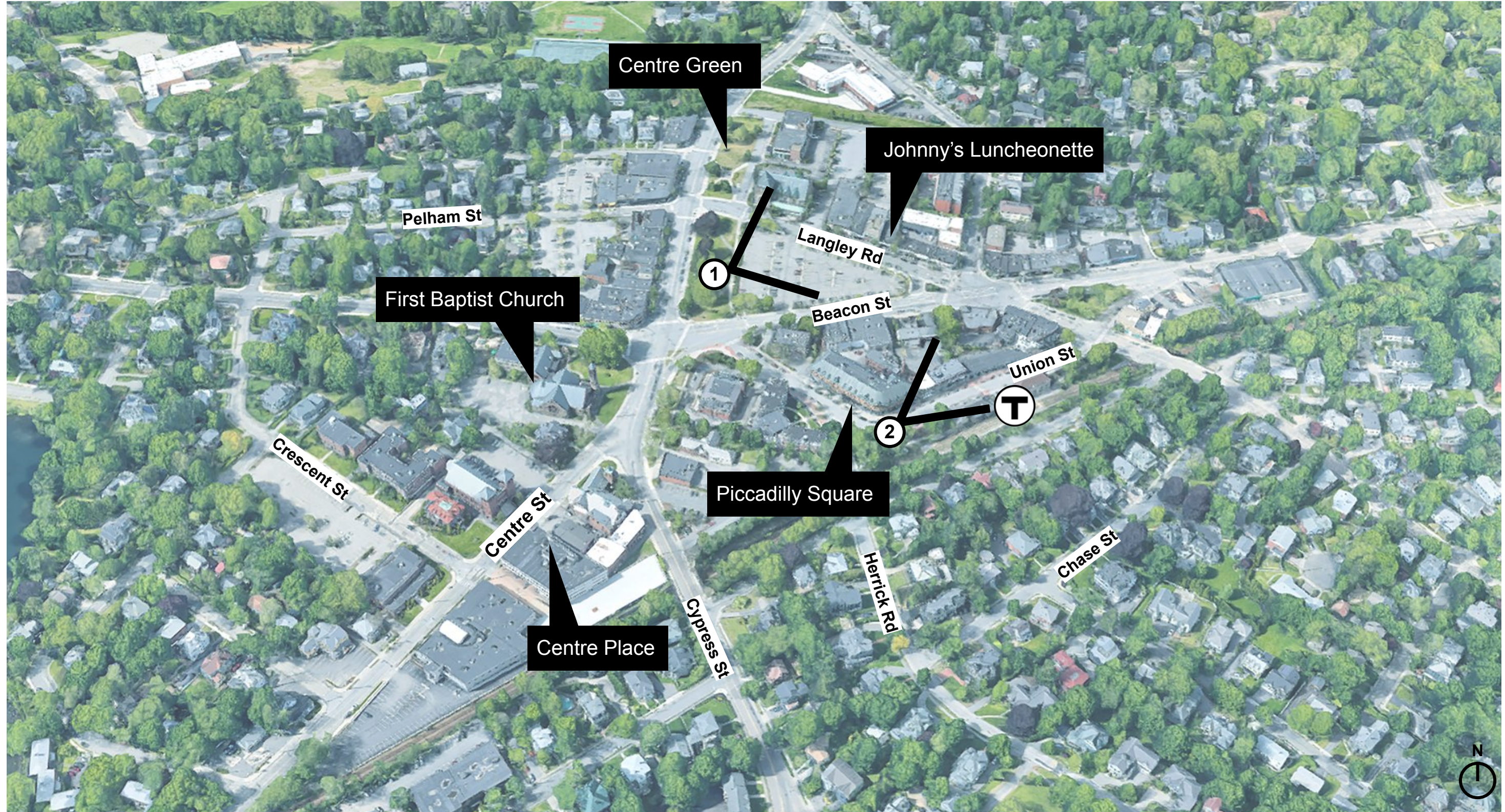
Newton Centre



1. Newton Centre Green across the triangle



2. View down Union St



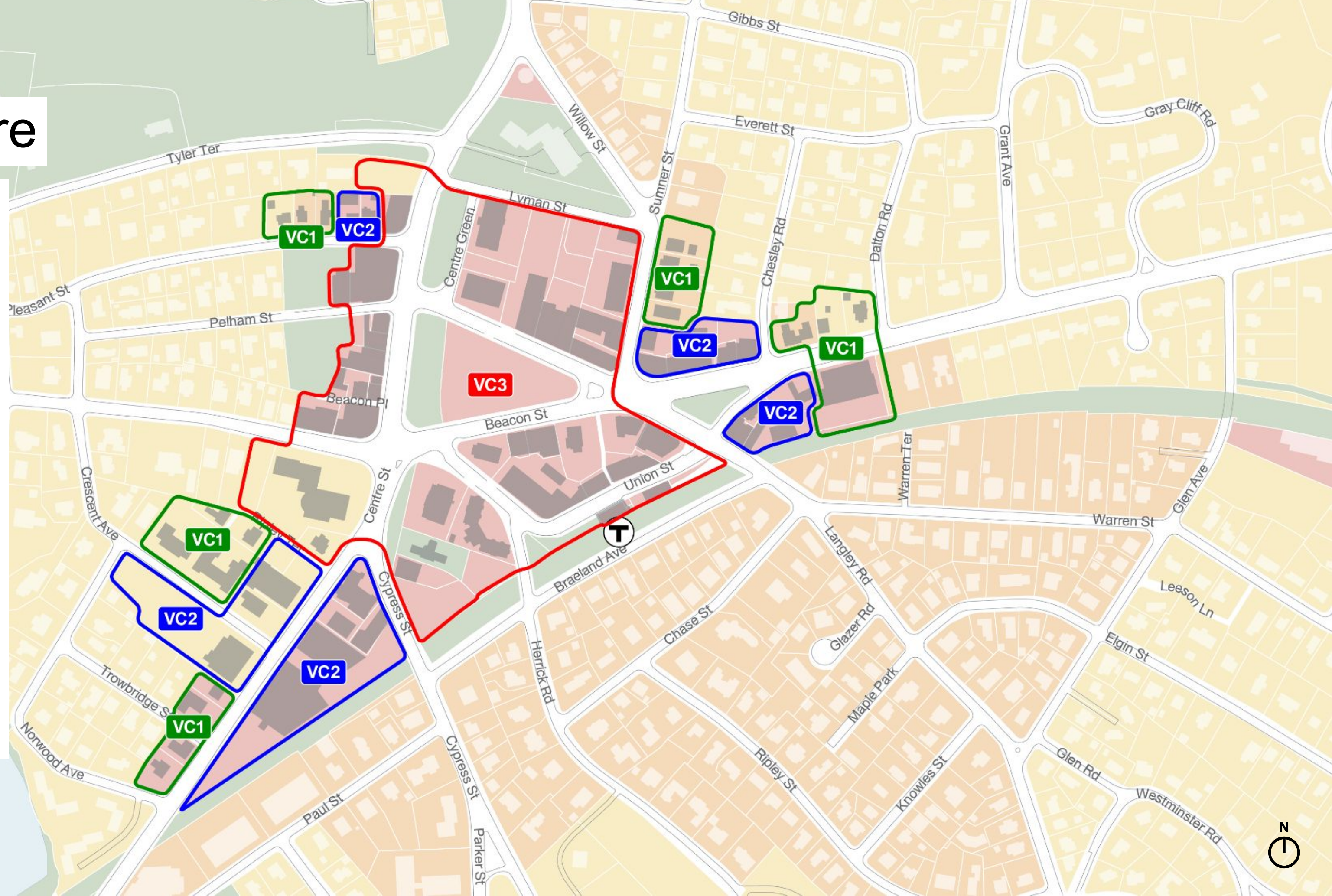
Newton Centre

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

- VC3**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- VC2**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- VC1**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



