

City of Newton
Zoning & Planning Committee



Village Center Rezoning Phase 4: Draft Zoning 2.0

February 27, 2023

Agenda

1. Introduction
2. Design Standards
3. Mixed-Use Priority Streets
4. Historic Preservation
5. Parking
6. Next Steps

Introduction

Village Center Overlay District (VCOD) Framework Version 2.0

Prior to issuing version 2.0 of the VCOD zoning text and maps, Planning and Utile will present the proposed changes from version 1.0 to 2.0 for discussion. These include:

- Focus on design standards
- Identify mixed-use priority streets
- Prioritize historic preservation
- Reduce residential parking requirements in village centers
- Eliminate special permits for building height or footprint
- Apply a consistent policy to zoning of City-owned parcels
- *Revise VC1*
- *Incentivize additional affordable housing*
- *Maximize MBTA Communities compliance*

Design Standards

Shaping the Building

- Building Footprint** (area in square feet)
- Building Height** (number of stories*)
- Half-Story**
 - Height, max. (in feet)
 - Stepback (7', min.)
- Pitched Roof Slope** (max. pitch 14:12)
- Ground Story Height**, min./max. (in feet)
- Ground Story Active Uses**
 - Front Elevation width (100%)
 - Fenestration (% of Front Elevation area)
 - Glazing Standards (% VLT, % VLR)
- Facade Articulation** (max. continuous facade length)
- Architectural Features**, controlled by dim. standards
 - Awnings
 - Canopies
 - Bays
 - Balconies
- Building Entrances** (number, location, and articulation)
- Roof Features** (list of allowed features)
- Mechanical Equipment**
 - Roof Screening and Setbacks (10', min.)
 - Location of wall-mounted equipment

*max height capped in feet

Building Placement

- Building Setbacks** (distance in feet)
- Building Separation** (distance in feet)
- Building Placement**
 - Facade Build-Out Ratio, min. (% of lot width)
 - Sidewalk width (12', min.)

Site Standards

- Usable Open Space**, lots greater than 30k sf (% of lot)
- Parking Placement**
 - Parking Setbacks (distance in feet)
 - Access (allowed location)
- Curb Cuts and Driveways**
 - Access (allowed location)
 - Width, max. (in feet)
 - Number per street frontage
 - Distance from intersection (in feet)
- Surface Parking Lot Design**
 - Landscaped strip, controlled by dimensional standards
 - Screening requirements
- Loading**
 - Access (allowed location)
 - Screening requirements
- Service Areas**
 - Location
 - Screening requirements

Design Standards

1. **Building Placement:**
When development occurs on any lot abutting a sidewalk that is <12' in total width, inclusive of the Furnishing Zone, buildings must be set back an additional distance such that a paved area meeting City sidewalk standards of at least 12' width is provided, inclusive of the Furnishing Zone.
2. **Building Entrances:**
Principal entrances must either be recessed from the plane of the facade, or have a projecting Awning or Canopy, to signal building entry and provide adequate protection from the elements.
3. **Architectural Features: Bay**
A bay is a window assemblage extending from the main body of a building to permit increased light, provide multi-direction views, and articulate a building wall.
4. **Fenestration:**
For ground story fenestration, glazing must have a min. 60% Visible Light Transmittance (VLT) and no more than 15% Visible Light Reflectance (VLR) as indicated by the manufacturer.
5. **Number of Stories:**
A pitched roof may be composed of roof planes with different slopes. The slope of any pitch must not be greater than 14.12 (49 degrees). The roof rafters must intersect the wall plate or top of wall frame of the exterior walls at a height no more than 2' above the finished floor of the half-story.
6. **Half-Story Step-Back:**
A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.
7. **Parking Lot Access:**
Access to parking lots and structures parallel to the Front Elevation is prohibited when access along another lot line is available.



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The following pages present maps that identify mixed-use priority streets in the new Village Center Overlay Districts. Where identified, mixed-use development will be required. VC3 and VC2 districts excluded from this designation can still opt to have mixed-use development.

Mapping Principles:

- Only VC3 and VC2 districts were considered for mixed-use priority streets.
- We customized the approach for each VC based on visual evidence, using Google Earth.
- Portions of streets were designated as mixed-use priority to encourage placemaking, and bolster existing patterns of vital commercial and retail activity.

