

City of Newton  
Zoning & Planning Committee



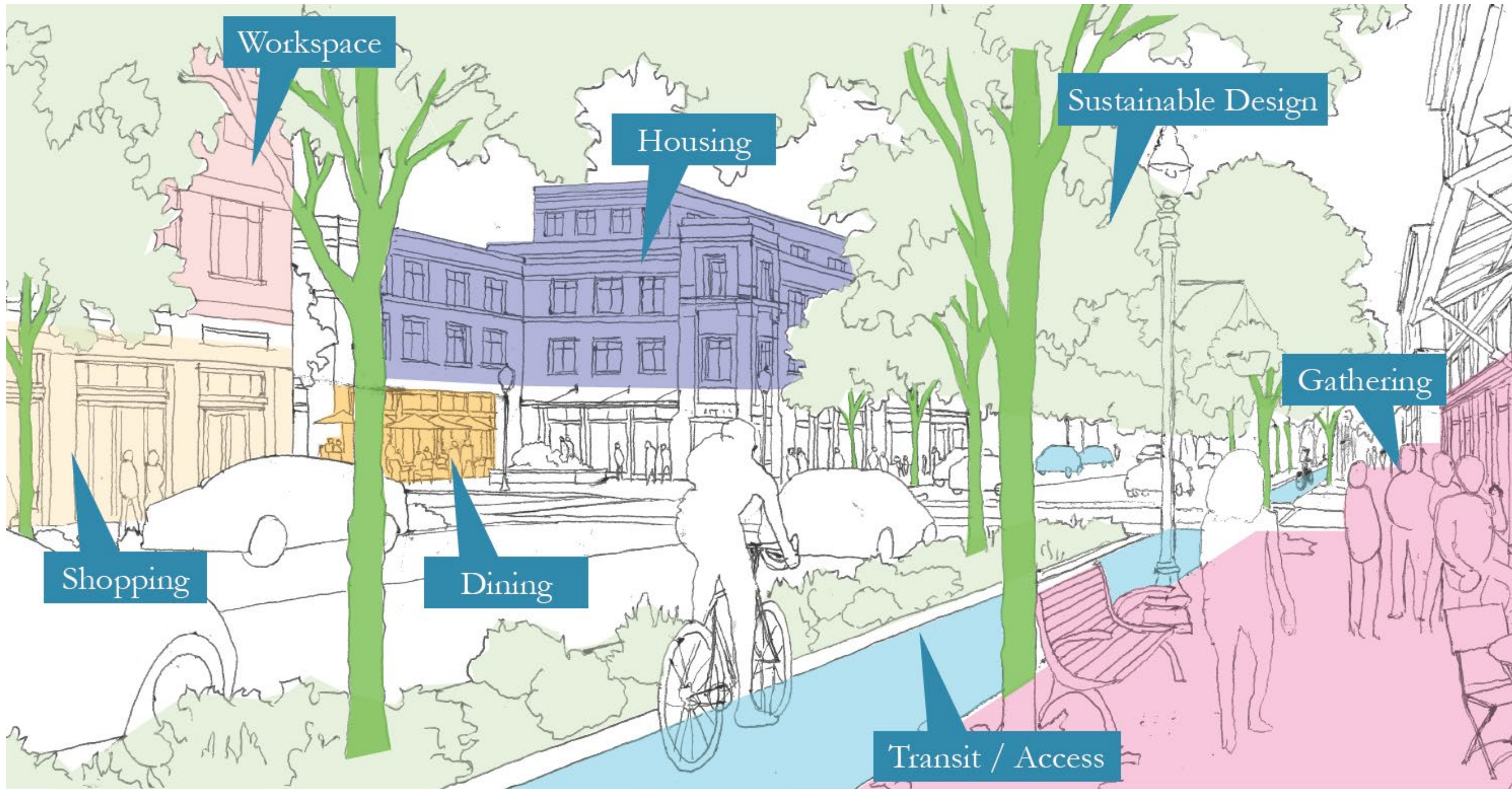
# Newton Centre + Thompsonville Draft Village Center District Maps