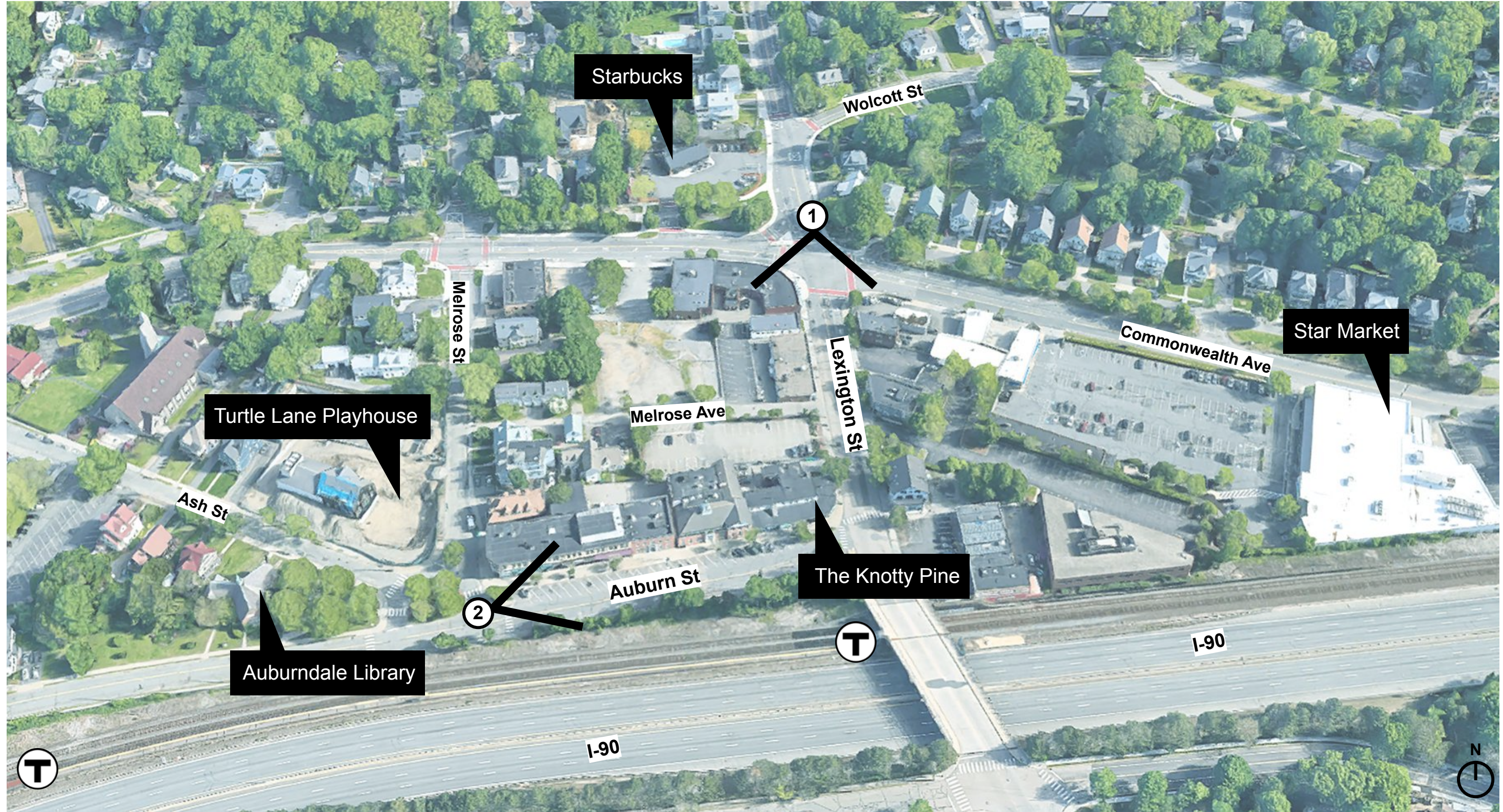
Auburndale



1. Lexington St and Commonwealth Ave intersection



2. View down Auburn Street



Auburndale

Existing Zoning

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

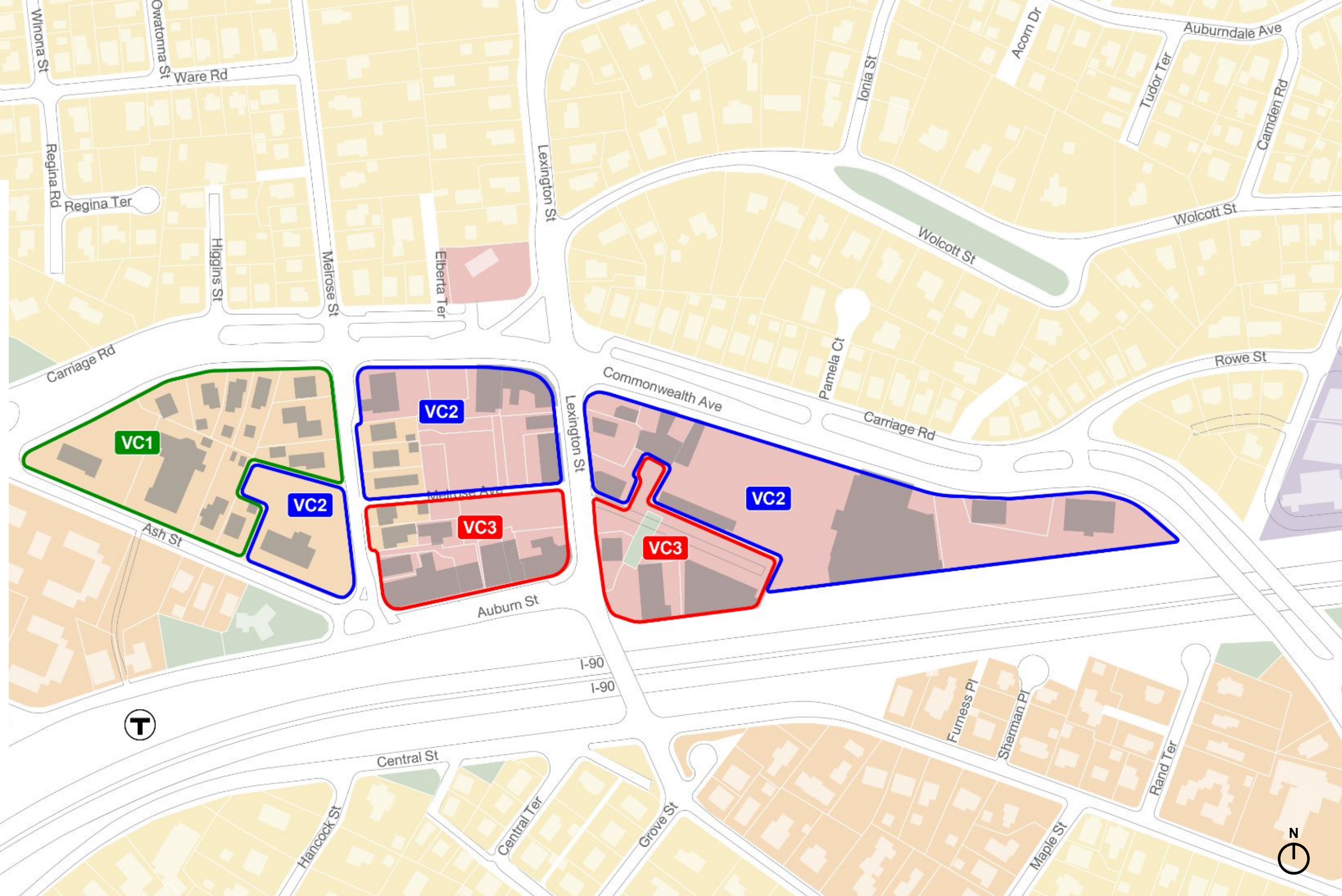
Proposed Zoning

- Village Center 3 (VC3)

Category	By-Right / Special Permit
Footprint, max:	15,000 sf / 17,500 sf
Height, max:	4.5 stories / 5.5 stories
Use:	Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)

Category	By-Right / Special Permit
Footprint, max:	10,000 sf / 12,500 sf
Height, max:	3.5 stories / 4.5 stories
Use:	Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)

Category	By-Right / Special Permit
Footprint, max:	5,000 sf / 7,500 sf
Height, max:	2.5 stories / 3.5 stories
Use:	Residential / Commercial, Mixed-Use



