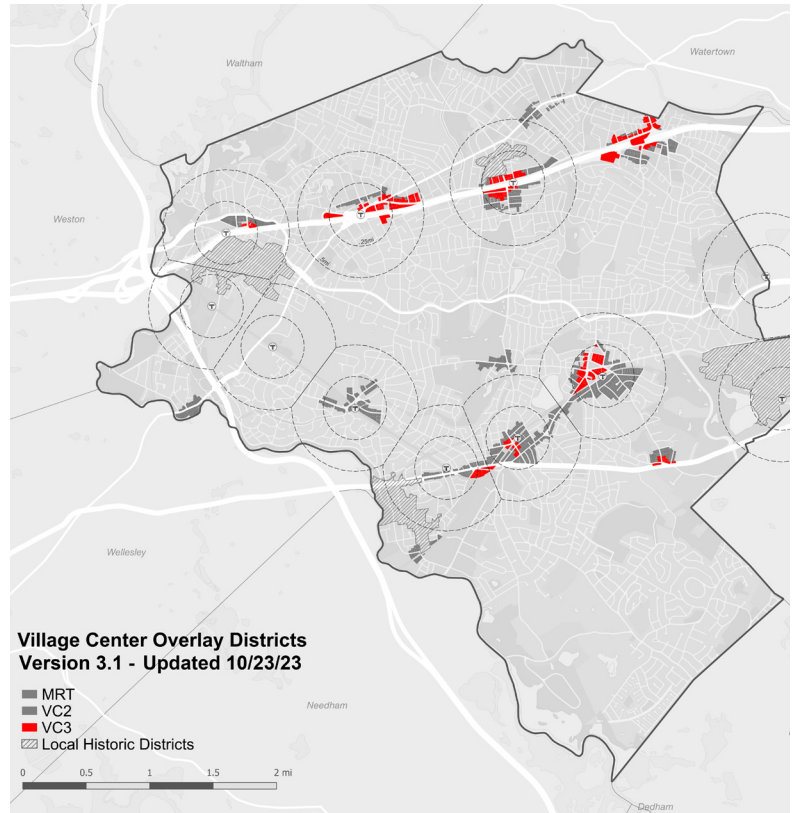


Village Center 3 (VC3)

Dimensional Standards - Village Center Overlay District (VCOD)



Hypothetical VC3 building.



VC3 zoning, highlighted in red, represents less than 1% of the City.

Requirements for New Buildings in VC3

Special Permit	Lots greater than 30,000 sf
Site Plan Review	Lots between 20,000-29,999 sf
Height, max. (mixed-use)*	4.5 stories, 69' (flat) 71' (pitched)
Height, max. (R adjacent)**	3.5 stories, 56' (flat) 58' (pitched)
Building Footprint, max.	15,000 sf
Facade Length, min.	75%, or lot width within side setbacks minus 15'
Setback: Front, min.	0' (12' minimum sidewalk required)
Setback: Side, min.	0', unless abutting an R-District, then 20'
Setback: Rear, min.	5', unless abutting an R-District, then 20'
Allowable Uses	Multi-family, Retail, Office

* Max height assumes a mixed-use building with residential units on the upper floors.

**Height reduction required within 50' of lot line.

Note: There are additional design standards for VC3 zoning

The VC3 district facilitates mixed-use buildings of moderate- and large-scale.

This district serves as the core commercial zone of certain larger village centers, particularly those with access to mass transit. Buildings are typically set close to the sidewalk to create a defined street "wall" that makes pedestrian activity more enjoyable and creates a sense of place. Ground story active uses address the needs of residents and employees in the immediate neighborhood as well as the larger Newton community.