

MIXED USE 4 ZONE

Presented by Candace Havens and Marcia Johnson

Newton's Village Centers

MU4 Zone

Planning Context

Zoning Analysis

Special Features

Best Use

- Turn of the Century
 - Dense
 - Walkable villages
 - Continuous streetscape



- Last fifty years
 - Low-density, single-story buildings
 - Fewer dwellings and amenities
 - Streetscape interrupted by driveways, parking lots



MU4 Zone

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NEWTON COMPREHENSIVE PLAN



Prepared by the
Mayor's Comprehensive Plan Advisory Committee

Recommended by the
Planning and Development Board

Adopted by the Newton Board of Aldermen
November 19, 2007



MU4 Zone

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Mixed Use 4*

- Buildings and uses aligned with *Comp Plan* vision
- Compact, pedestrian-oriented
- Complementary uses to serve community needs
- Density for active streetscape to support local businesses and transit
- More housing options
- Health and well being of residents by encouraging walking, alternative modes of transportation
- Sense of place and community



* Based on 2007 Comprehensive Plan & Mixed-Use Centers Element

MU4 Zone

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- Business zones not a good fit
 - BU 1, 2, 3 allow 2-4 stories, but taller more appropriate to incorporate features
 - BU4 allows 8 stories ~ too tall

- MU4 designed to better meet contemporary needs
 - Housing
 - Economic Development
 - Mixed Use
 - Lively streetscape
 - Sense of Place

MU4 Zone

Planning Context

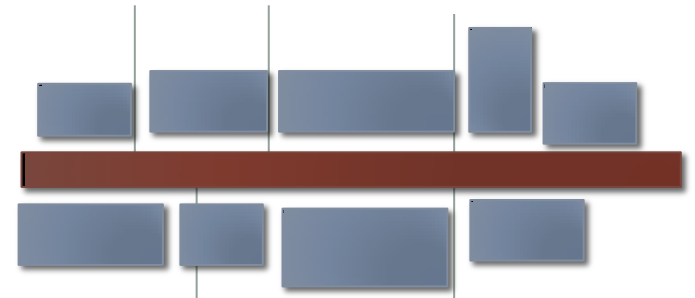
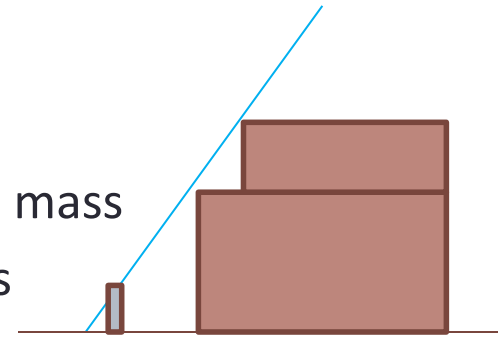
Zoning Analysis

Special Features

Best Use

Special Features

- Five stories if housing is included
- Step back to allow light and reduce mass
- Ample changeable display windows
- Well-placed doors
- Compatible uses <5000 sf by right
- Wider sidewalks
- Setbacks no more than 10' on street to create enclosure
- Beneficial open space



MU4 Zone

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Zoning Analysis

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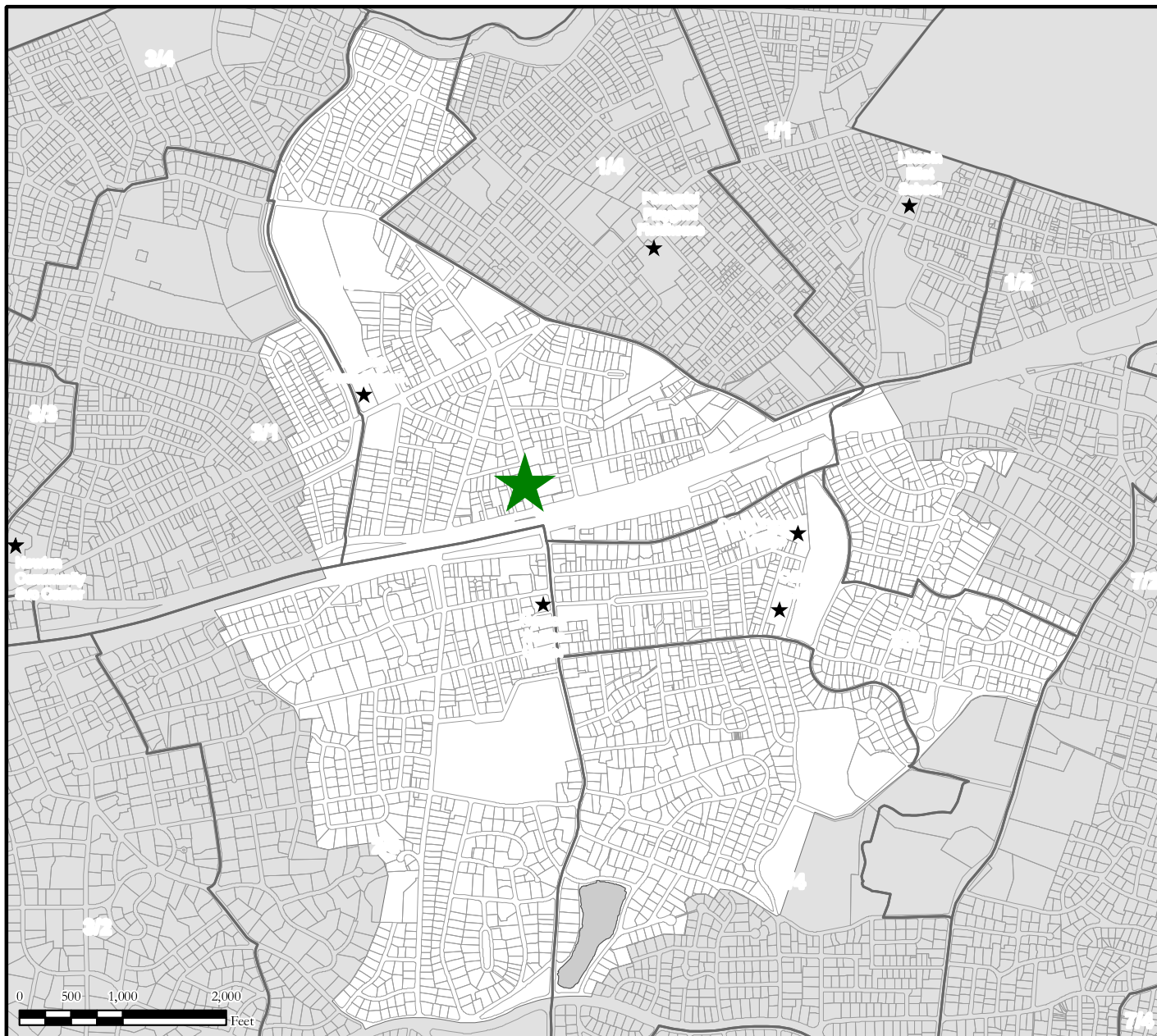


Newtonville Neighborhood Area Council

*City of Newton,
Massachusetts*

Legend

- ★ Polling Locations
- ▭ Precincts
- ▭ Council Area



The information on this map is from the Newton Geographic Information System (GIS). The City of Newton cannot guarantee the accuracy of this information. Each user of this map is responsible for determining its suitability for his or her intended purpose. City departments will not necessarily approve applications based solely on GIS data.



CITY OF NEWTON, MASSACHUSETTS
 Mayor - Seth D. Warren
 GIS Administrator - Douglas Greenfield

Map Date: September 09 2015