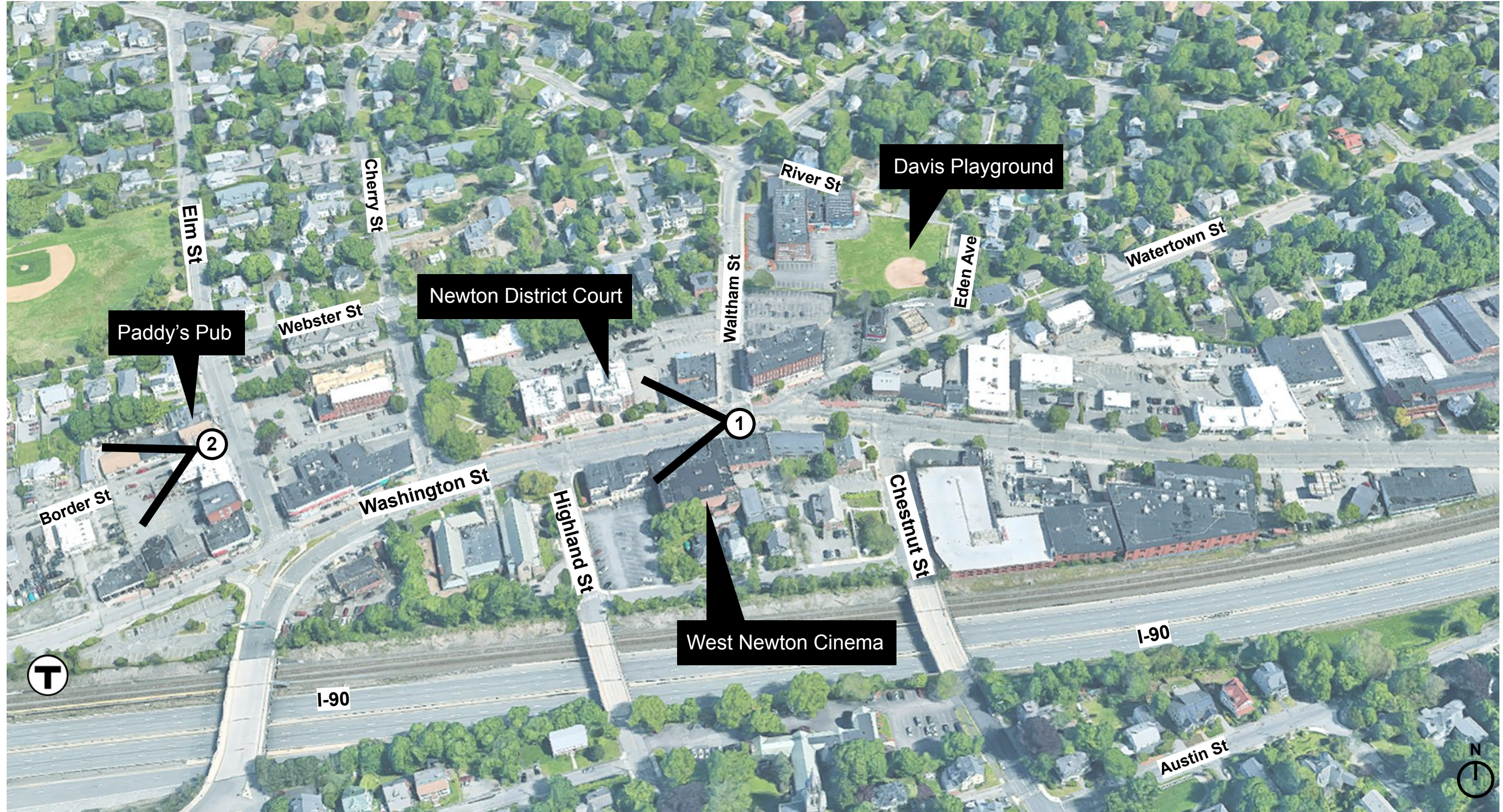
West Newton



1. View down Washington St



2. View down Border St at Elm St



West Newton

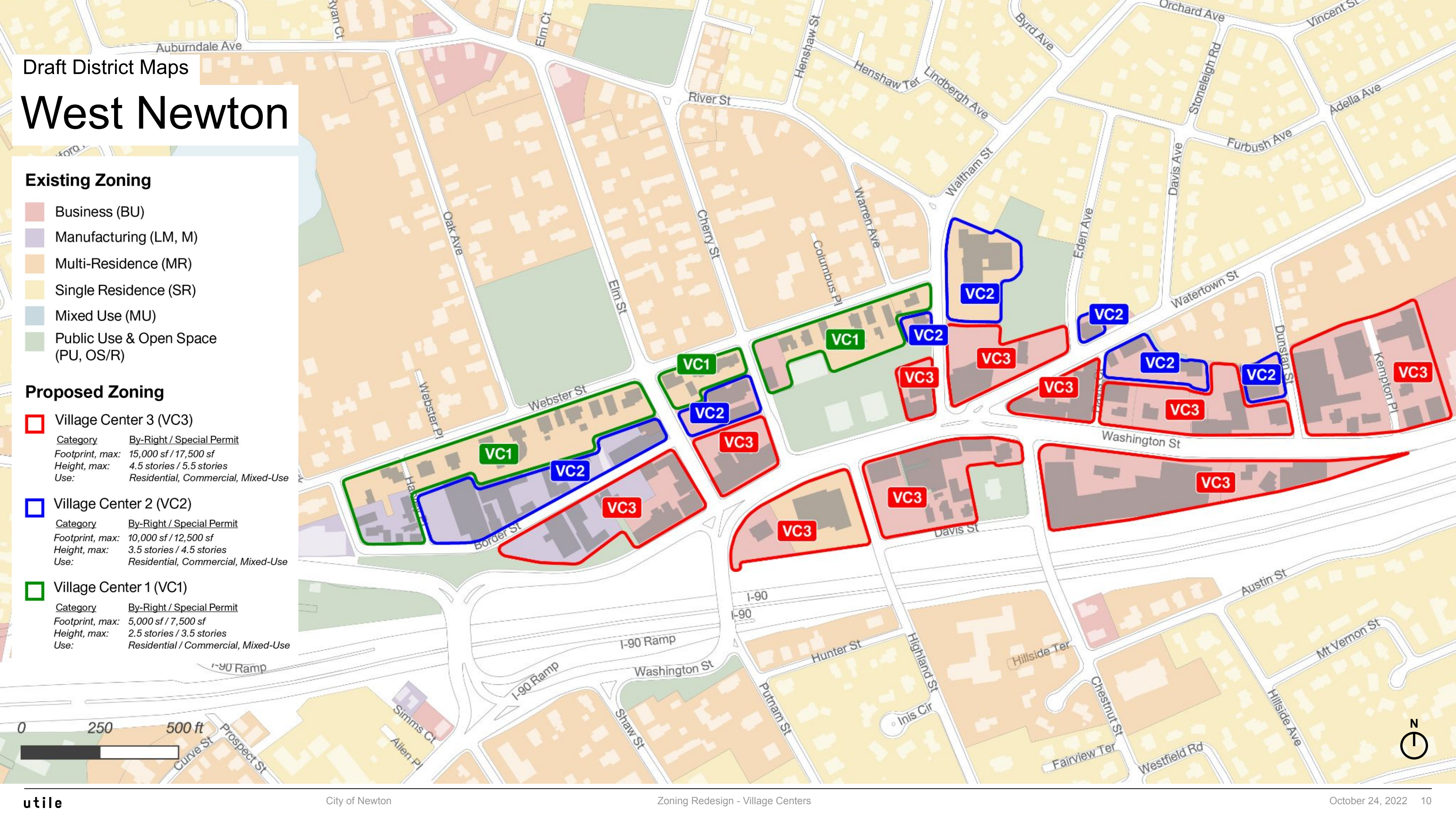
Existing Zoning

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

Proposed Zoning

- Village Center 3 (VC3)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use

0 250 500 ft



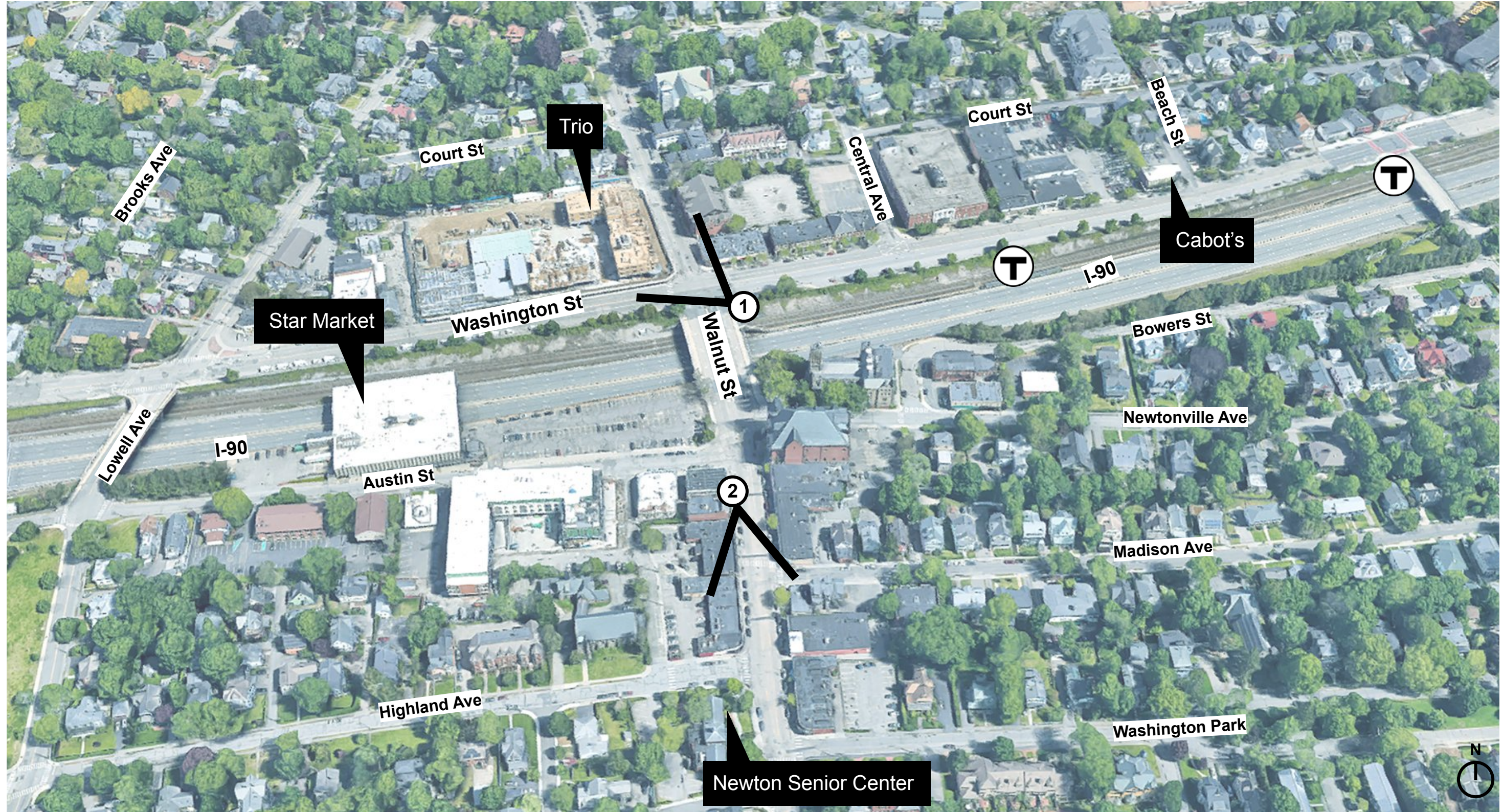
Newtonville



1. Washington St at Walnut St



2. View down Walnut Street



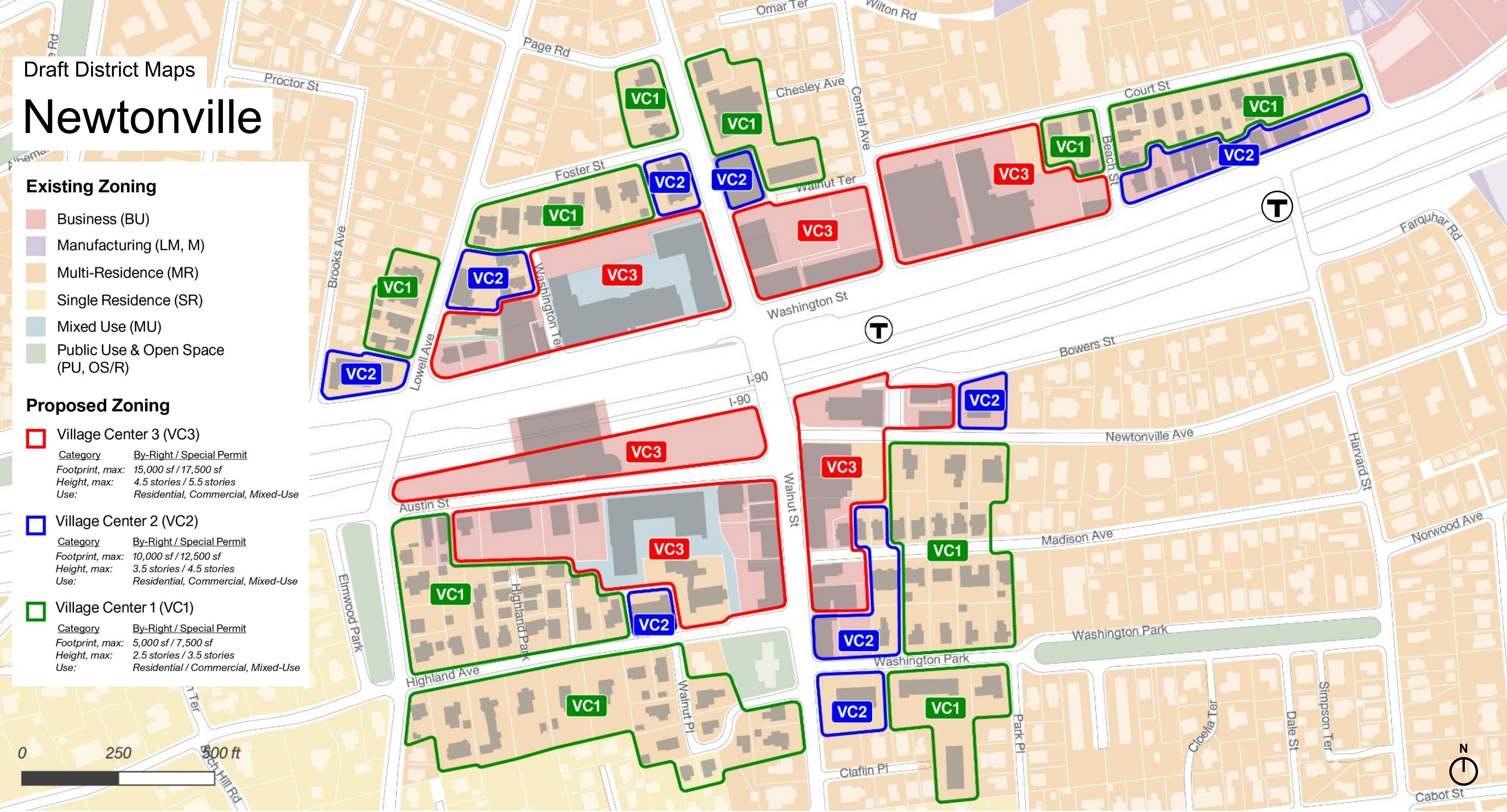
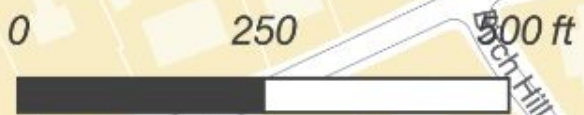
Newtonville