Public Info Session

December 1, 2022

Build Upon Existing Successes and Strengths

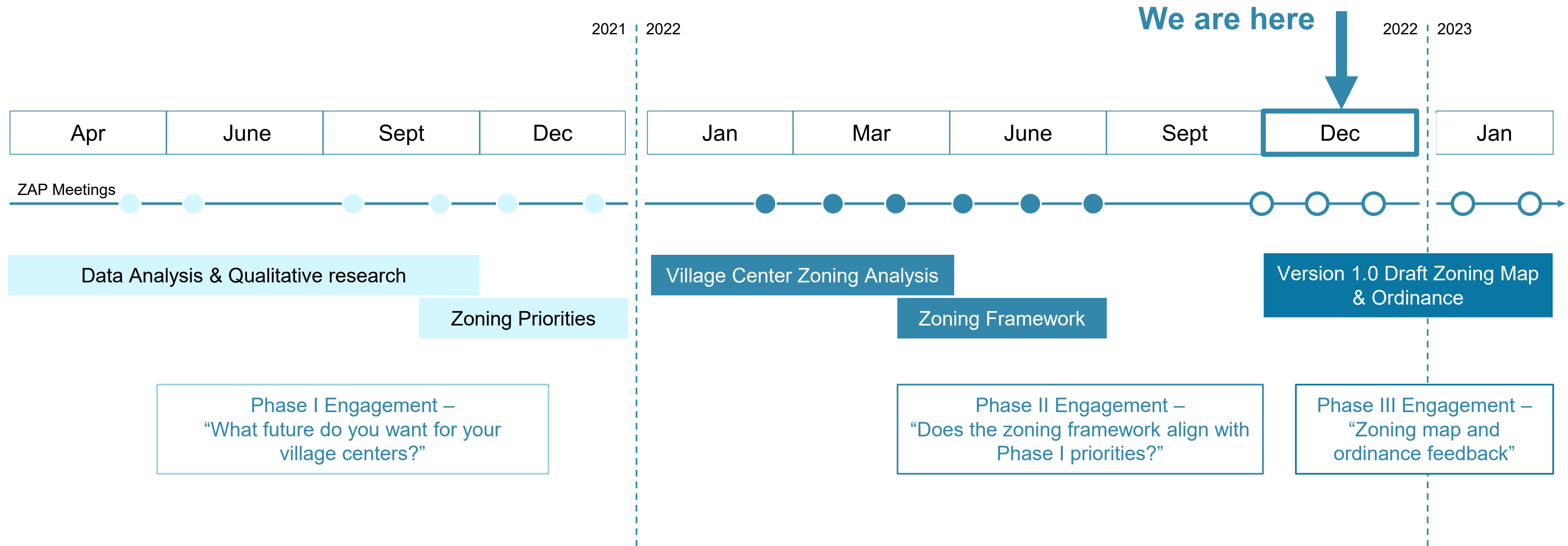
# Active and Vibrant Village Centers



Right now, the Newton City Council is considering a set of proposed zoning changes for Newton's village center commercial districts, a set of rules that determines what can be built (the zoning ordinance) and where (the zoning map).

Newton has a strong foundation of diverse and dynamic village centers. However, the current zoning one-size-fits-all format does not recognize this. These draft village center zoning district maps, version 1.0, build upon the successes and uniqueness of each village center, while also guiding development that addresses our current and future needs.