Mixed-Use Streets

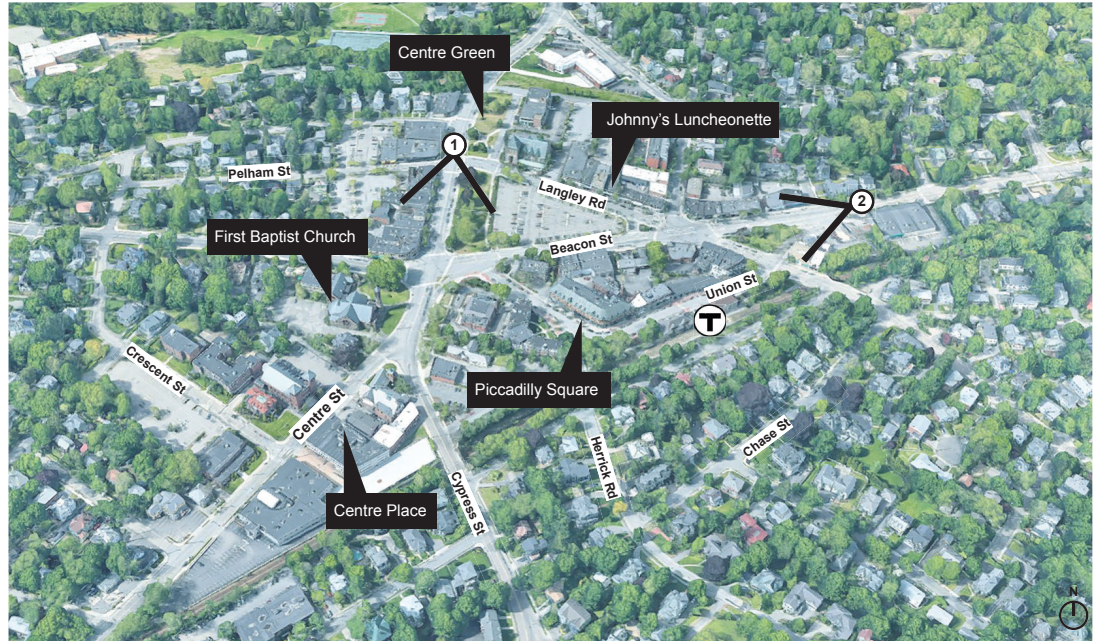
Newton Centre



1. View down Centre St



2. View down Beacon St

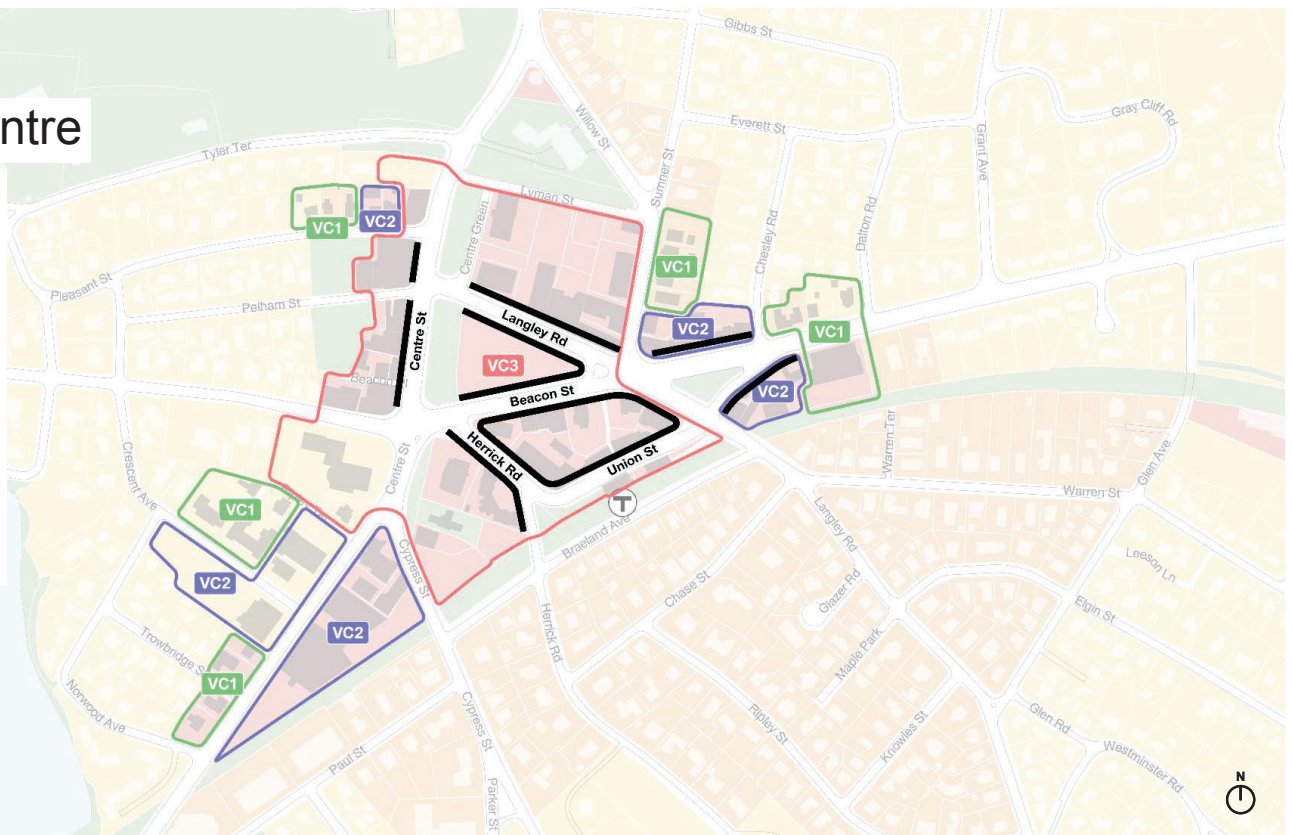


Mixed-Use Streets

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)
 - Village Center 2 (VC2)