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

- Village Center 3 (VC3)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



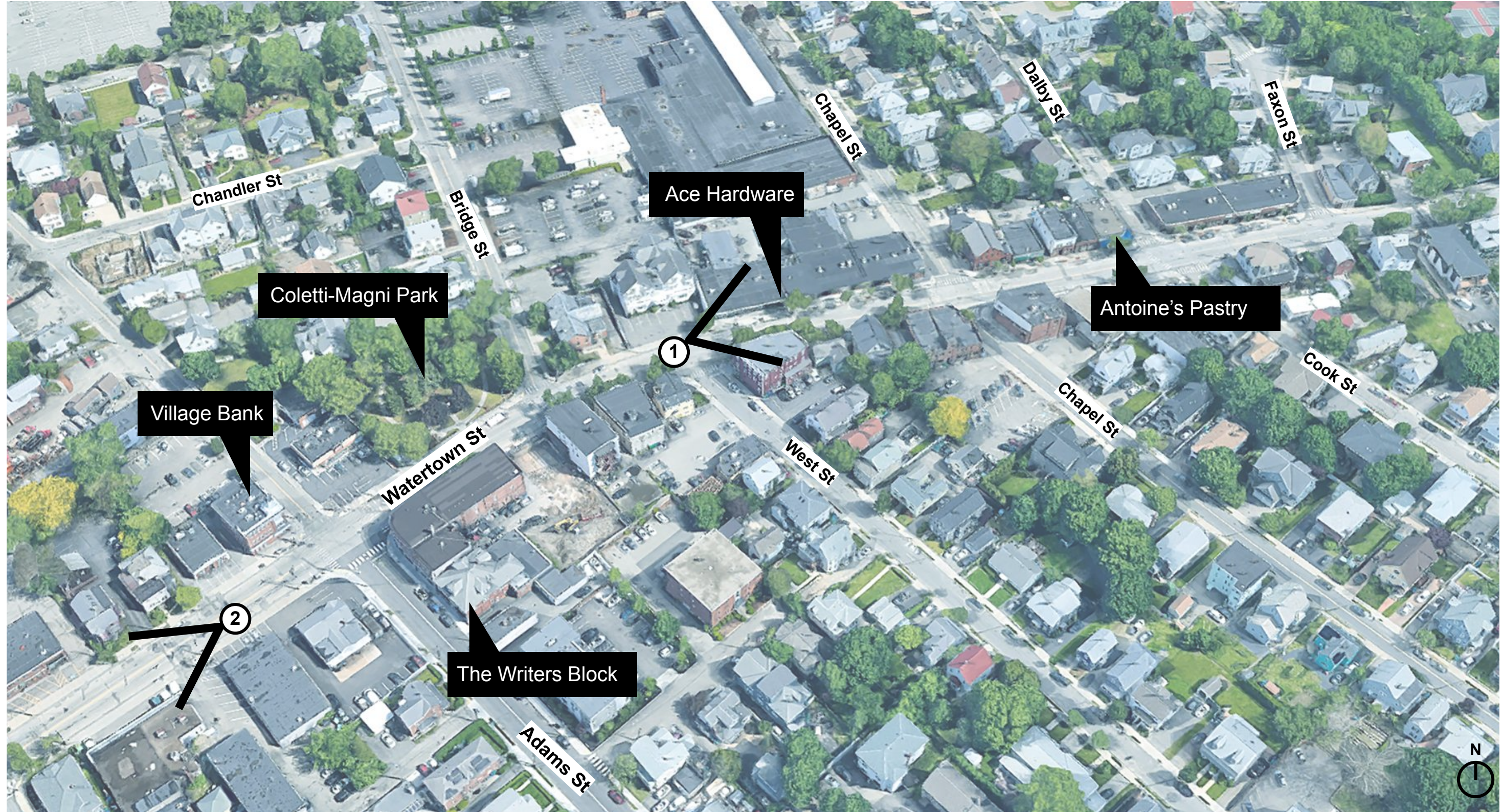
Nonantum



1. Watertown St at West St



2. Watertown St at Adams St



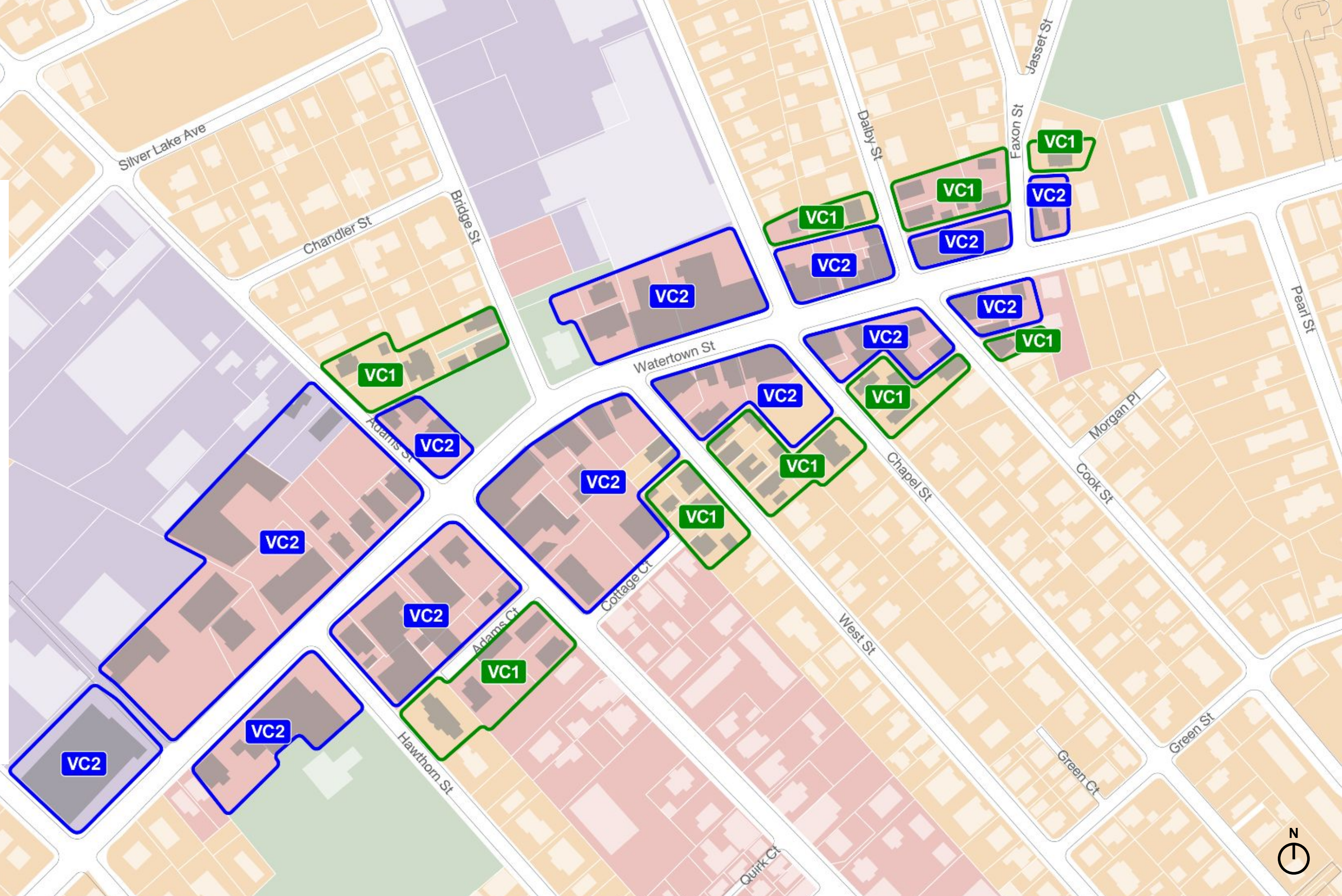
Nonantum

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)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



