

City of Newton  
Zoning & Planning Committee



# Village Center Rezoning Phase 3: Draft Zoning

December 12, 2022

## Agenda

### 1. VC1 Analysis

### 1. Next Steps

- a. Continued Public and City Council Feedback
- b. Analysis/Refinement of VC Zoning and Maps
- c. Look Ahead

VC1 Analysis

# VC1 Version 1.0 Metrics Summary

**Uses:**  
Residential development allowed; potential Limited Commercial development by Special Permit

- Stories, max. .... **2.5**
- Pitched Roof Height, max. .... **42'**
- Flat Roof Height, max. .... **36'**
- SF, max. footprint ..... **4,000**

**Setbacks:**

Front (min. / max.)	
-	10' / 20' or Average
Side (min.)	
Abutting a non-R District	10'
Abutting an R District	15'
Rear (min.)	
Abutting a non-R District	10'
Abutting an R District	15'



VC1 Analysis

# Residential Building Comparison for VC1



Multi-Family Residential:  
Townhouse (with duplex)  
674-680 Boylston St (Route 9)  
**Footprint: 4,400 sf**



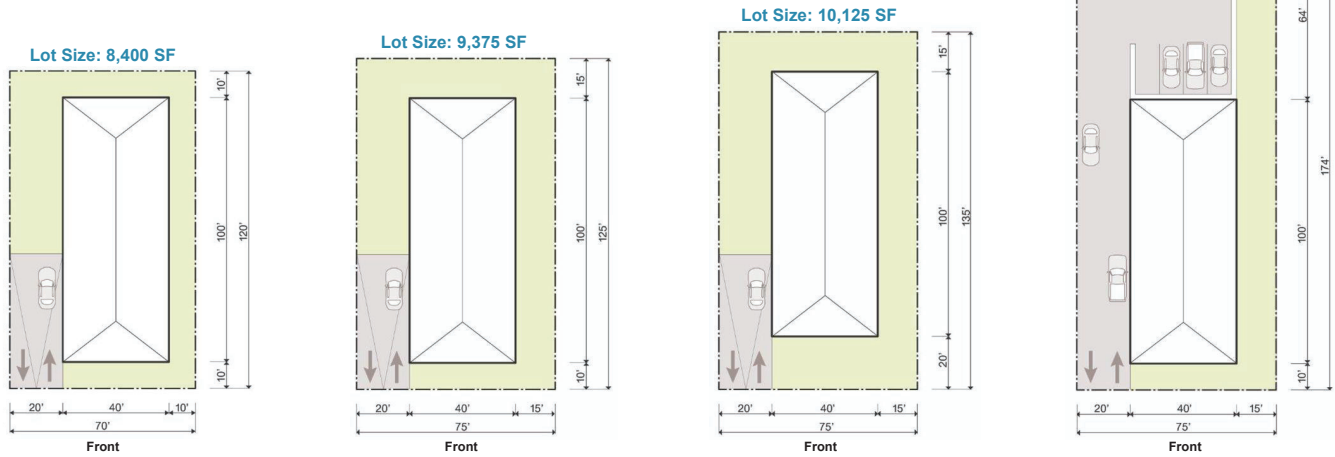
Multi-Family Residential:  
6-unit converted Victorian  
11 Washington St, Newton Corner  
**Footprint: 3,831 sf**



Multi-Family Residential:  
Garden Apartments  
55-75 Wyman St, Waban  
**Footprint: 2,200 sf**

VC1 Analysis

# Min. Lot Size for 4,000 SF Building Footprint



**Abutting Non-R District**

- 1. **Underground Parking**  
Gross Floor Area: 10,670 SF  
Unit Count: 10  
Usable Open Space: 40%

**Abutting R District**

- 2. **Underground Parking**  
Gross Floor Area: 10,670 SF  
Unit Count: 10  
Usable Open Space: 47%