 - Village Center 1 (VC1)
 - Mixed-Use Required



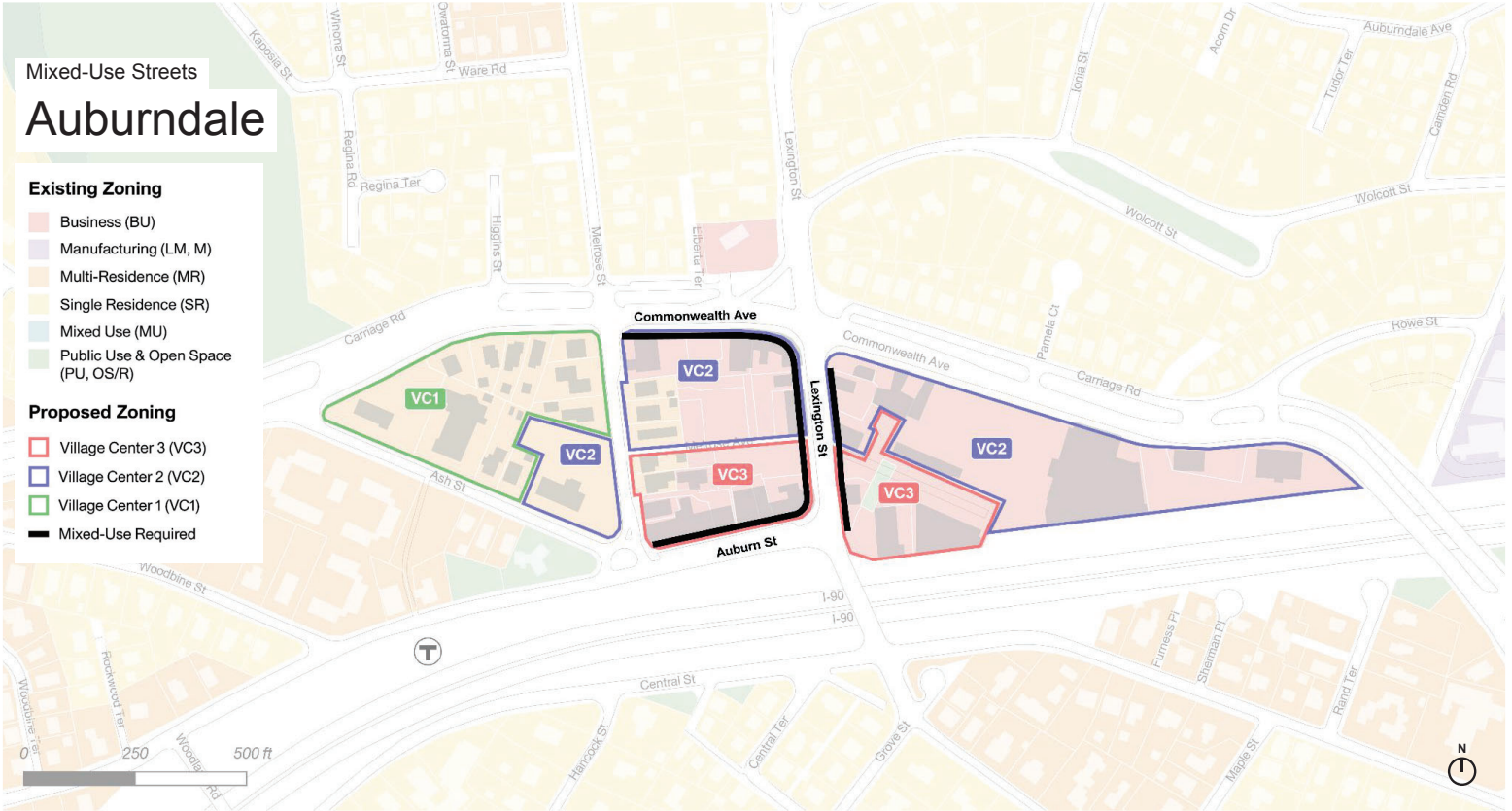
Mixed-Use Streets Auburndale

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
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Proposed Zoning

