

**7. Village Center Zoning Proposal:** Revise VC1 by reducing the new construction footprint and incentivizing the preservation of existing properties

**Comparison to Version 1.0:**

New Construction		
	Version 1.0	Proposed
Building Footprint (max.)	4,000 square feet	1,500 square feet
Number of Units (min. / max.)	N/A	3 / 4
Number of Stories	2.5 – pitched roof 2.5 – flat roof	2.5 – pitched roof 2.0 – flat roof
Setbacks (min.)	Front – 10 feet Side – 10 feet Rear – 15 feet	Front – 10 feet Side – 7.5 feet Rear – 15 feet
Parking Requirement (min.)	1 per unit	0.5 per unit 0 min. / 1 max. (< 0.25 mi from transit)
Open Space (By-Right – min.)	0%	TBD*
Multiple Buildings on a Lot	By-Right	Special Permit**

\*Planning and Utile are analyzing lot sizes that can accommodate a 1,500 square foot footprint, parking, and meet setbacks to determine if open space is required and what percentage

\*\*A special permit may be appropriate to ensure buildings are predominantly oriented to the street and the site layout provides adequate open space.

<b>Conversion of Existing Buildings</b>		
	Version 1.0	Proposed
Building Footprint (max.)	N/A	+ 400 square feet of existing*
Number of Units (min. / max.)	N/A	2 / 6
Setbacks (min.)	Front – 10 feet Side – 10 feet Rear – 15 feet	Front – 10 feet Side – 7.5 feet Rear – 15 feet
Parking Requirement (min.)	1 per unit	None
Open Space (By-Right – min.)	N/A	None
Multiple Buildings on a Lot	By-Right	Site Plan Review**

\* 400 square feet additions only allowed on the rear/side elevations and must be at least 20 feet from the front elevation

\*\*A streamlined process would incentivize preserving an existing building while adding another building to the rear

### What?

- New Construction
  - Reduce footprint maximum for new buildings
  - Reduce height/story allowance for flat roof buildings
  - Introduce open space requirement for by-right development (TBD)
  - Four units maximum
- Conversion of Existing Buildings
  - Increase existing building footprint (no matter existing) up to 400 square feet
  - No additions allowed along the Front Façade
  - No open space and parking requirements
  - Six units maximum

### Why?

- Revised VC1 standards better reflect feedback from public input sessions, online feedback form, and ZAP deliberations.
- Updated standards strongly encourage preservation and adaptive reuse of existing buildings.
- New construction in scale with existing neighborhood homes.
- Units allowed by new construction count towards MBTA Communities compliance.