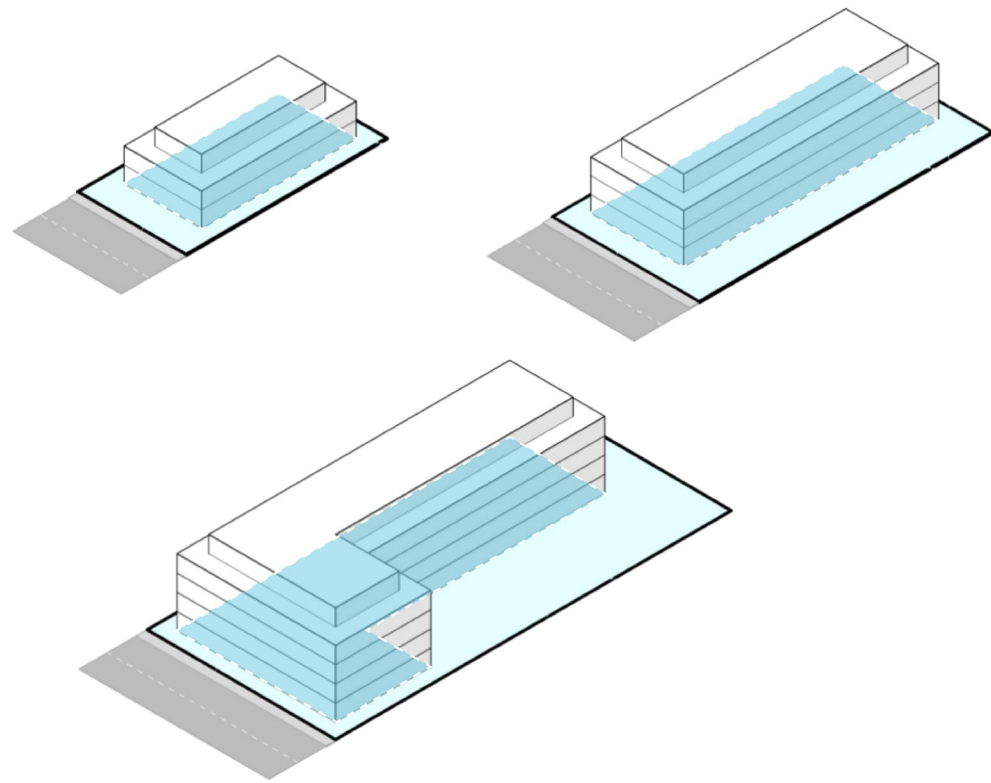
# Building Upon A Multi-Year Effort



# Regulating Urban Form with Three Principal Mechanisms

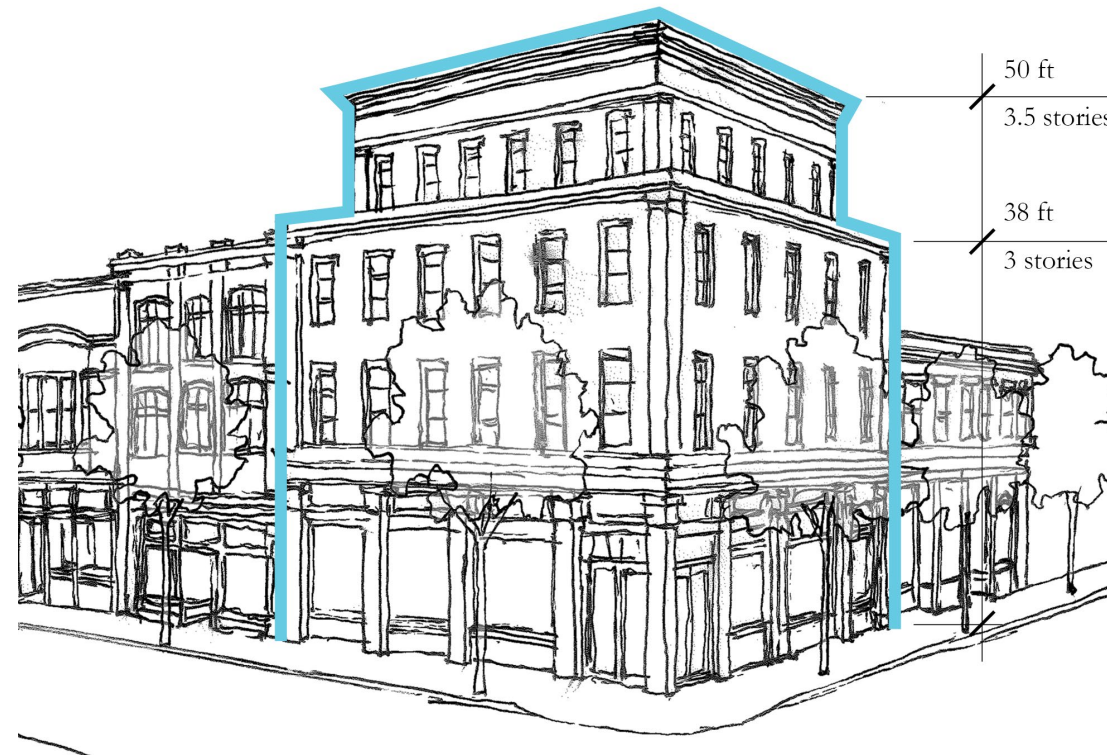
## 1 Building Footprint

Sets the maximum area per story



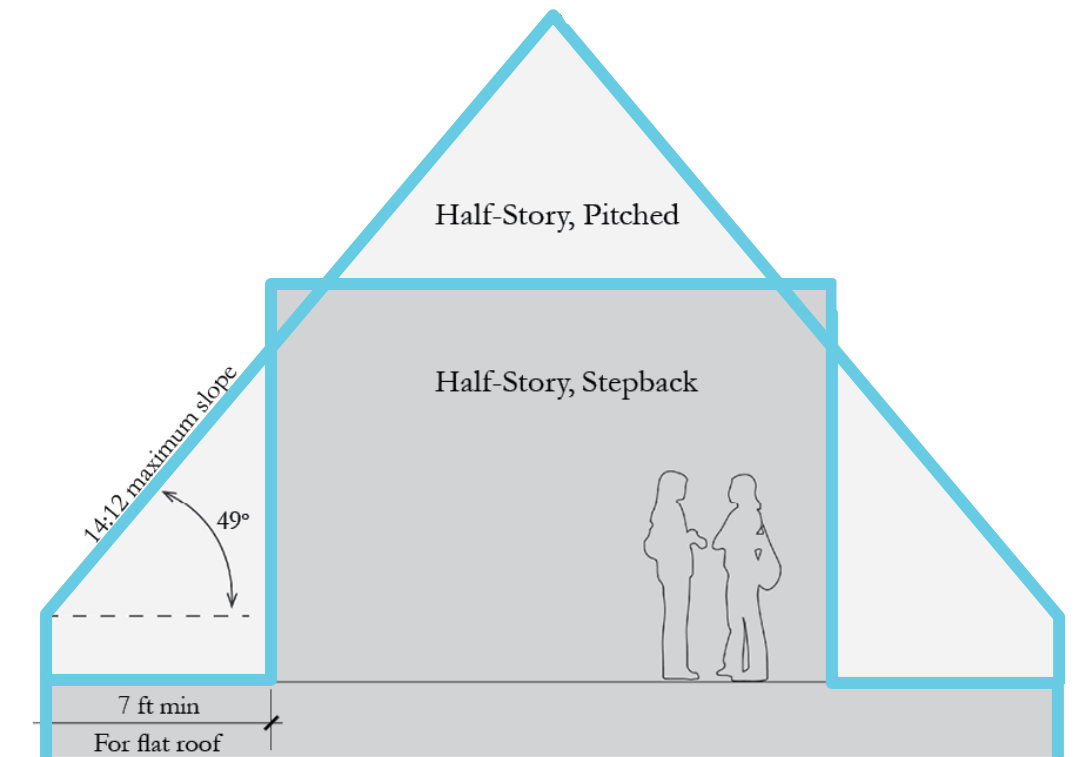
## 2 Building Height

Sets the maximum height in stories/feet



## 3 Roof Form

Provides options for a flat or pitched roof half-story



# Village Center District Buildings

## Village Center 1 (VC1)

**2.5** Stories

**45** Feet tall, max.

**4,000** SF, max. footprint

**Residential** Primary Use



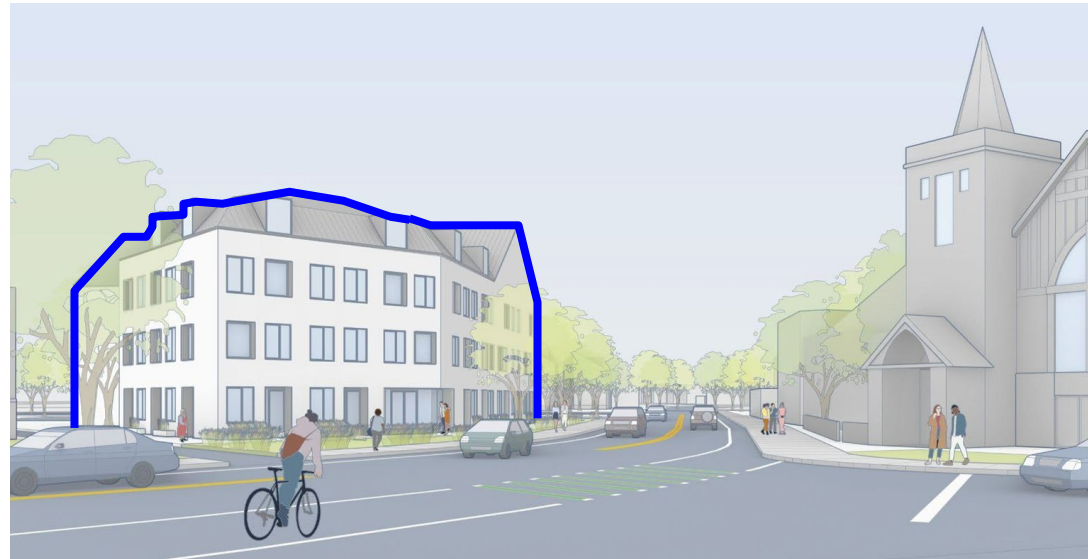
## Village Center 2 (VC2)

**3.5** Stories

**62** Feet tall, max.