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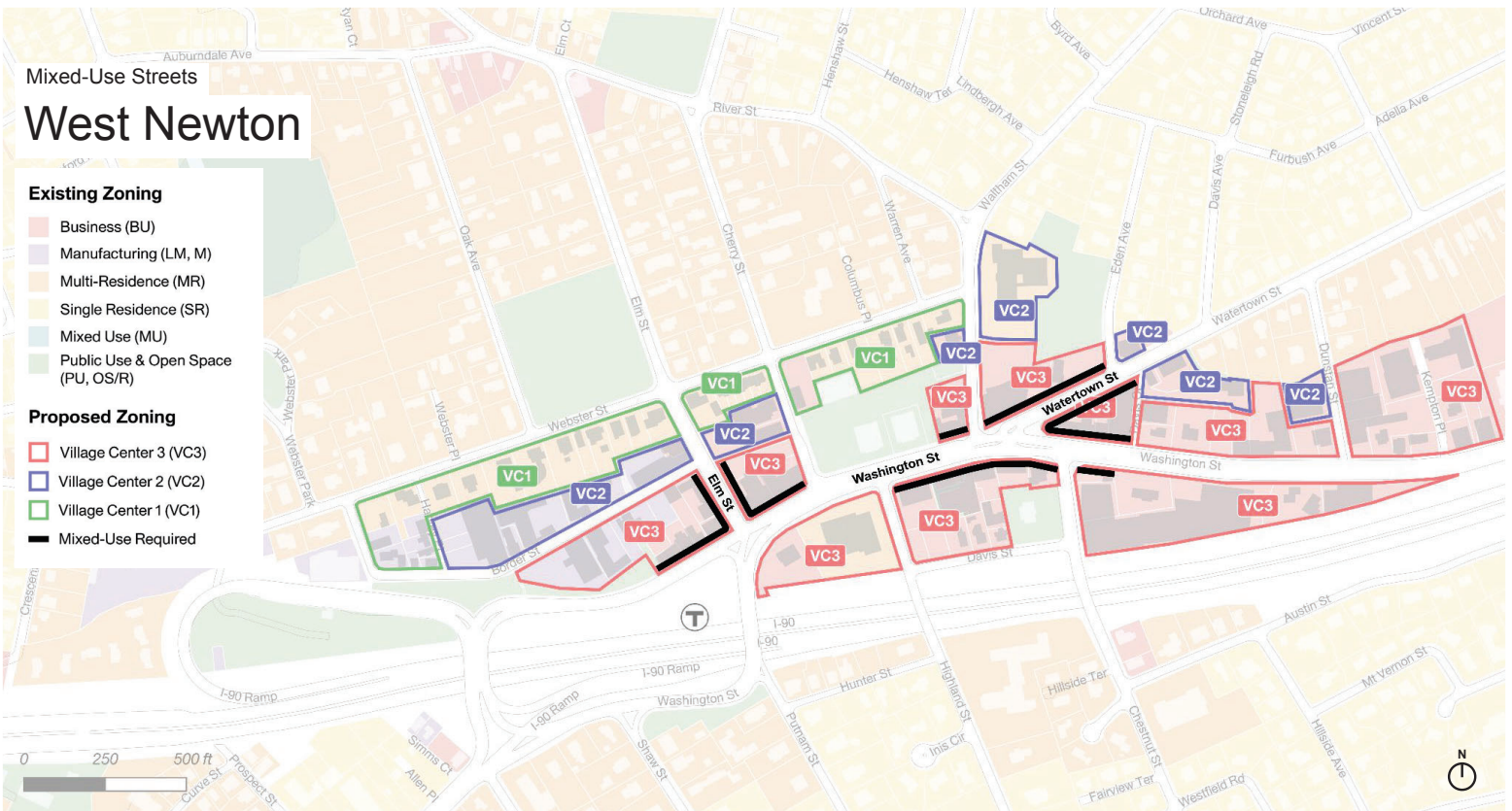
Mixed-Use Streets West Newton

Existing Zoning

- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
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Proposed Zoning

