

**CITY OF NEWTON**

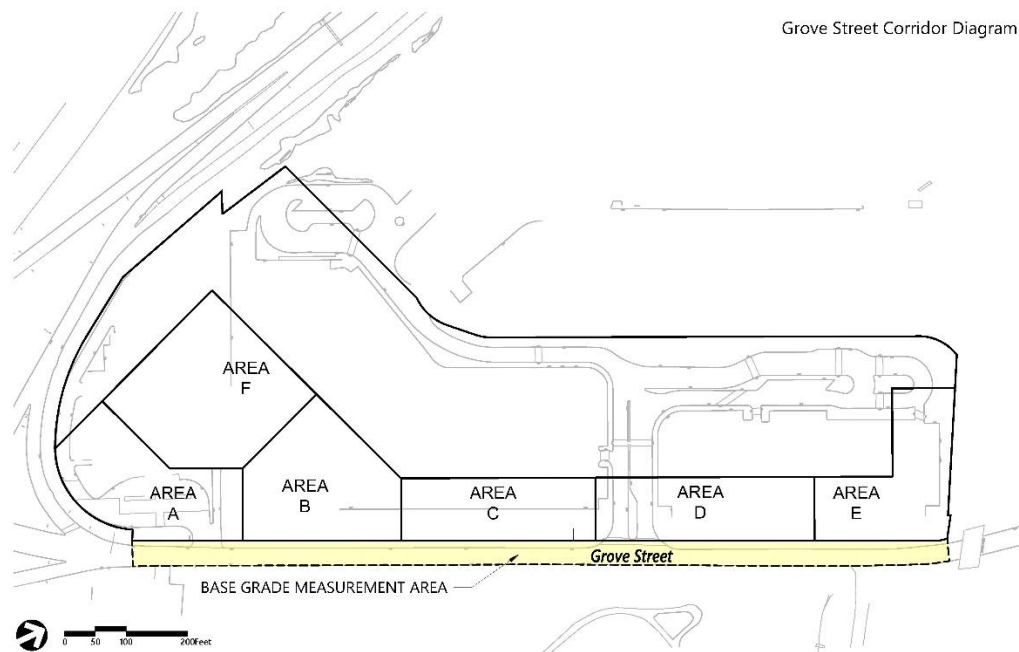
**IN CITY COUNCIL**

**August , 2021**

**ORDINANCE NO. \_\_\_\_\_**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NEWTON that the Revised Ordinances of Newton Massachusetts, 2017, as amended, be and are hereby further amended relative to Chapter 30 ZONING as follows:**

1. DELETE the existing **Grove Street Corridor Diagram** in **Section 4.2.4** and insert in place thereof the following:



2. DELETE **Section 4.2.4.A.2 Area F Height** in its entirety and insert in place thereof the following:

**2. Area F Height.** The maximum building height in Grove Street Corridor Area F is 135 feet, including rooftop mechanical equipment, whether or not enclosed.

3. DELETE **Section 4.2.4.G.1** in its entirety and insert in place thereof the following:

1. The development must have at least one use from Category B, one use from Category C, and one use from either Category A or D.

- a. Category A: Office, medical office and other similar uses but excluding office uses accessory or incidental to Category B, Category C, Category D, or community uses.
  - b. Category B: Retail sales, personal services, restaurants, banking, health club, place of amusement, indoor or outdoor, theater, lodging, hotel, motel, animal services;
  - c. Category C: Multi-family, live/work space, single room occupancy, single person occupancy, assisted living, nursing home; and
  - d. Category D: Laboratory, research and development and business incubator.
4. DELETE **Section 4.2.4.H Maximum Gross Floor Area** in its entirety and insert in place thereof the following:

**H. Maximum Gross Floor Area.** The total gross floor area of all uses in the MU3/TOD district must not exceed 1,025,000 square feet. The total gross floor area of Category C uses must comprise no less than 60 percent of the total gross floor area of Categories A, B, C, and D uses. Category A uses must not exceed 300,000 square feet of gross floor area.