**10,000** SF, max. footprint

**Mixed-Use** Primary Use



## Village Center 3 (VC3)

**4.5** Stories

**75** Feet tall, max.

**15,000** SF, max. footprint

**Mixed-Use** Primary Use



Proposed Development

Existing Development

# Additional Controls Further Guide New Development

## Large Project Review



- Site plan review for projects on sites larger than 20,000 sq. ft.
- Special Permit for projects on sites larger than 30,000 sq. ft.

## Height Impact Reduction



- Maximum height set at a half-story
- Height is reduced by one story when the **VC3** abuts a residential zone within 50 feet

## Design Standards for All Buildings



- Maximum building length
- Architectural feature incentives (awnings, bay windows, balconies)
- Minimum sidewalk width
- Entry requirements
- Parking located in the back or under

# Mapping Principals

The following draft maps for the new Village Center Overlay Districts are intentionally meant to be reviewed and updated going forward.

These version 1.0 maps present a customized approach for each village center based on the following mapping principals:

- Visually analyzing street conditions and patterns through Google Earth and site visits
- Determining zoning, land use, and building type consistencies and inconsistencies
- Matching the proposed village centers zoning districts on both sides of the street where possible
- Stepping down proposed village center districts as they meet the surrounding neighborhoods
- Considering unique conditions to each area, like street access