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- Mixed-Use Required



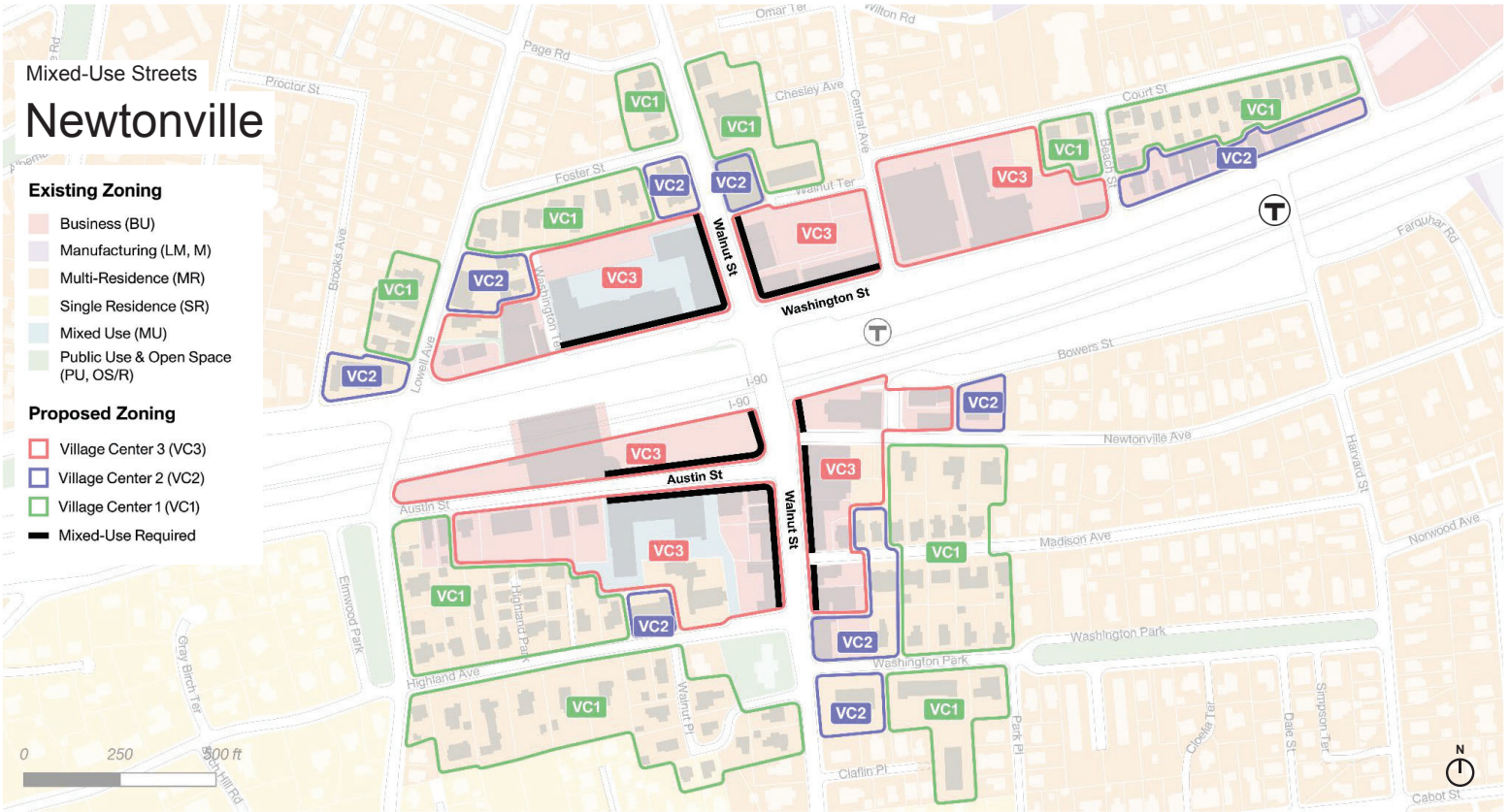
Mixed-Use Streets Newtonville

Existing Zoning

- Business (BU)
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Proposed Zoning