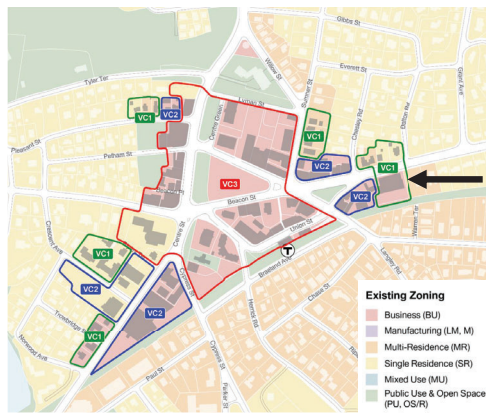
- 3. **Underground Parking**  
Gross Floor Area: 10,670 SF  
Unit Count: 10  
Usable Open Space: 51%

- 4. **Surface Parking Lot**  
Gross Floor Area: 10,670 SF  
Unit Count: 10  
Usable Open Space: 27%

\*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF

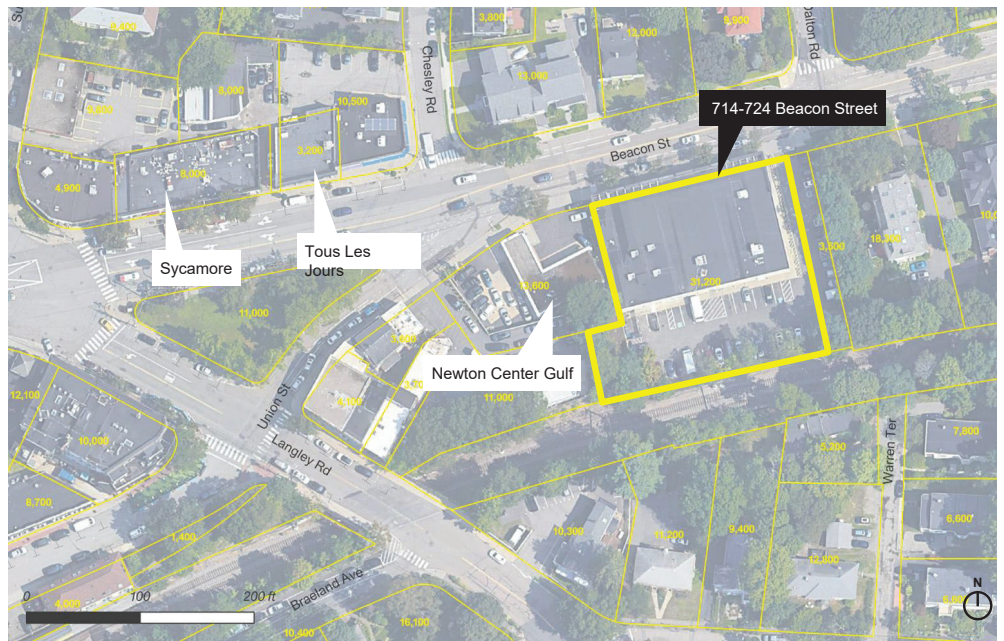
VC1 Analysis

# Lot Size Greater than 30,000 SF



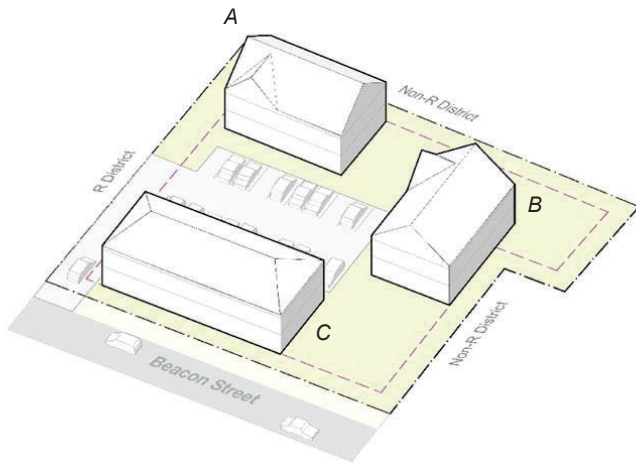
**Newton Centre**

- Lot Size: 31,221 SF**
- Current Zoning: BU2
- Land Use: The Village Bank, United States Post Office, Beth Israel Lahey Health Primary Care
- Frontage: 160'