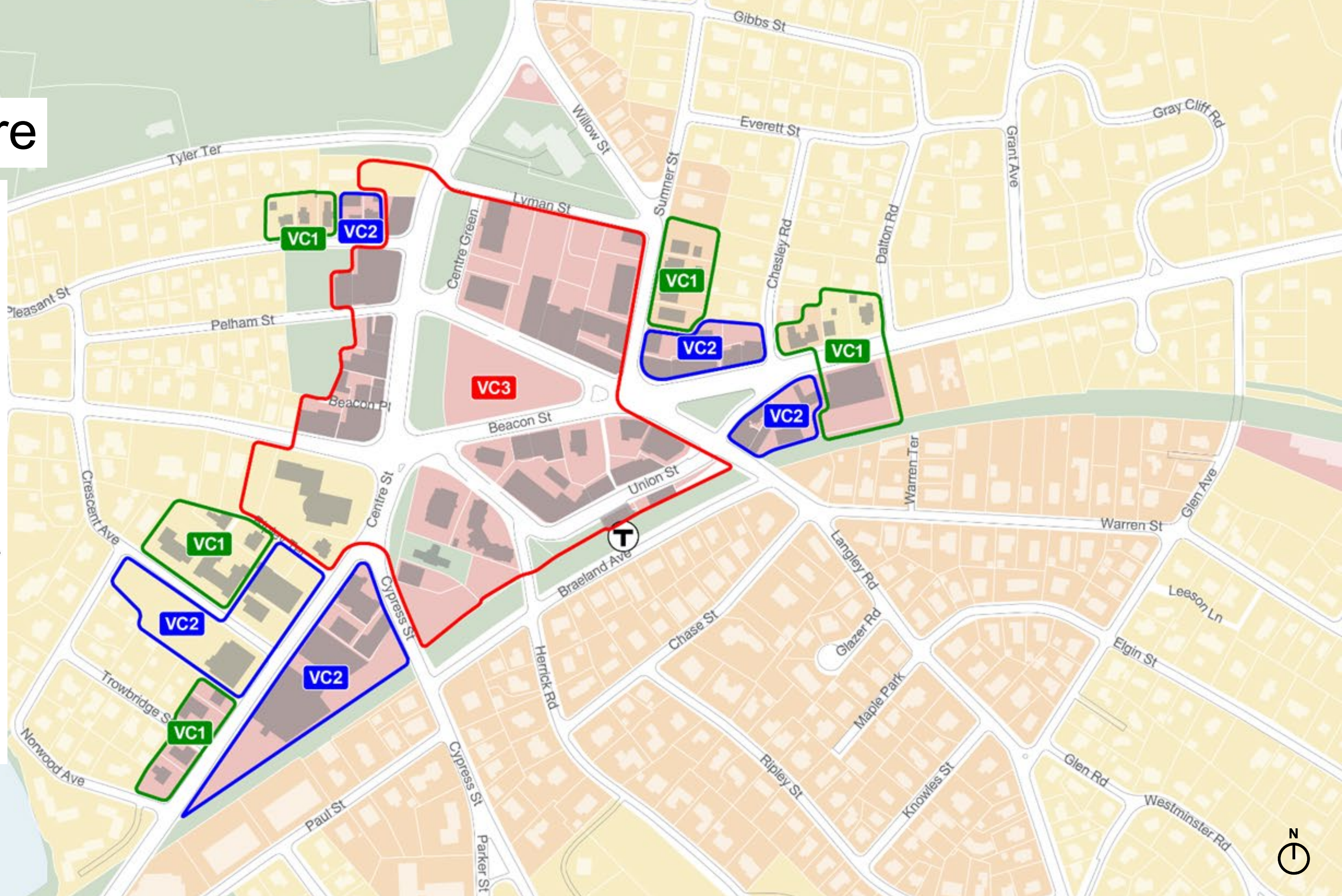
# Newton Centre

## Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

## Proposed Zoning

- Village Center 3 (VC3)
  - Category: By-Right / Special Permit
  - Footprint, max: 15,000 sf / 17,500 sf
  - Height, max: 4.5 stories
  - Use: Residential, Commercial, Mixed-Use
- Village Center 2 (VC2)
  - Category: By-Right / Special Permit
  - Footprint, max: 10,000 sf / 12,500 sf
  - Height, max: 3.5 stories
  - Use: Residential, Commercial, Mixed-Use
- Village Center 1 (VC1)
  - Category: By-Right / Special Permit
  - Footprint, max: 4,000 sf / 6,000 sf
  - Height, max: 2.5 stories
  - Use: Residential / Limited Commercial





