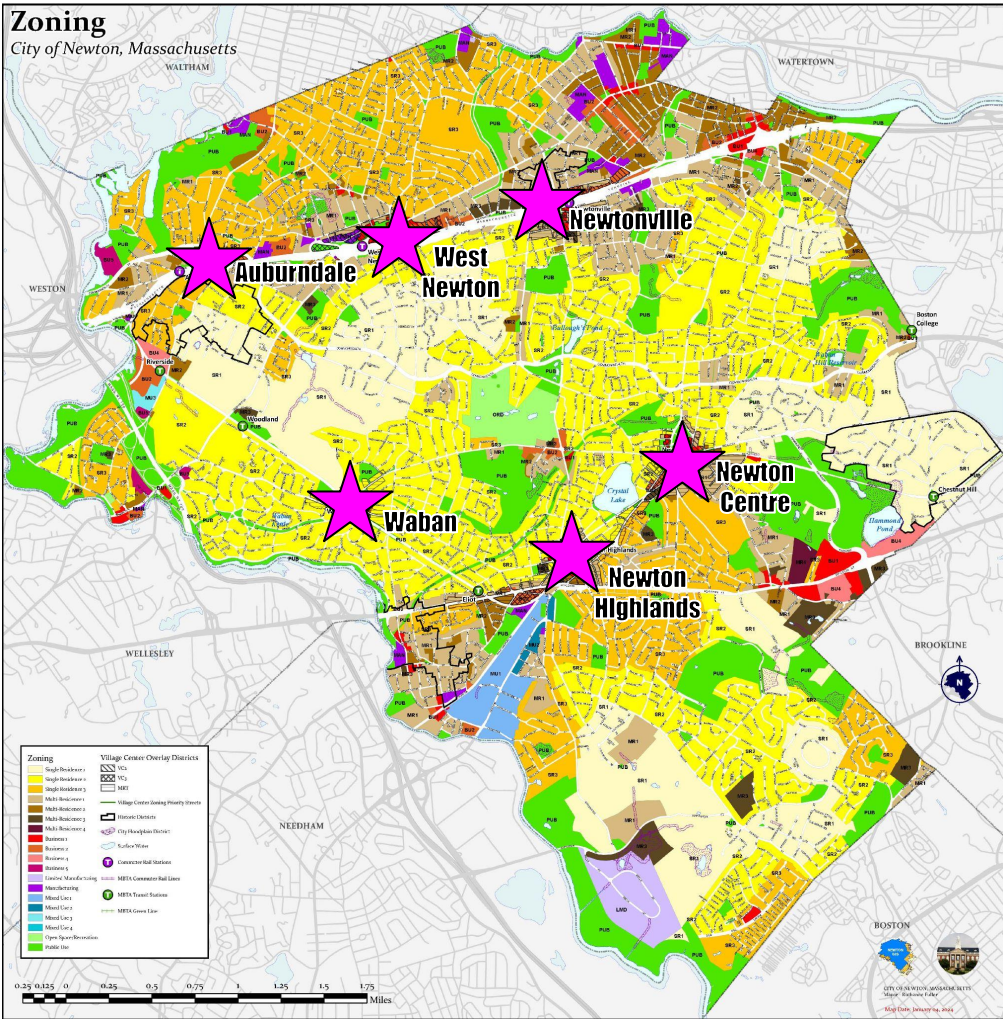
