



Zoning Redesign: Village Centers

The City of Newton's project to redesign the zoning code

Village Center Zoning Efforts Continue with ZAP Meetings & Public Hearing



A view down Commonwealth Avenue in Auburndale. This block is proposed to be zoned as a VC2 priority street in Version 2.0 VCOD zoning which would require the first floor to remain retail and would allow up to 2.5 floors of housing above.

ZAP Refinements to the Village Center Zoning Proposal

On August 15th and 21st, the Zoning and Planning Committee (ZAP) met to discuss the village center zoning, referred to as the Village Center Overlay District (VCOD), and continued working towards a Version 3.0 zoning map and text amendments. These changes include the removal of the Village Center 1 overlay district and increased protections for abutting residential districts through VCOD building stepdown and greater setback requirements.

Upcoming ZAP Meetings in September

There are three ZAP meetings happening this month. At the first two meetings on September 7th and 11th the Committee will continue to vote on proposed VCOD map amendments. These meetings will be held in person in room 204 and on Zoom. Zoom links for these ZAP meetings can be found in the agendas posted on the City website here: <https://www.newtonma.gov/government/city-clerk/city-council/council-standing-committees/zoning-planning-committee>.

Public Hearing at ZAP Scheduled to Continue on September 26th

The third ZAP meeting will be the continued public hearing for the VCOD proposal on Tuesday, September 26th at 7pm. This meeting will also be held in person in the City Council Chambers and on Zoom. Zoom links for these ZAP meetings can be found in the agendas posted on the City website here: <https://www.newtonma.gov/government/city->



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