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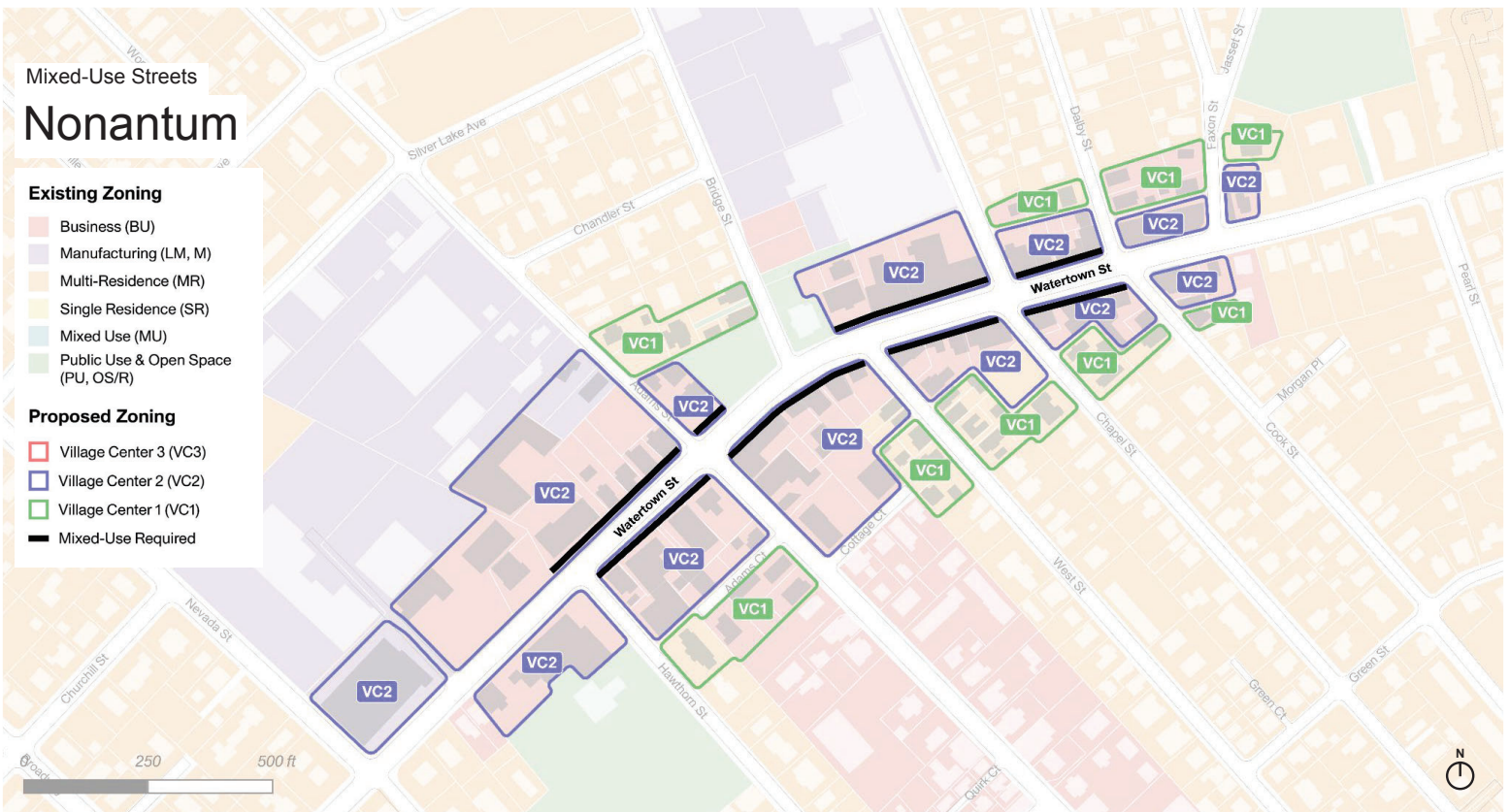
Mixed-Use Streets Nonantum