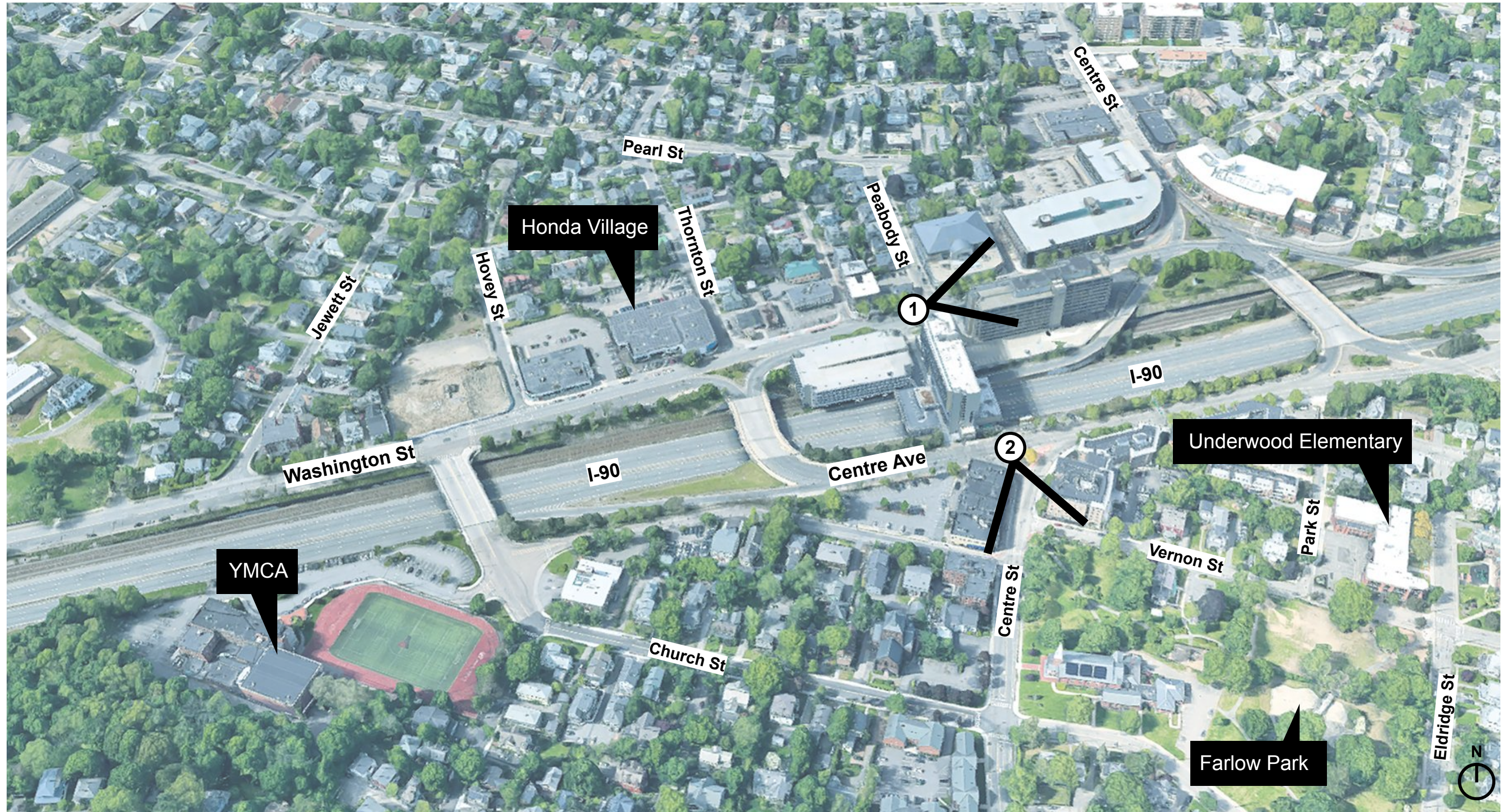
Newton Corner



1. Washington St at Peabody St



2. View down Centre St towards Farlow Park



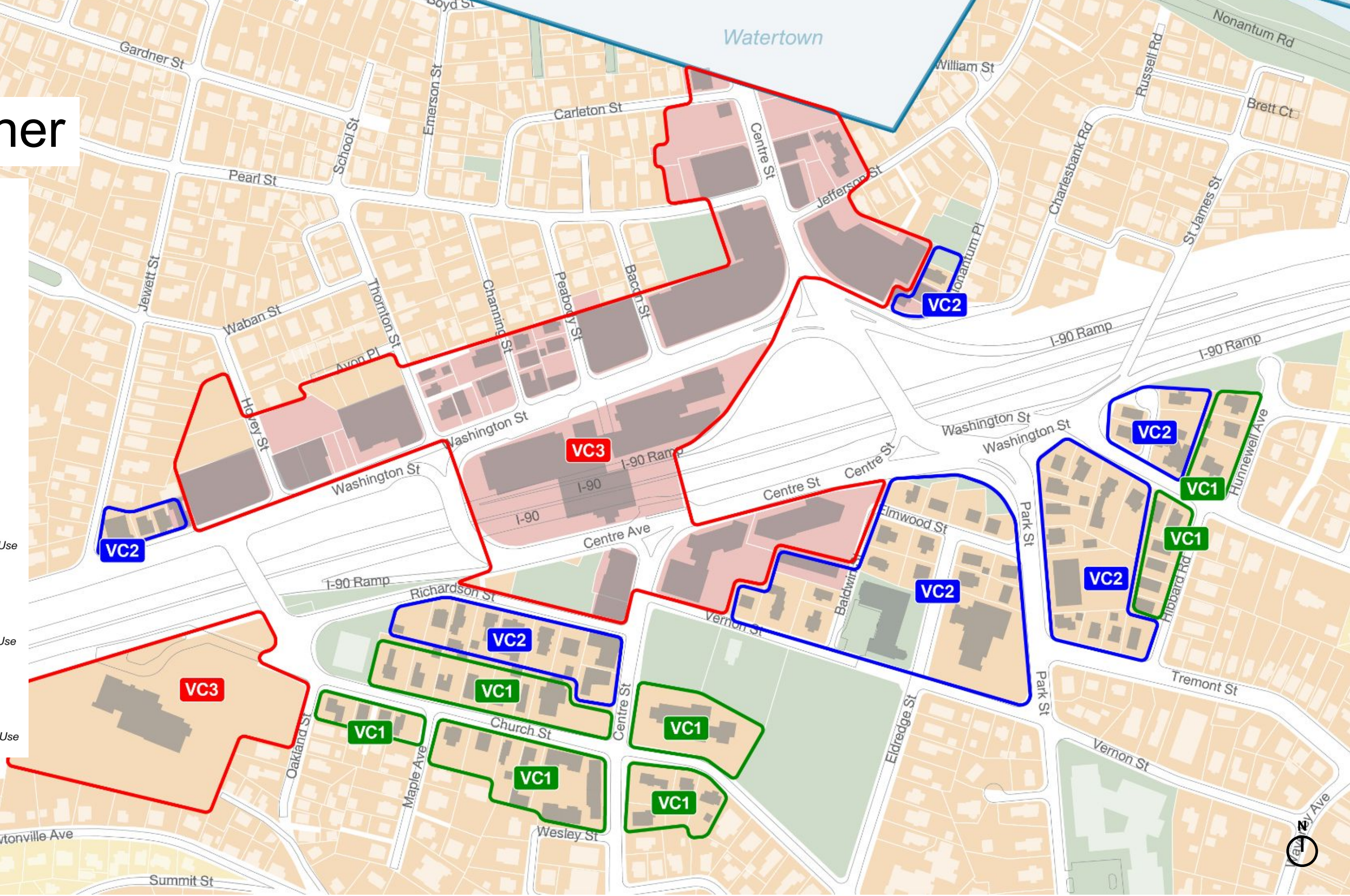
Newton Corner

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

- VC3**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- VC2**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- VC1**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



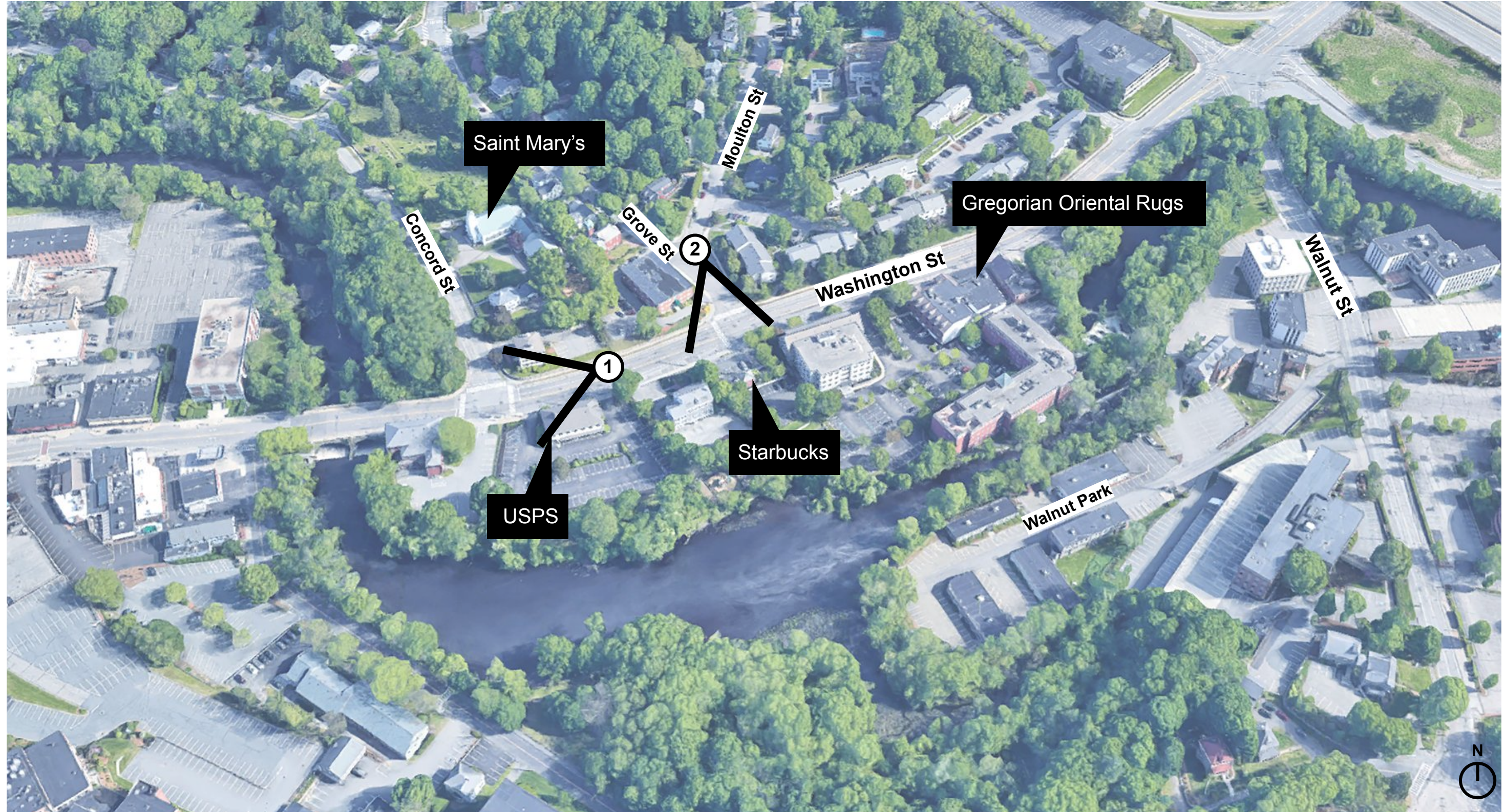
Newton Lower Falls



1. View down Washington Street looking west



2. Grove St and Washington St



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)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