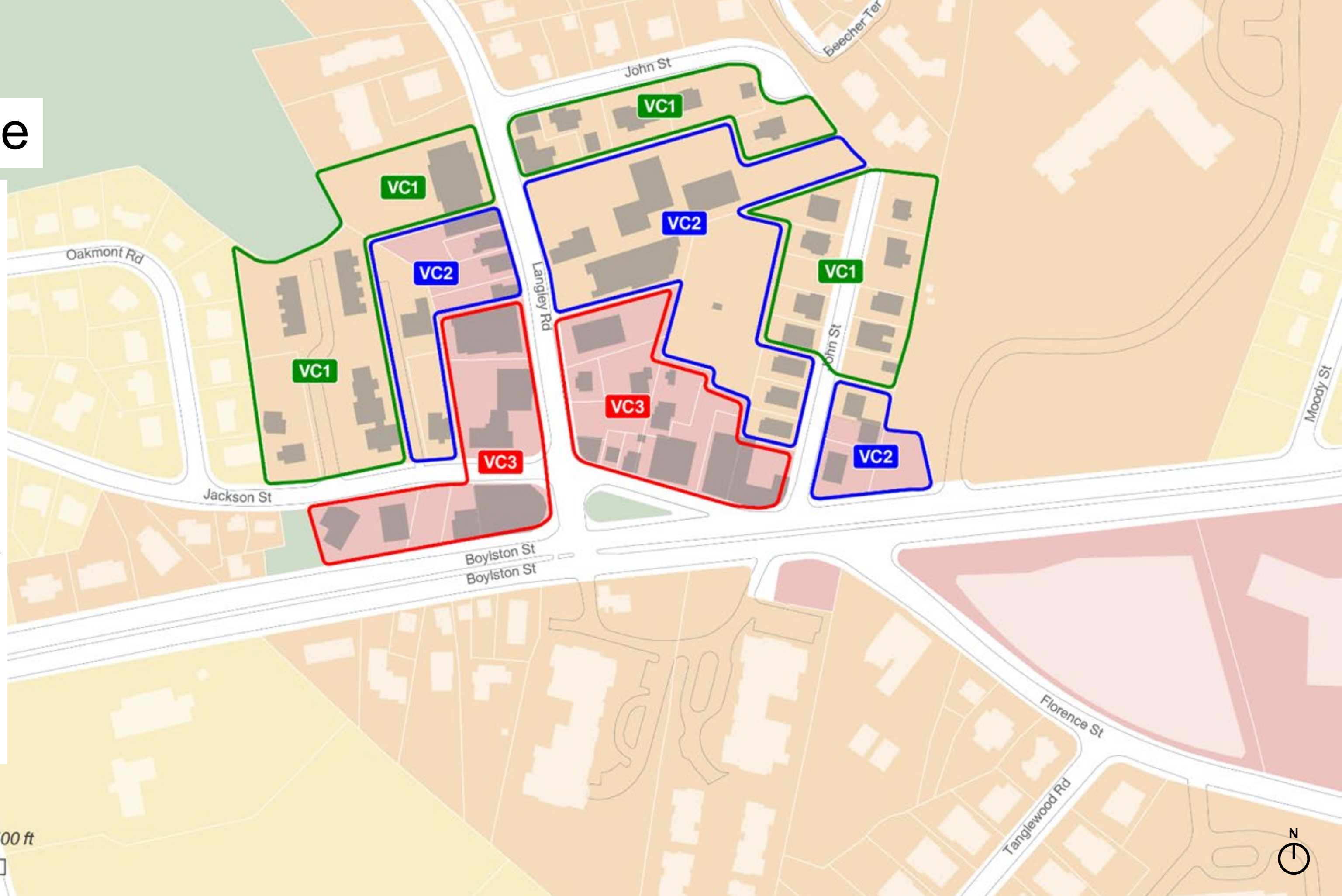
# Thompsonville

## Existing Zoning

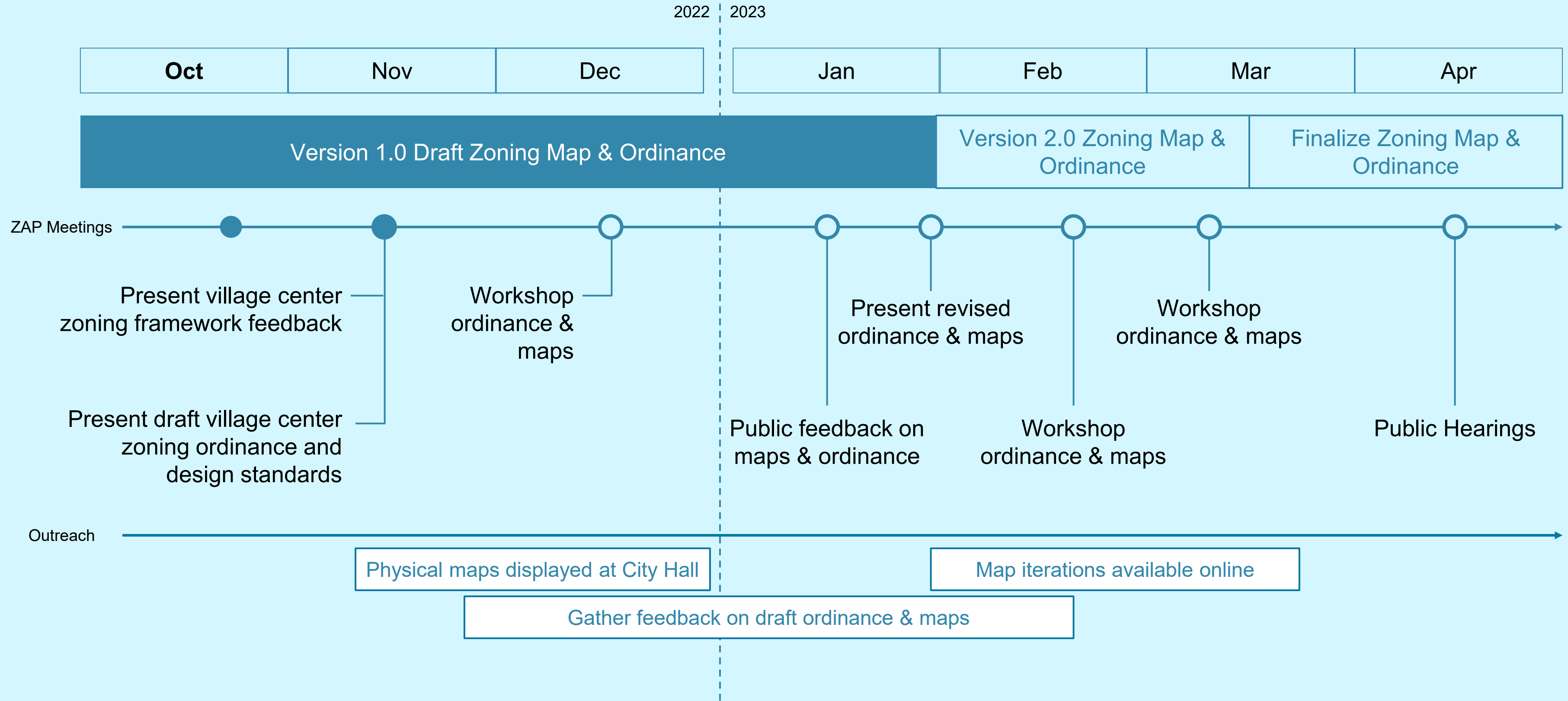
- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

## Proposed Zoning

- VC3**  
Category: By-Right / Special Permit  
Footprint, max: 15,000 sf / 17,500 sf  
Height, max: 4.5 stories  
Use: Residential, Commercial, Mixed-Use
- VC2**  
Category: By-Right / Special Permit  
Footprint, max: 10,000 sf / 12,500 sf  
Height, max: 3.5 stories  
Use: Residential, Commercial, Mixed-Use
- VC1**  
Category: By-Right / Special Permit  
Footprint, max: 4,000 sf / 6,000 sf  
Height, max: 2.5 stories  
Use: Residential / Limited Commercial



# Additional Opportunities Ahead to Review Future Proposals



We Want to Hear From You!

**Couldn't make the session or were not able to speak? Submit comments using the Google Form by the end of 2022:**

**<https://newtonma.gov/vcmaps>**

Click Here



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**Thank You!**  
**More information at:**

**<https://www.newtonma.gov/government/planning/village-centers>**