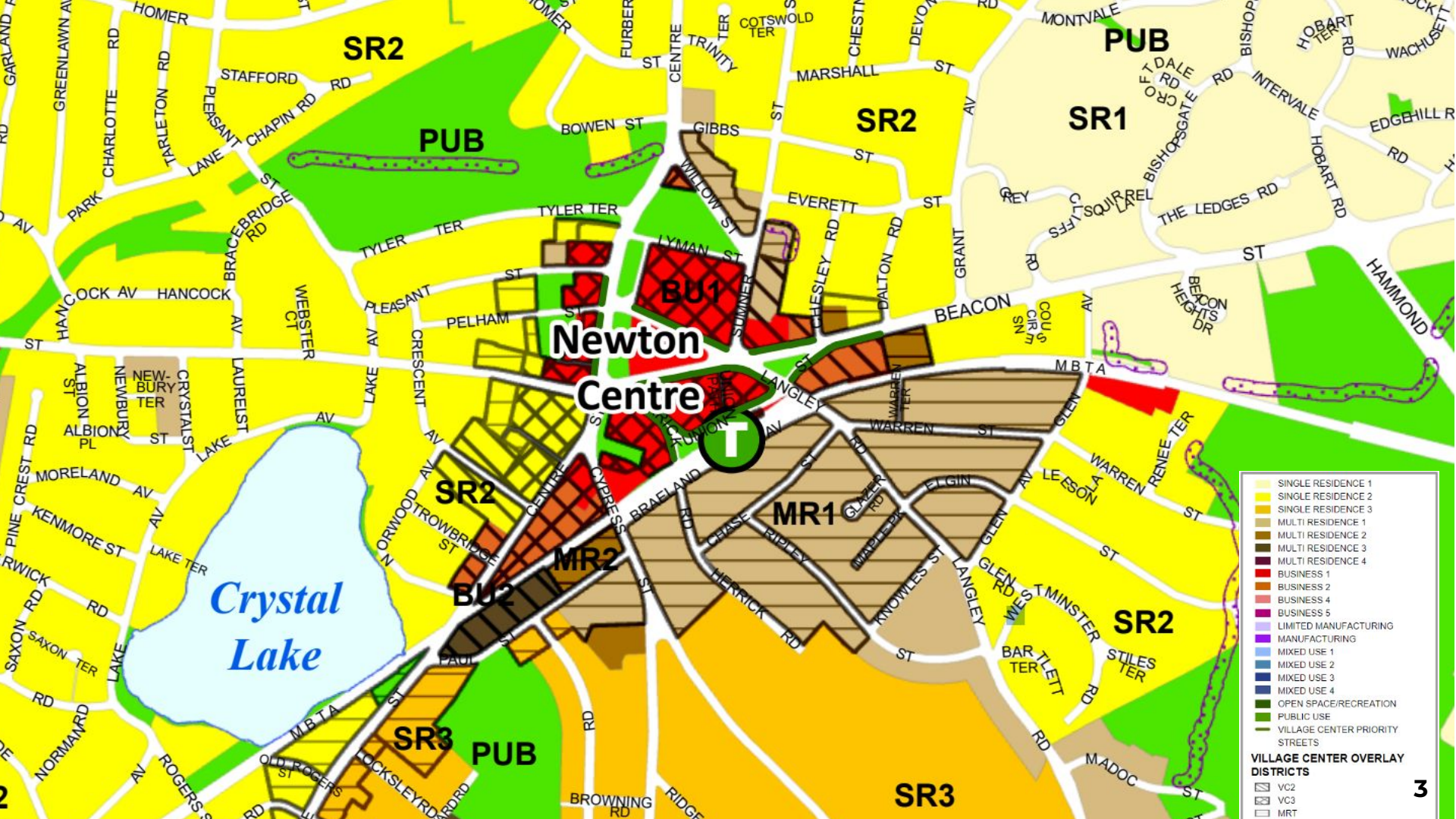