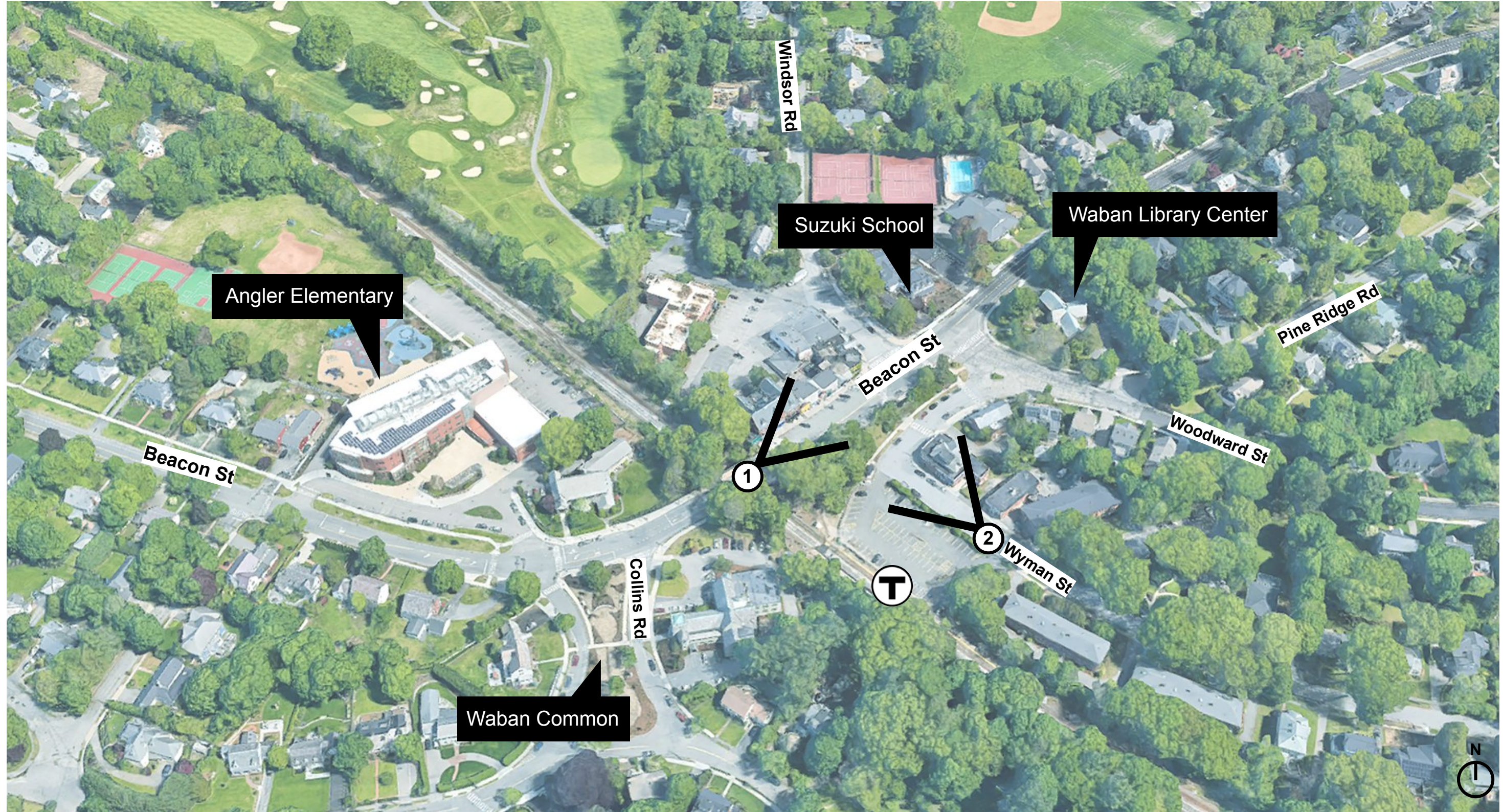
Waban



1. View down Beacon St looking east



2. Wyman St at Waban T parking lot



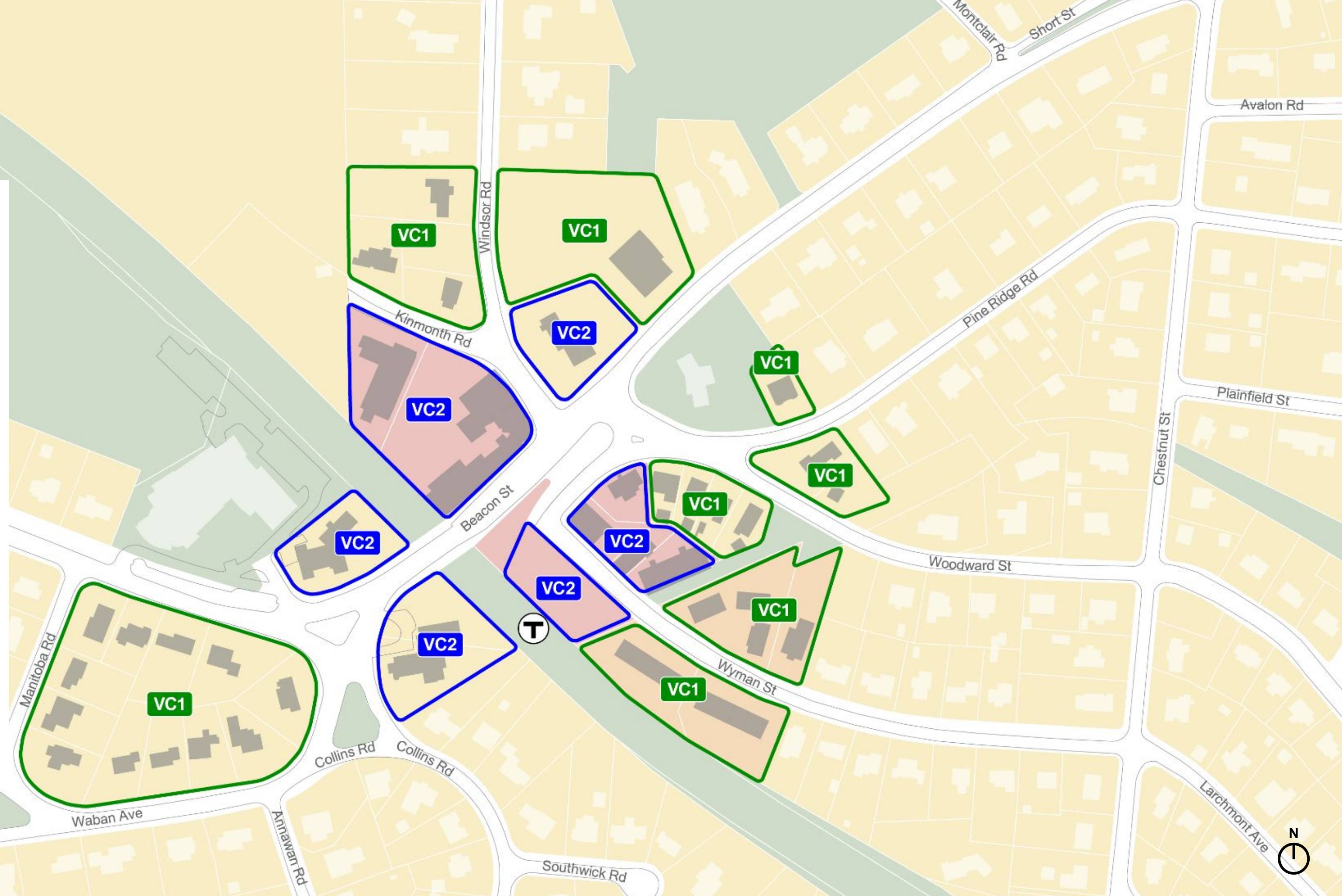
Waban

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)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