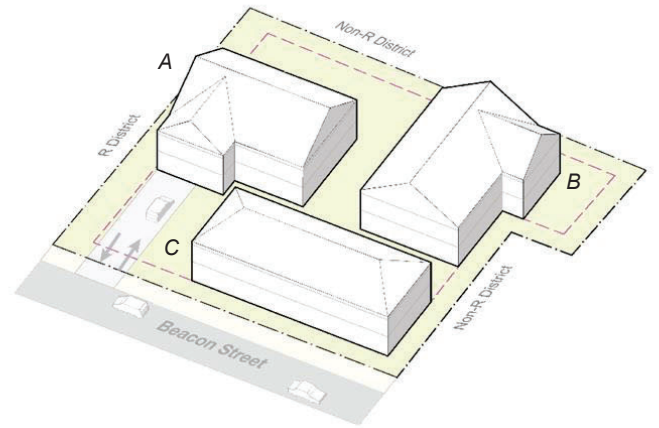
VC1 Analysis

# Lot Size Greater than 30,000 SF



### Surface Parking

Gross Floor Area (SF): 22,530  
 Building Footprint (SF): A: 2,400; B: 2,400; C: 3,650  
 Unit Count: 22  
 Usable Open Space: 51%



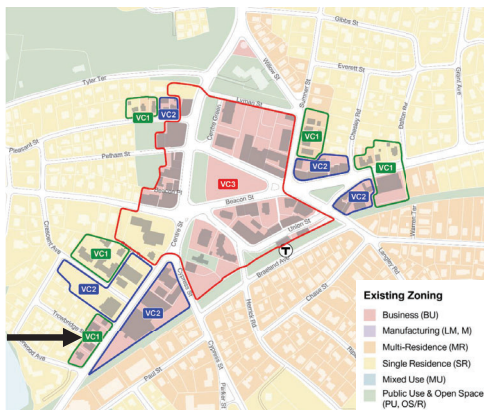
### Underground Parking

Gross Floor Area (SF): 31,580  
 Building Footprint (SF): A: 3,770; B: 4,000; C: 4,000  
 Unit Count: 31  
 Usable Open Space: 59%

\*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF

VC1 Analysis

# Combining Two Lots



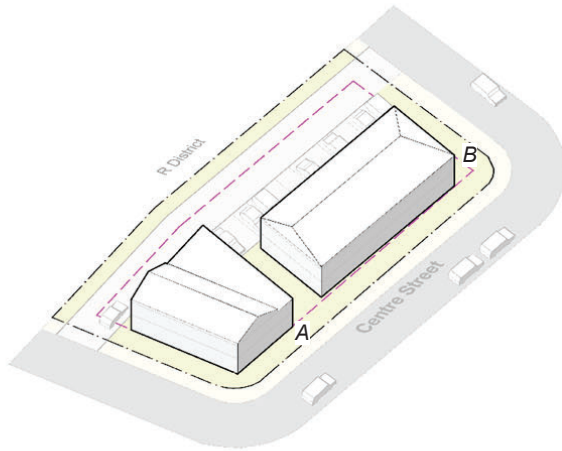
### Newton Centre

**Combined Lot Size: 17,710 SF**  
 Current Zoning: BU2  
 Land Use: Insurance Office, Shell Gas Station  
 Frontage: 175'



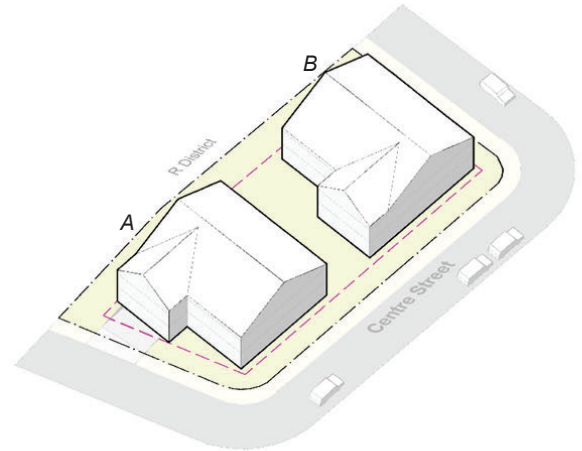
VC1 Analysis

# Combining Two Lots



### Surface Parking

Gross Floor Area (SF): 14,970  
 Building Footprint (SF): A: 2,400; B: 3,230  
 Unit Count: 15  
 Usable Open Space: 35%