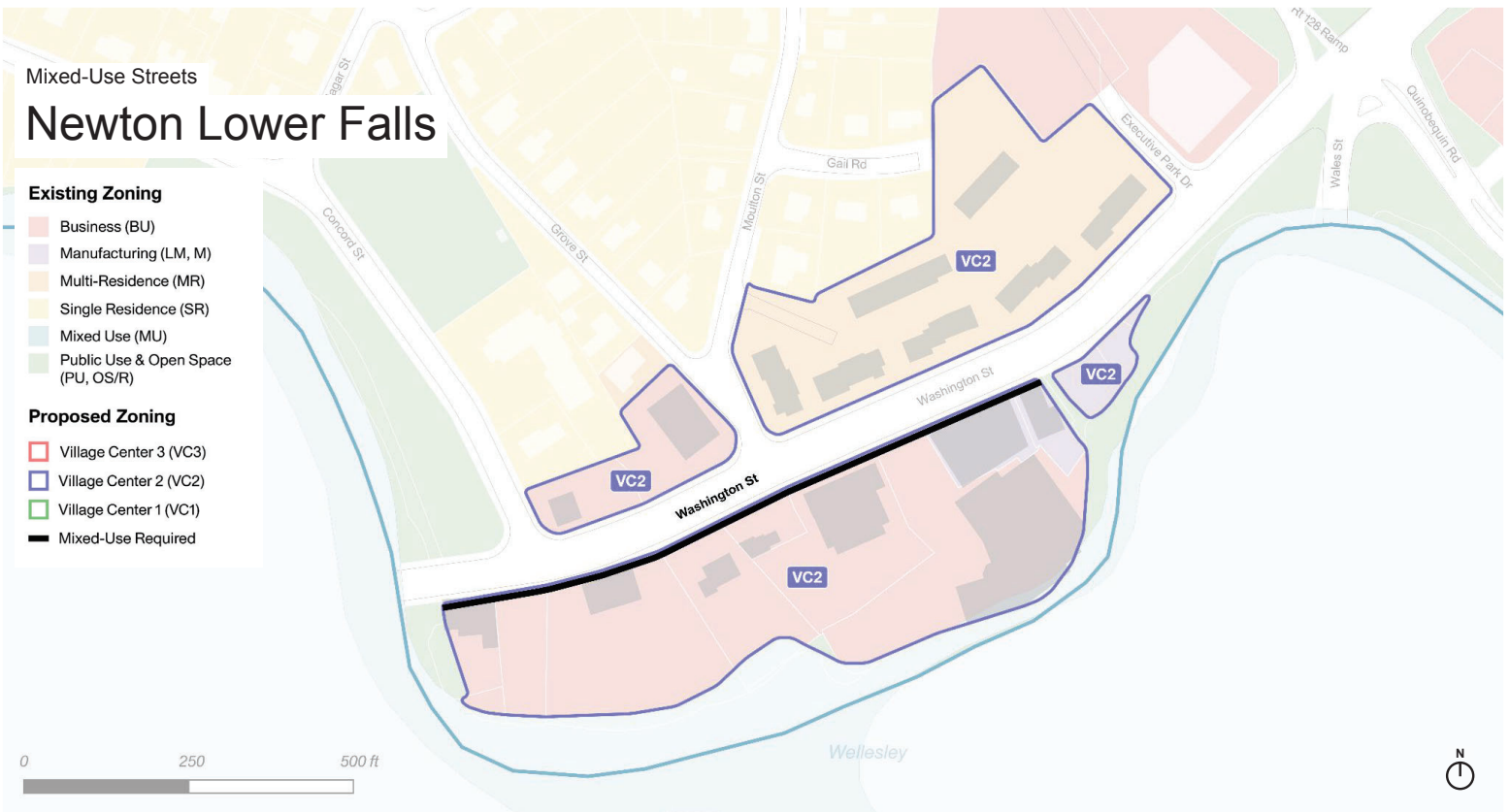
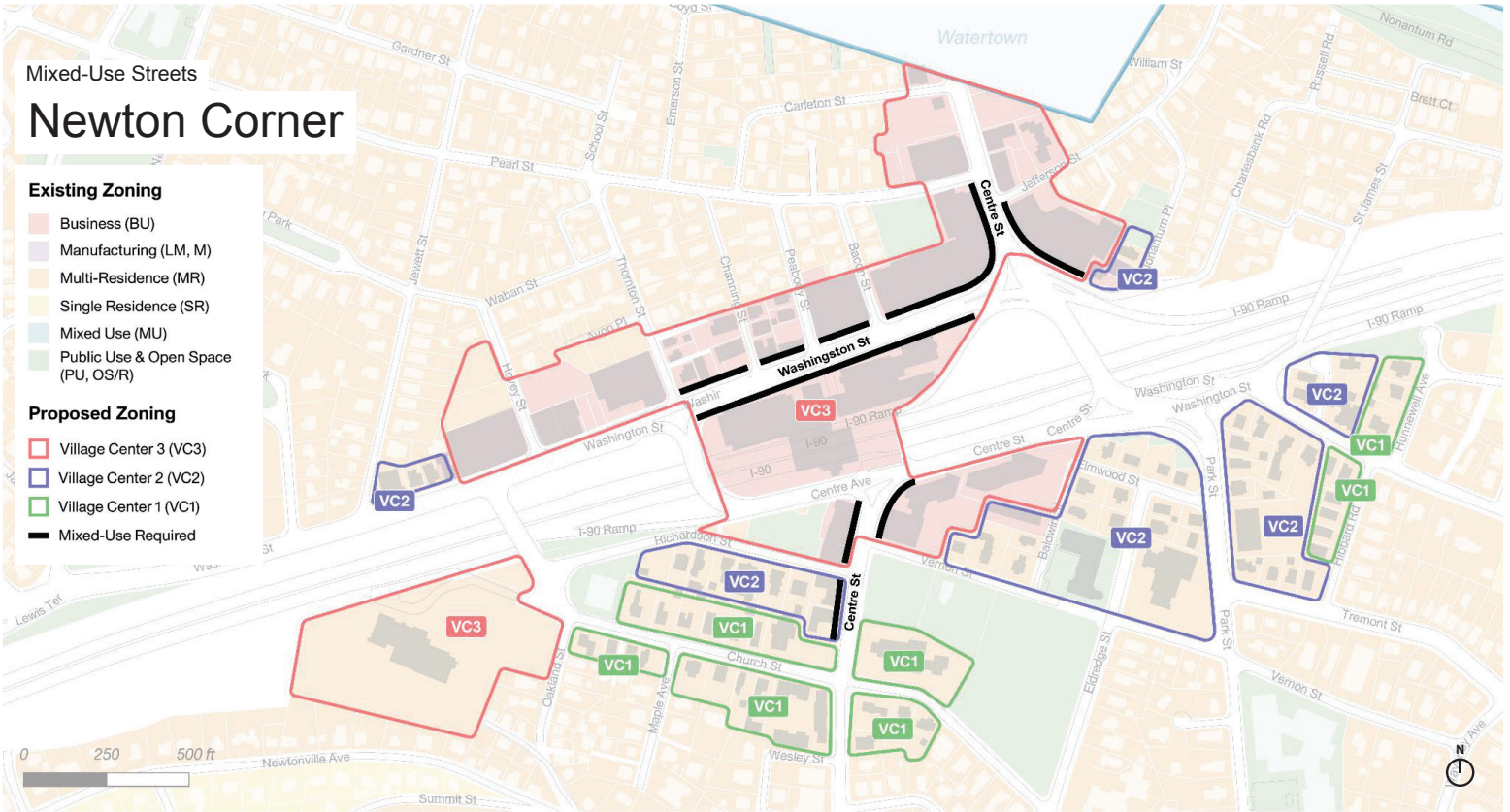
Existing Zoning