# **An Introduction to Village Center Zoning**

# Zoning

City of Newton, Massachusetts





SR2

PUB

SR2

SR1

PUB

BU1

Newton Centre

Centre

T

MR1

SR2

MR2

BU2

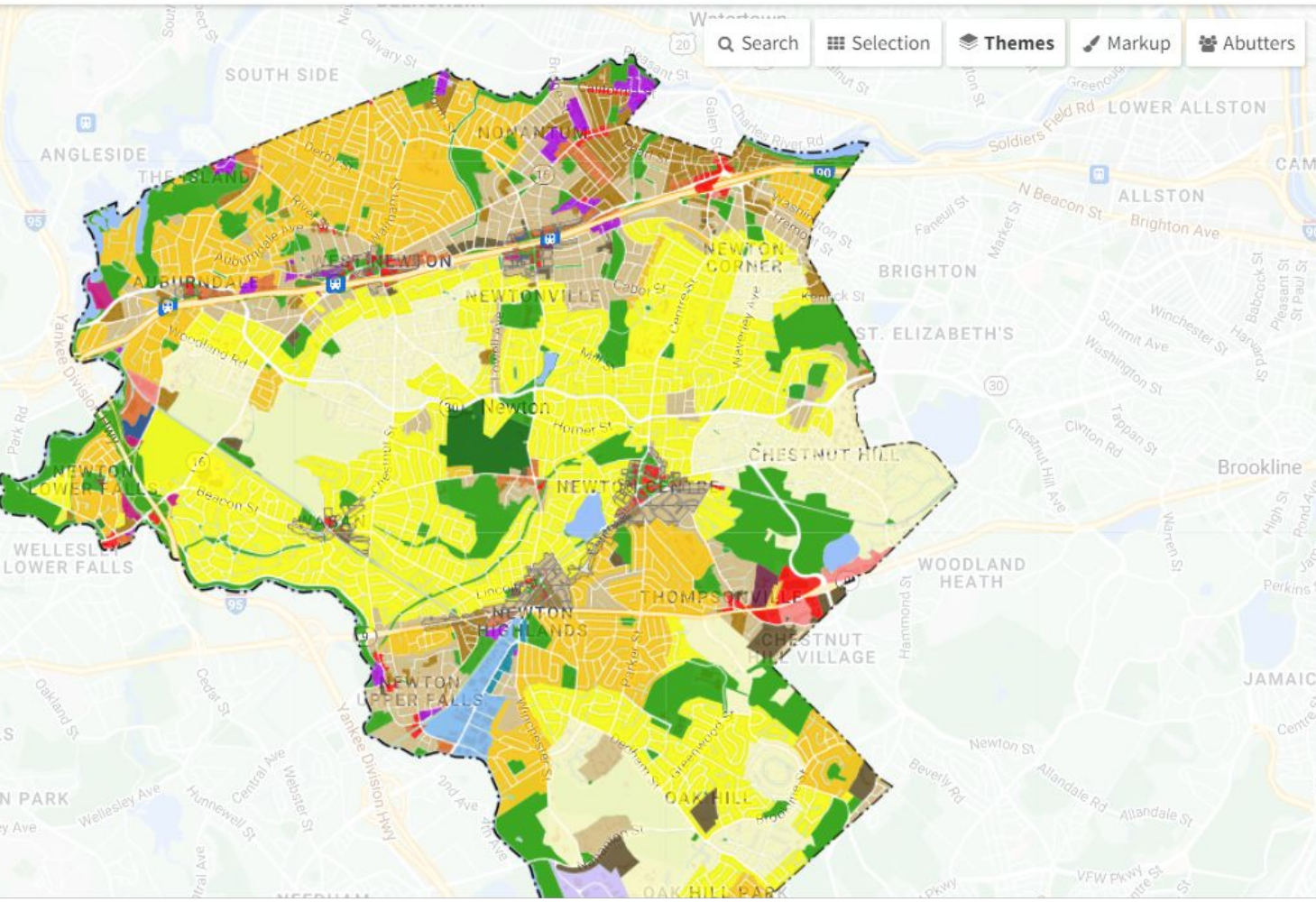
SR2

SR3

PUB

SR3

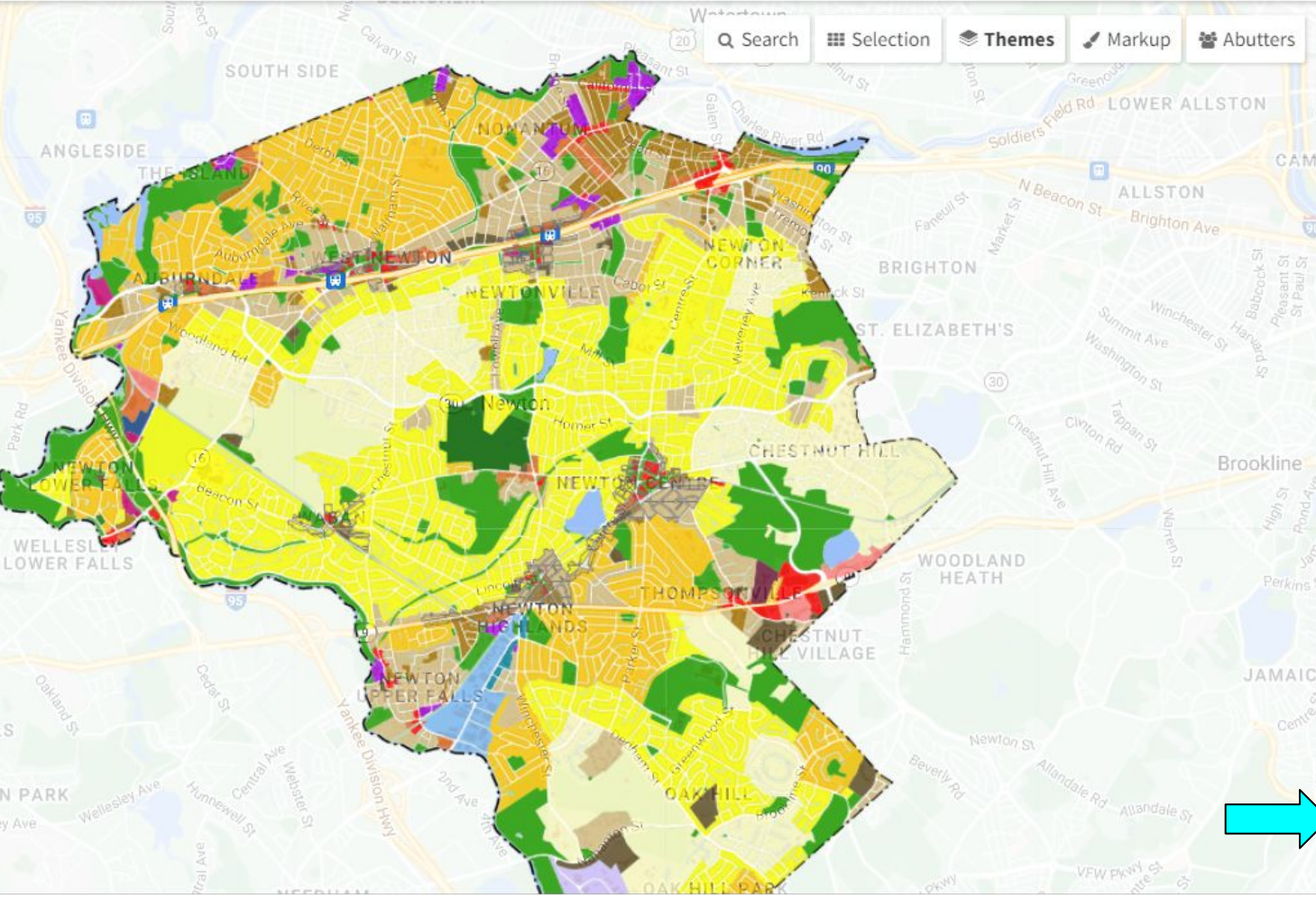
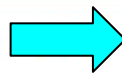
	SINGLE RESIDENCE 1
	SINGLE RESIDENCE 2
	SINGLE RESIDENCE 3
	MULTI RESIDENCE 1
	MULTI RESIDENCE 2
	MULTI RESIDENCE 3
	MULTI RESIDENCE 4
	BUSINESS 1
	BUSINESS 2
	BUSINESS 4
	BUSINESS 5
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	MANUFACTURING
	MIXED USE 1
	MIXED USE 2
	MIXED USE 3
	MIXED USE 4
	OPEN SPACE/RECREATION
	PUBLIC USE
	VILLAGE CENTER PRIORITY STREETS
	VILLAGE CENTER OVERLAY DISTRICTS
	VC2
	VC3
	MRT



Search Selection Themes Markup Abutters

Themes

- Land Use 2020
- Land Use
- Natural Resource Protection
- MassGIS: DEP Wetlands (2005)
- MassGIS: National Wetlands Inventory
- FEMA Flood Zones
- FEMA FIRM Panels (Shows Effective Dates)
- Historic Properties
- Development Restrictions
- Open Space
- Wards & Precincts
- Topography
- Garbage Routes
- School Districts
- Representative Districts
- Zoning
- Transparency



- Search
- Selection
- Themes
- Markup
- Abutters

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731 BEACON ST

Google Directions Zoom

View Details

Google Maps Link

City of Newton

City of Newton Assessing Dept.