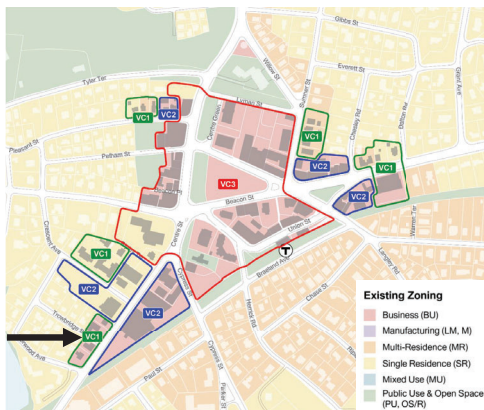
### Underground Parking

Gross Floor Area (SF): 21,070  
 Building Footprint (SF): A: 3,950; B: 3,950  
 Unit Count: 21  
 Usable Open Space: 53%

\*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF

VC1 Analysis

# Small Lot



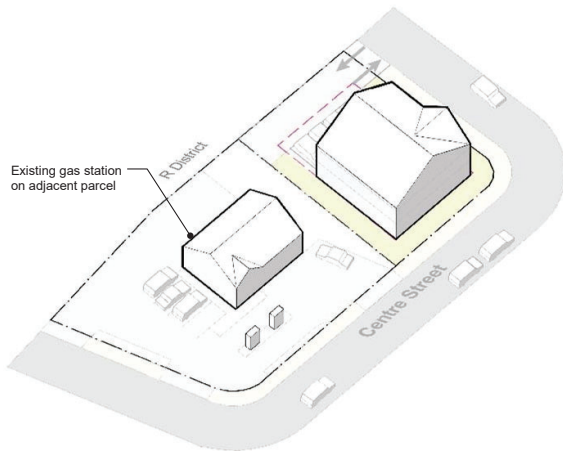
### Newton Centre

Lot Size: 6,500 SF  
 Current Zoning: BU2  
 Land Use: Insurance Office  
 Frontage: 65'



VC1 Analysis

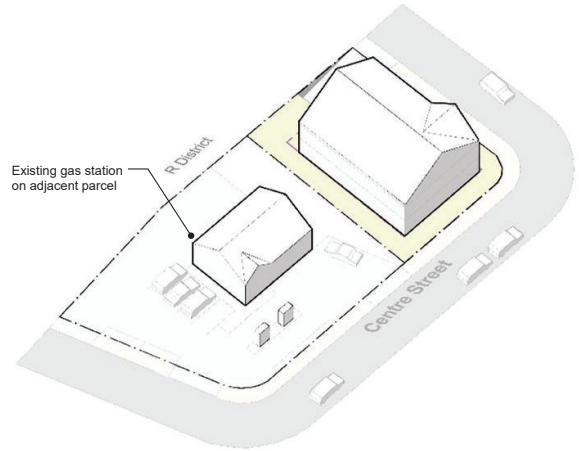
# Small Lot



### Surface Parking

Gross Floor Area (SF): 6,190  
Building Footprint (SF): 2,320  
Unit Count: 6  
Usable Open Space: 32%

\*Gross Floor Area assumes 2.5 stories; Unit Size: 1,000 GSF



### Underground Parking

*(less viable with this building size)*

Gross Floor Area (SF): 8,350  
Building Footprint (SF): 3,130  
Unit Count: 8  
Usable Open Space: 44%

VC1 Analysis

# Lot Size and Open Space Conclusions

- Surface parking is the biggest limitation on building size and usable open space.
- Lots smaller than 8,000 SF are harder to develop because they cannot max out their building size and meet parking requirements.
- Larger lots result in greater opportunities for development and more usable open space.

# Next Steps

- Synthesize feedback from initial draft ordinance and maps
- Comparison of VC1 to existing zoning
- Consider whether VC1 should be split into two districts
- Additional analysis of setbacks
- Consider a tiered approach to Special Permit threshold, open space, and facade length to better reflect residential nature of VC1
- Consider limiting half story to pitched roof in VC1
- Further analysis of ways to incentivize preservation of existing buildings
- Analysis of progress towards compliance with MBTA Communities

## Look Ahead Calendar