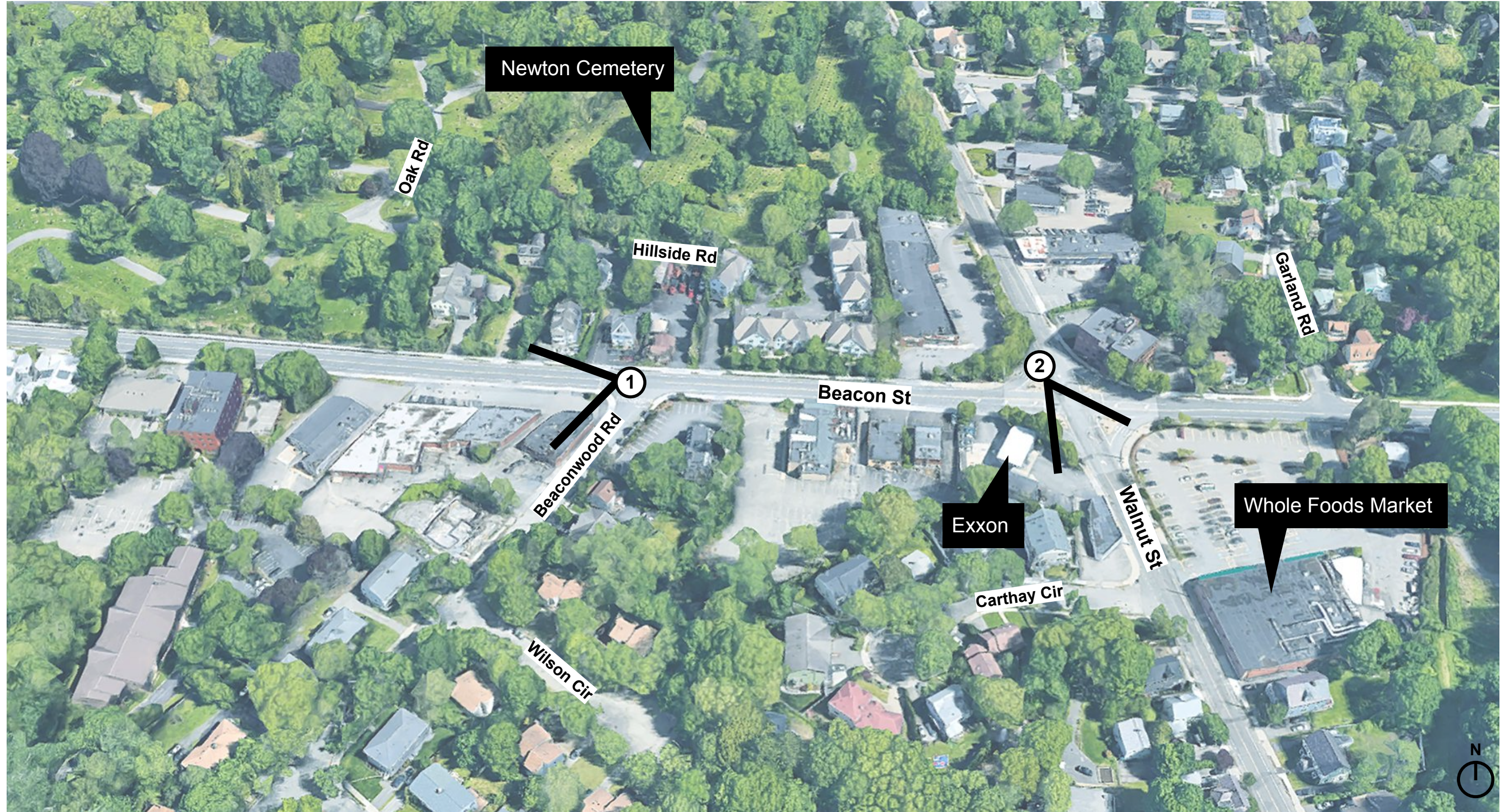
Four Corners



1. View down Beacon St looking west



2. Walnut St and Beacon St intersection



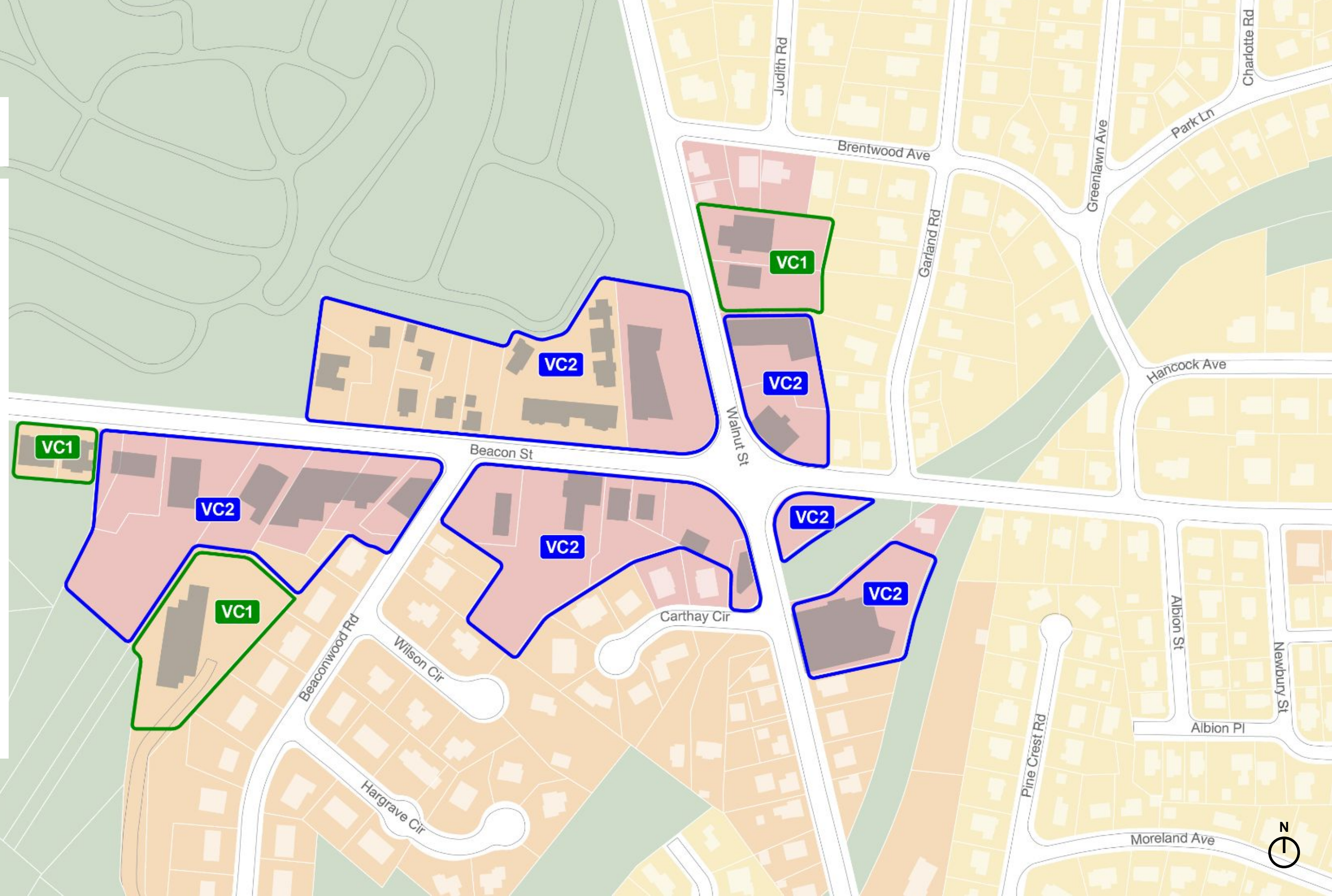
Four Corners

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

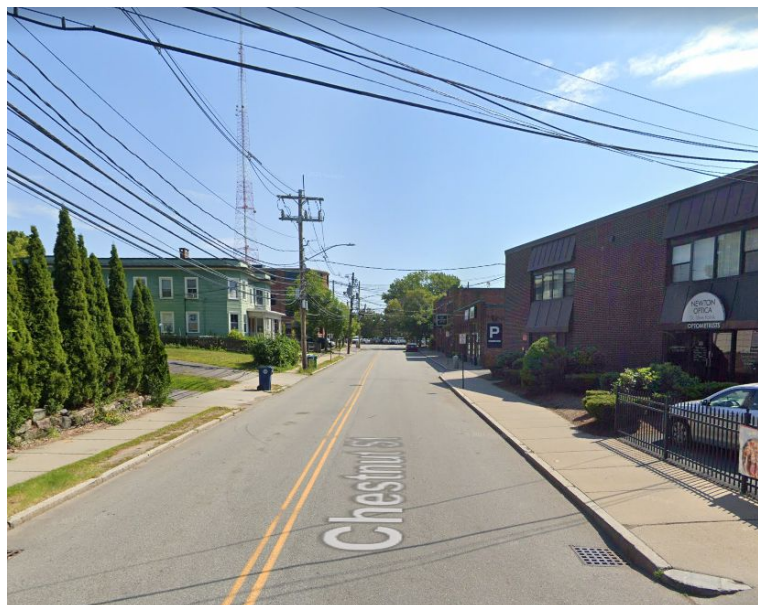
- Village Center 3 (VC3)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



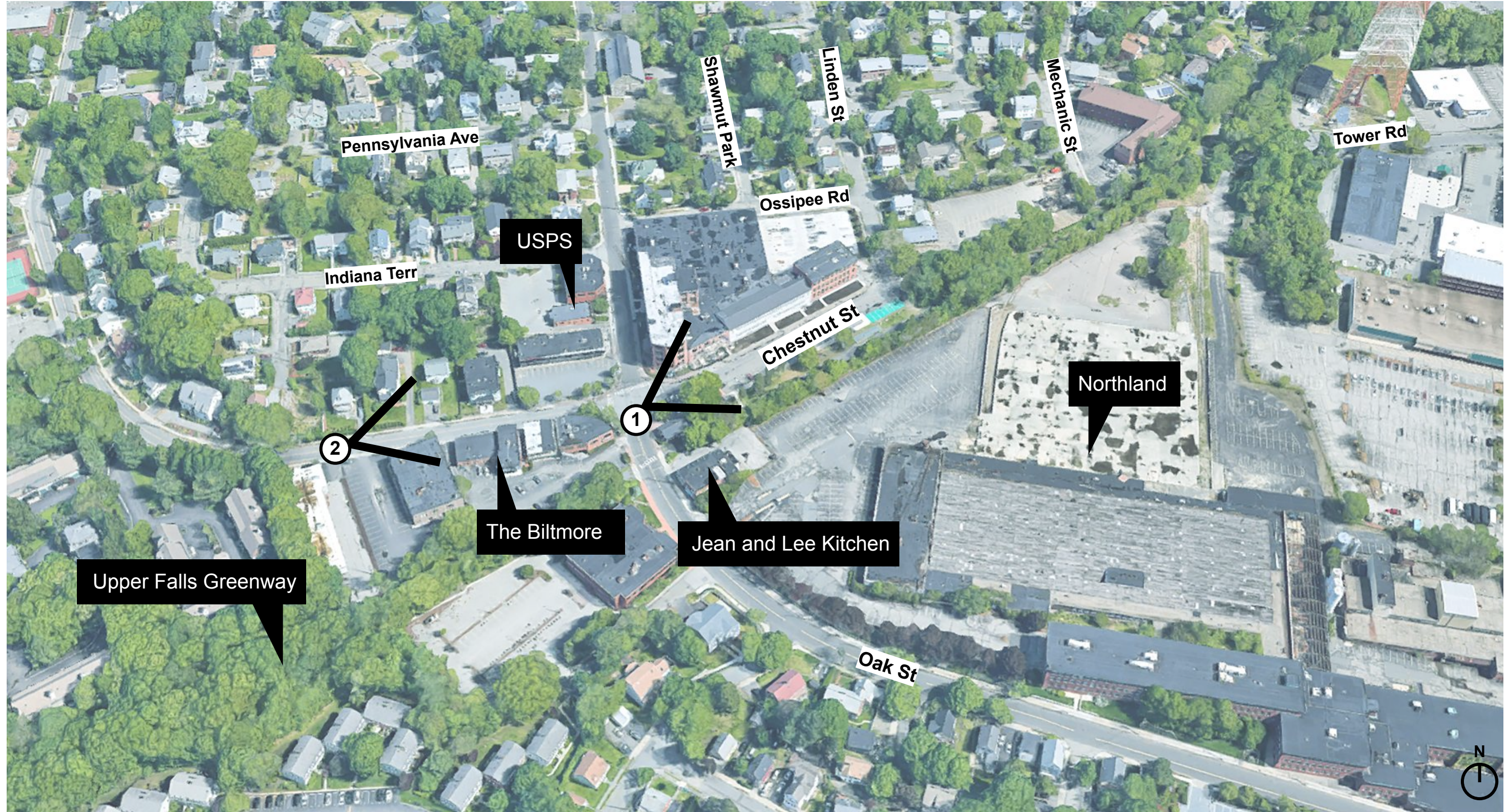
Upper Falls (Pettee Square)