Frequently Asked Questions

Sketch Codes and Definitions

### Property

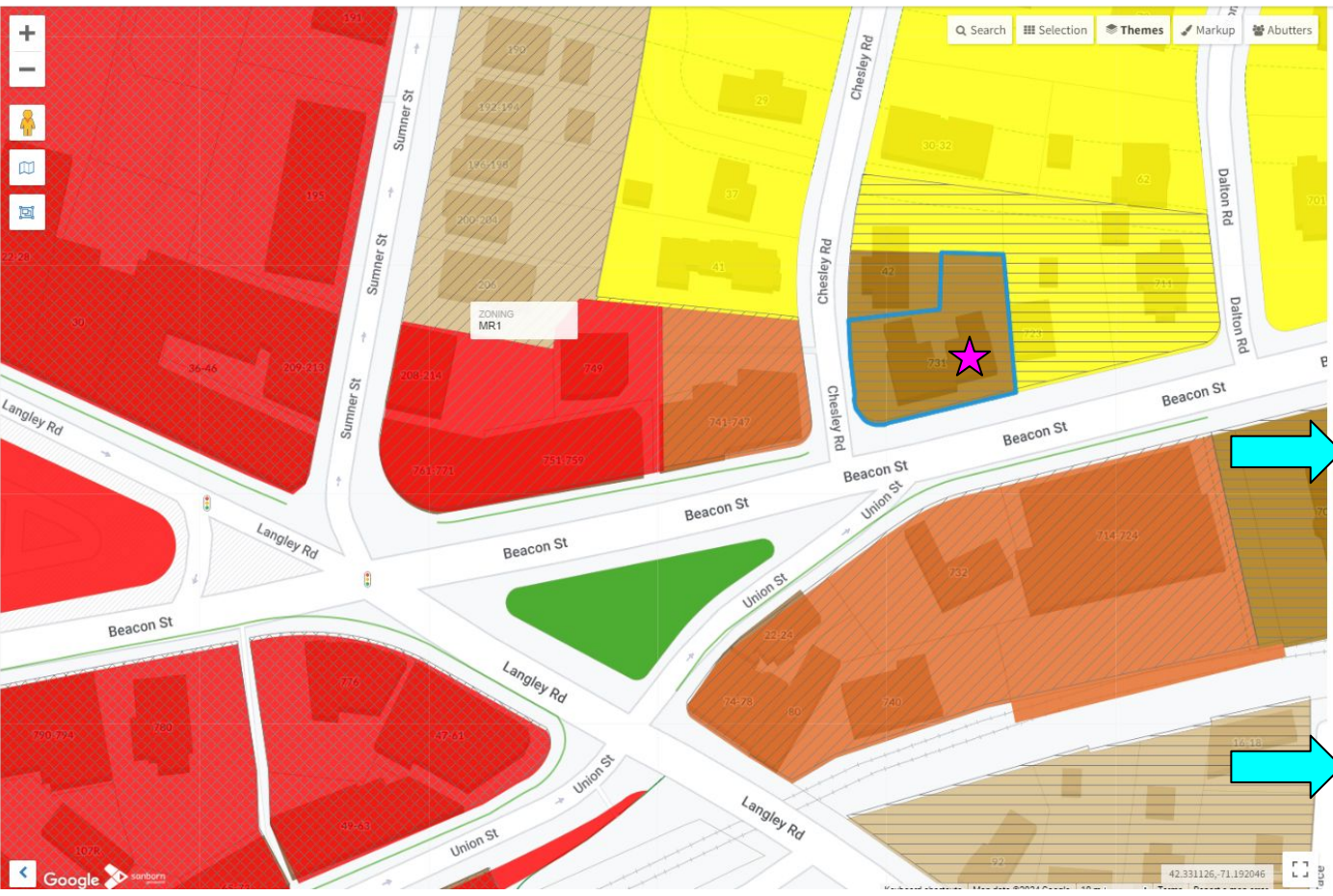
Property SBL	61026 0001
Address	731 BEACON ST
Tax Bill Number	2068708
Land Use	1040
Land Use Description	TWO FAMILY
Lot Size	12,988 sq ft
Zoning	MR2/MRT
Map ID	090SE
ID	61026 0001

### Property Image



Previous Next

### Property Sketch



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USGS Topographic Quadrangle Maps

HERS Rating

MHC Historic Inventory

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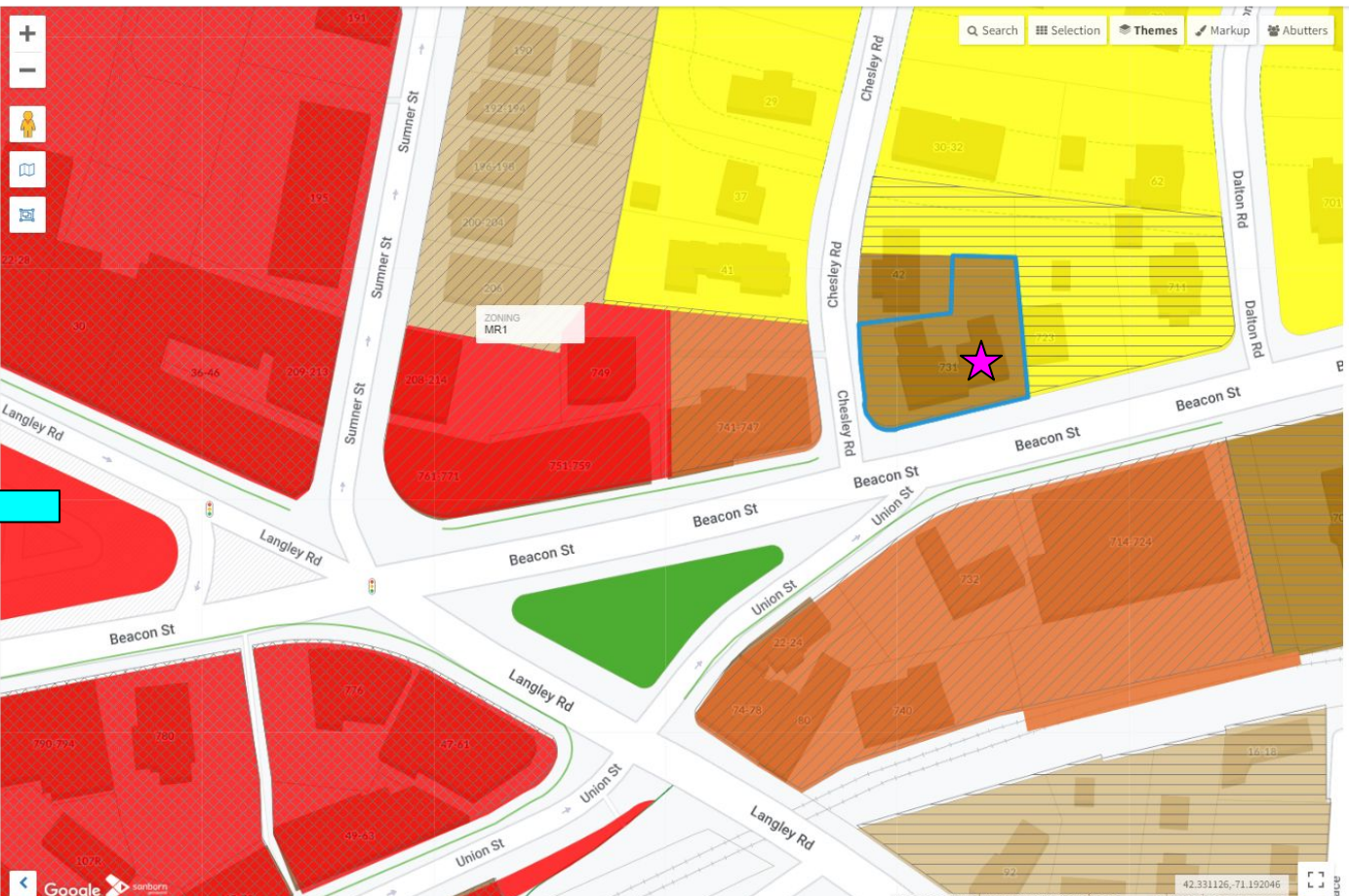
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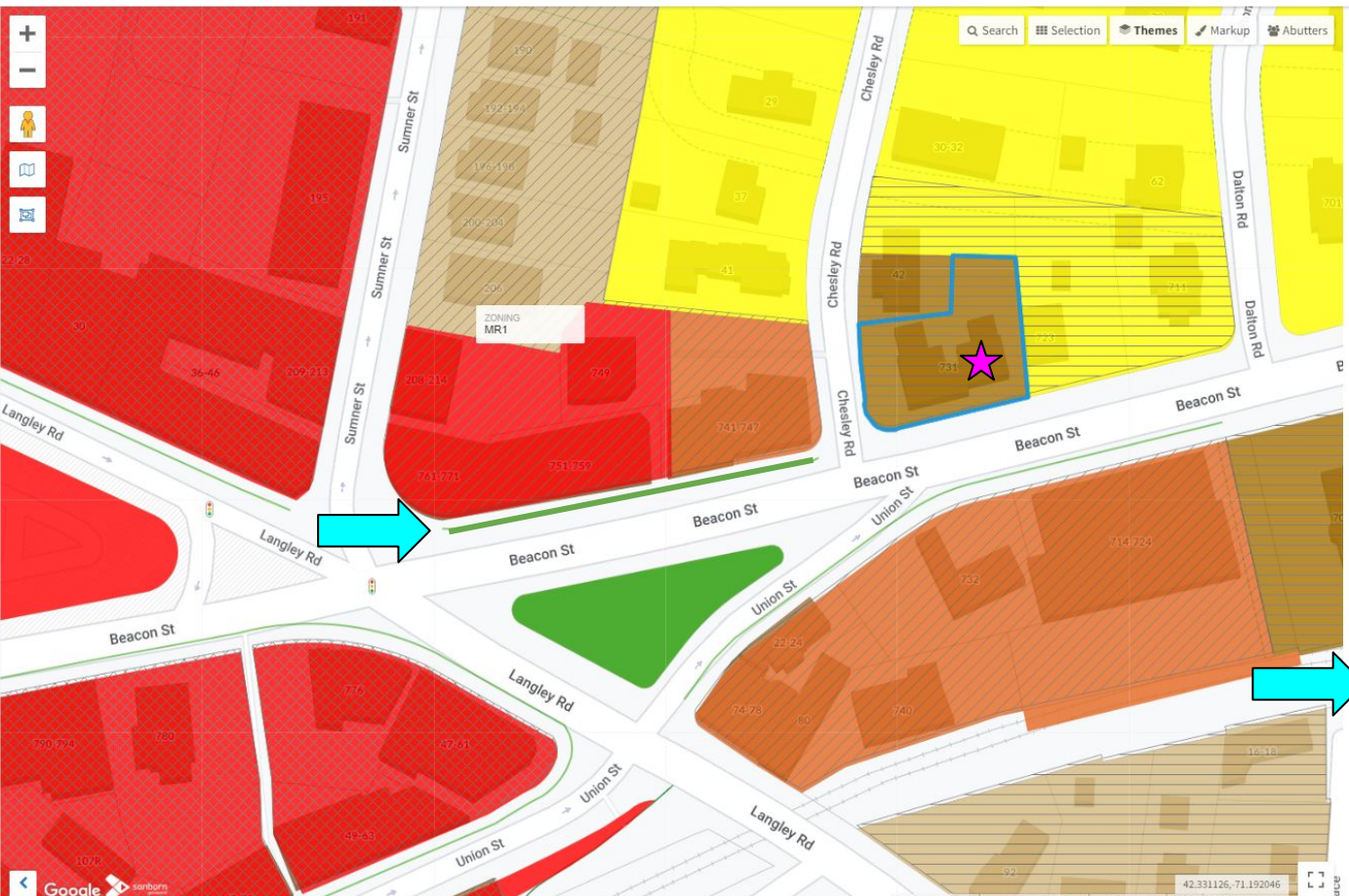
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**VILLAGE CENTER OVERLAY DISTRICTS**