1. Oak St and Chestnut St intersection



2. View down Chestnut St



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

- Village Center 3 (VC3)**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



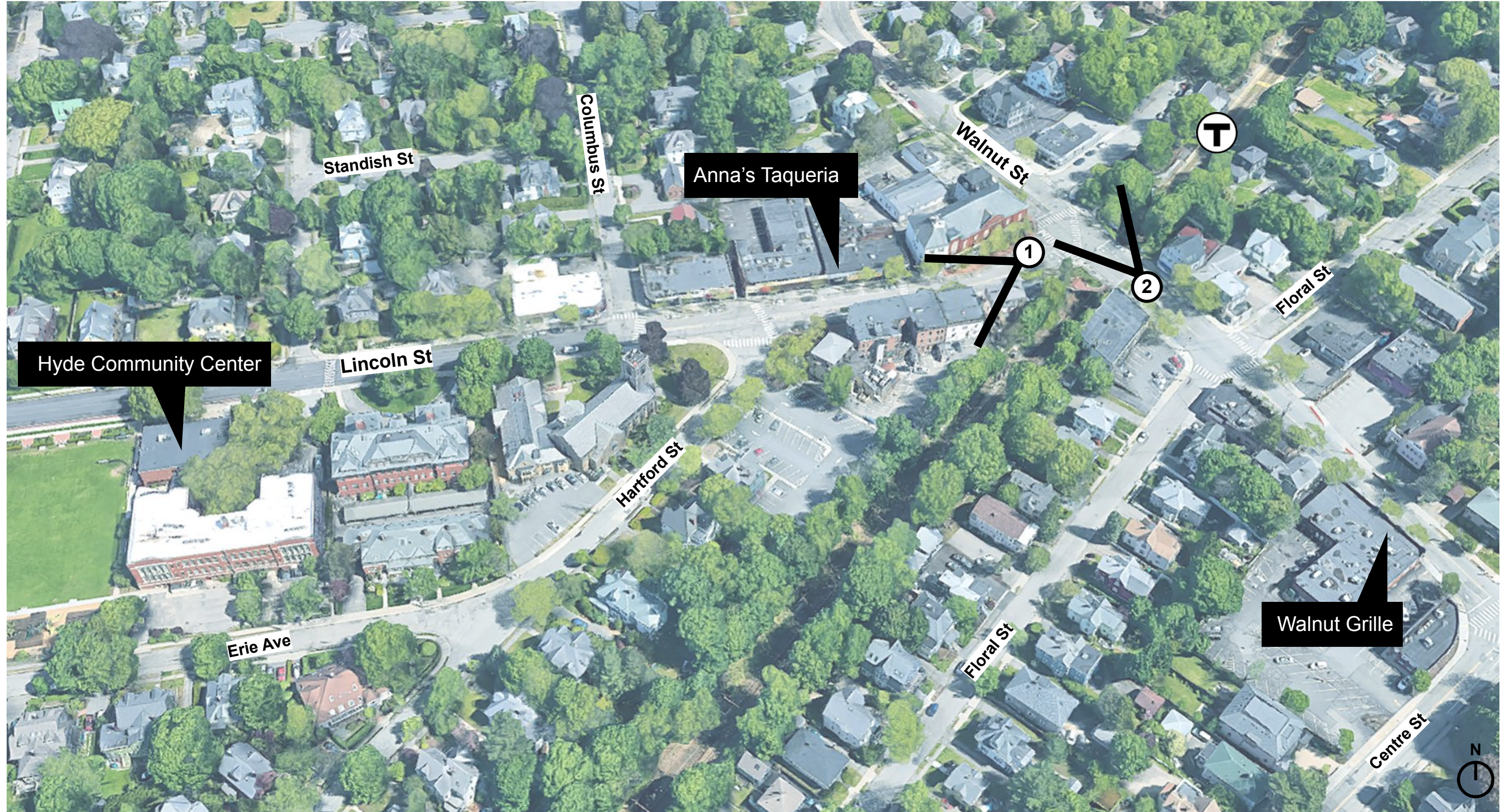
Newton Highlands



1. Lincoln St at Walnut St intersection



2. View down Walnut St looking north



Newton Highlands

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

- VC3**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- VC2**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- VC1**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



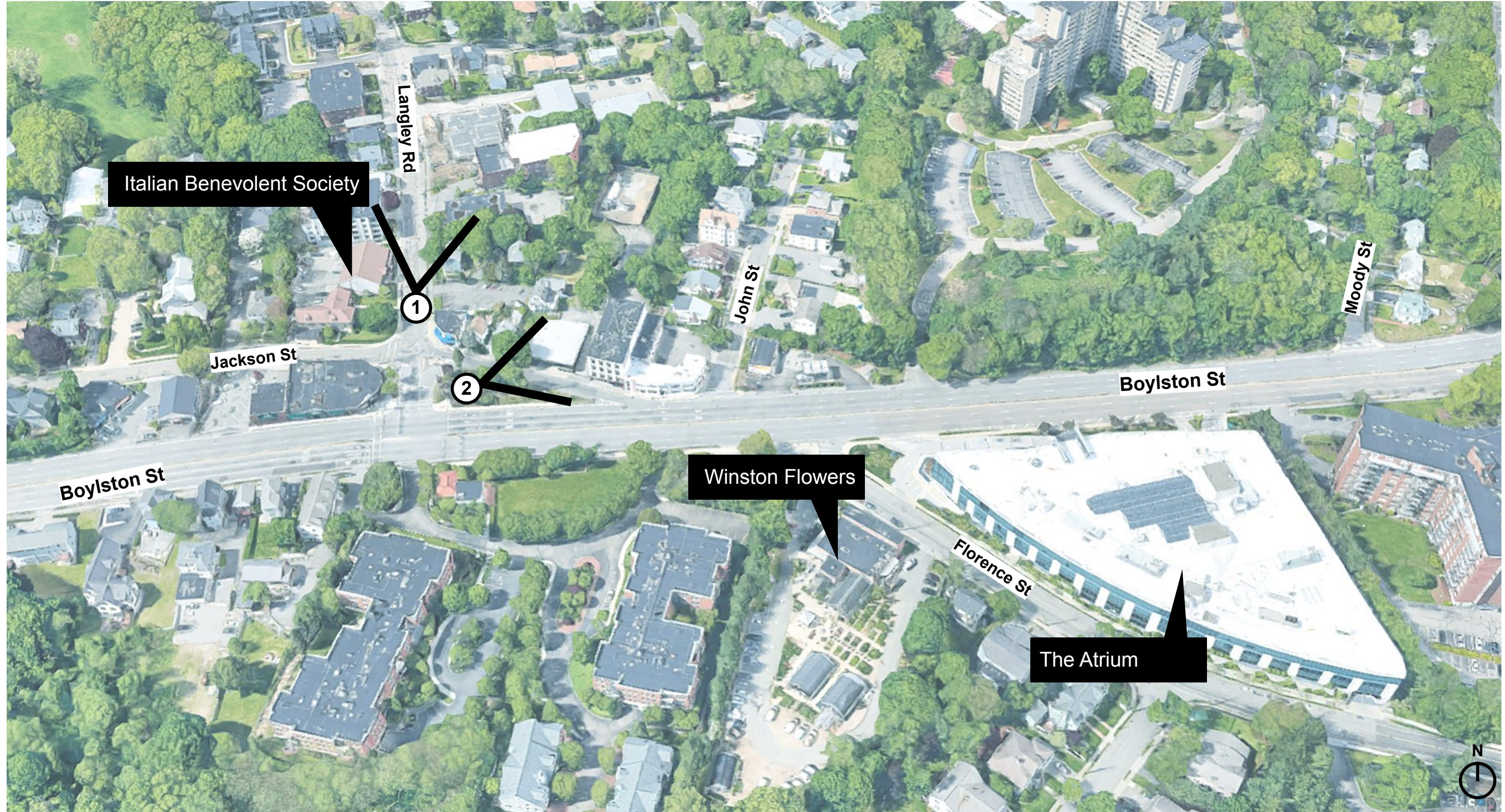
Thompsonville



1. View down Langley Rd looking north



2. View down Jackson St at Route 9



Thompsonville

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

- VC3**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- VC2**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- VC1**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use