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**City Maps Available for Download**

- Demographics
- Links Policy
- Public Safety Twitter Feeds

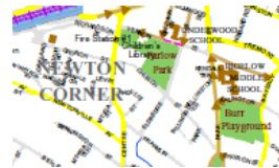
[About »](#)

## City Maps Available for Download

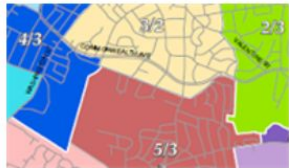
Font Size: [+](#) [-](#) [+ Share & Bookmark](#) [Feedback](#) [Print](#)

[GIS Home Page](#)

[Interactive GIS Browser](#)



[Street Map](#)



[Wards and Precincts](#)

# Three Different Zones Customized to Each Village Center

## Multi-Residence Transit (MRT)

2.5 Stories

40 Feet tall, max.

1,500 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





## MRT OVERVIEW

- Residential uses only
- Max building height: 40'
- Max number of stories: 2.5

	Max. Building Footprint	Units Allowed	Parking Requirement
<b>Adaptive Reuse</b>	Existing footprint + 50% addition	3 units min / 6 units max	.5 space / unit
<b>New Construction</b>	1,500 sq ft	3 units min / 4 units max	1 space / unit



## VC2 OVERVIEW

- Mixed-use OR residential uses
- Max building footprint: 10,000 sq ft
- Max building height: 58'
- Max number of stories: 3.5
- NO min. lot frontage
- NO Parking requirement
- Additional design standards apply

## VC3 OVERVIEW



- Mixed-use OR residential uses
- Max building footprint: 15,000 sq ft
- Max building height: 71'
- Max number of stories: 4.5
- NO min. lot frontage
- Parking requirement:
  - Lots over 20,000 sq ft require .5 space/unit
- Additional design standards apply

	<b>By-right</b> <i>(Administrative)</i>	<b>Site Plan Review</b> <i>(Planning Board)</i>	<b>Special Permit</b> <i>(City Council)</i>
<b>Multi-Residence Transit (MRT)</b>	Adaptive Reuse or new construction of one building	Construction of more than one building when retaining an existing building through Adaptive Reuse	New construction of more than one building
			Construction of more than 6 units
<b>Village Center 2 (VC2)</b> <b>Village Center 3 (VC3)</b>	New development on lots less than 15,000 sf	New development on lots between 15,000 sf and 30,000 sf	New development on lots greater than 30,000 sf
<b>All Districts</b>			Parking waivers <i>(planning board review)</i>
			Certain uses
			Retaining walls greater than 4' anywhere on lot
			Extension of non-conformities (dimensional controls only)


## Welcome to the NewGov System

Access service information and apply online – all from here.

Search for something like "Leaf Blower Complaint" or "Short Term Rental Application"


### Discover Online Services

Choose below to browse services by department




Help and FAQs  
Guest Portal Record Access, General Online  
Permitting and Licensing Help

[Explore](#)



Board of License Commissioners  
Alcohol License Temporary Extension of Premises  
Permit, Annual Common Victualer, Alcohol  
and/or Entertainment License + 5 more

[Explore](#)



City Clerk  
Petition for Grant of Location, Petition for Water,  
Drain and/or Sewer Extension + 1 more

[Explore](#)

## Opt-Into VC Zoning by Applying for a Building Permit:

- 1) Go to open gov portal
- 2) Click on "Inspectional Services Department"
- 3) Scroll down to "Building Permit - Application"
- 4) Click "Select" and begin