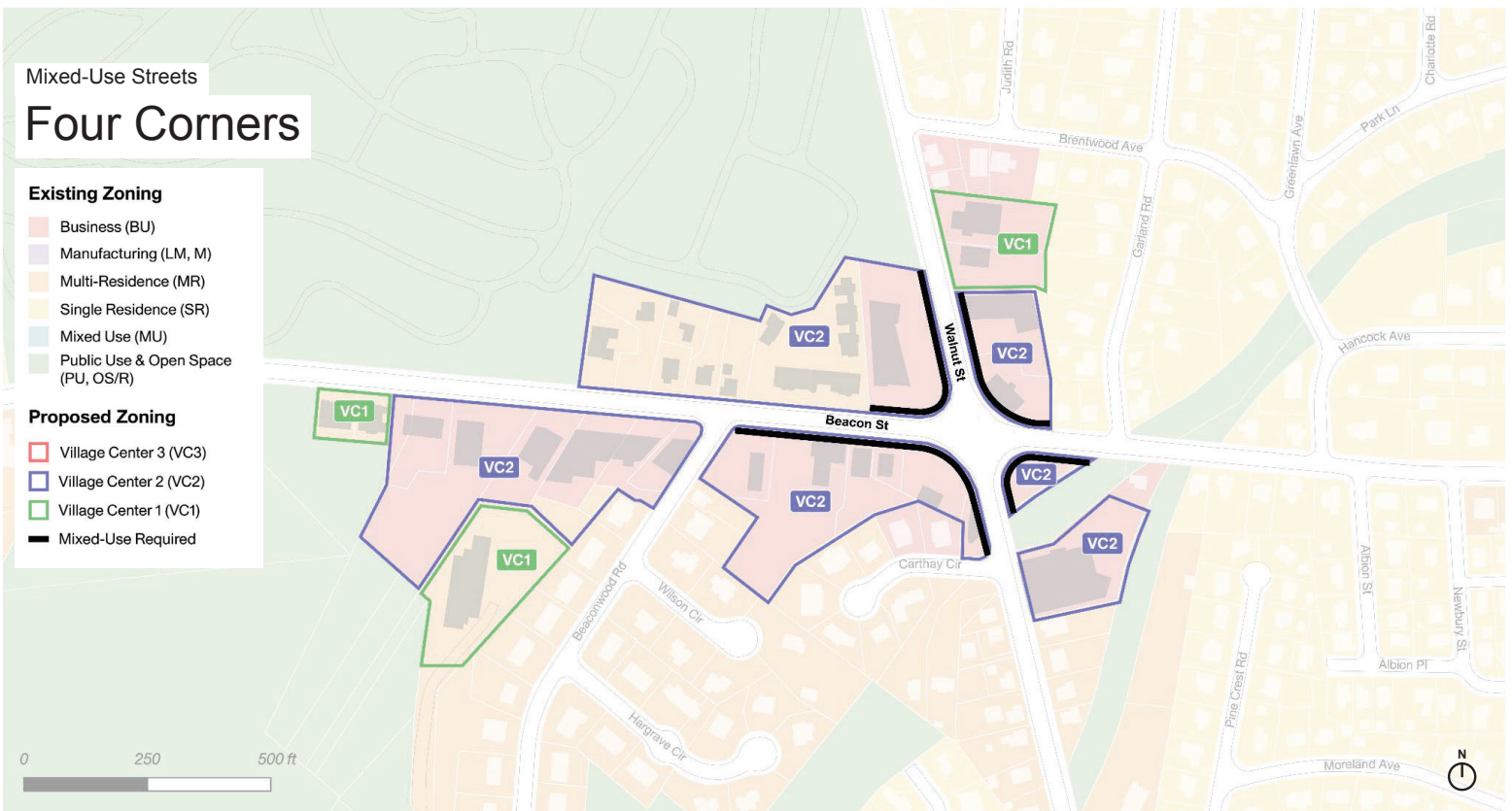
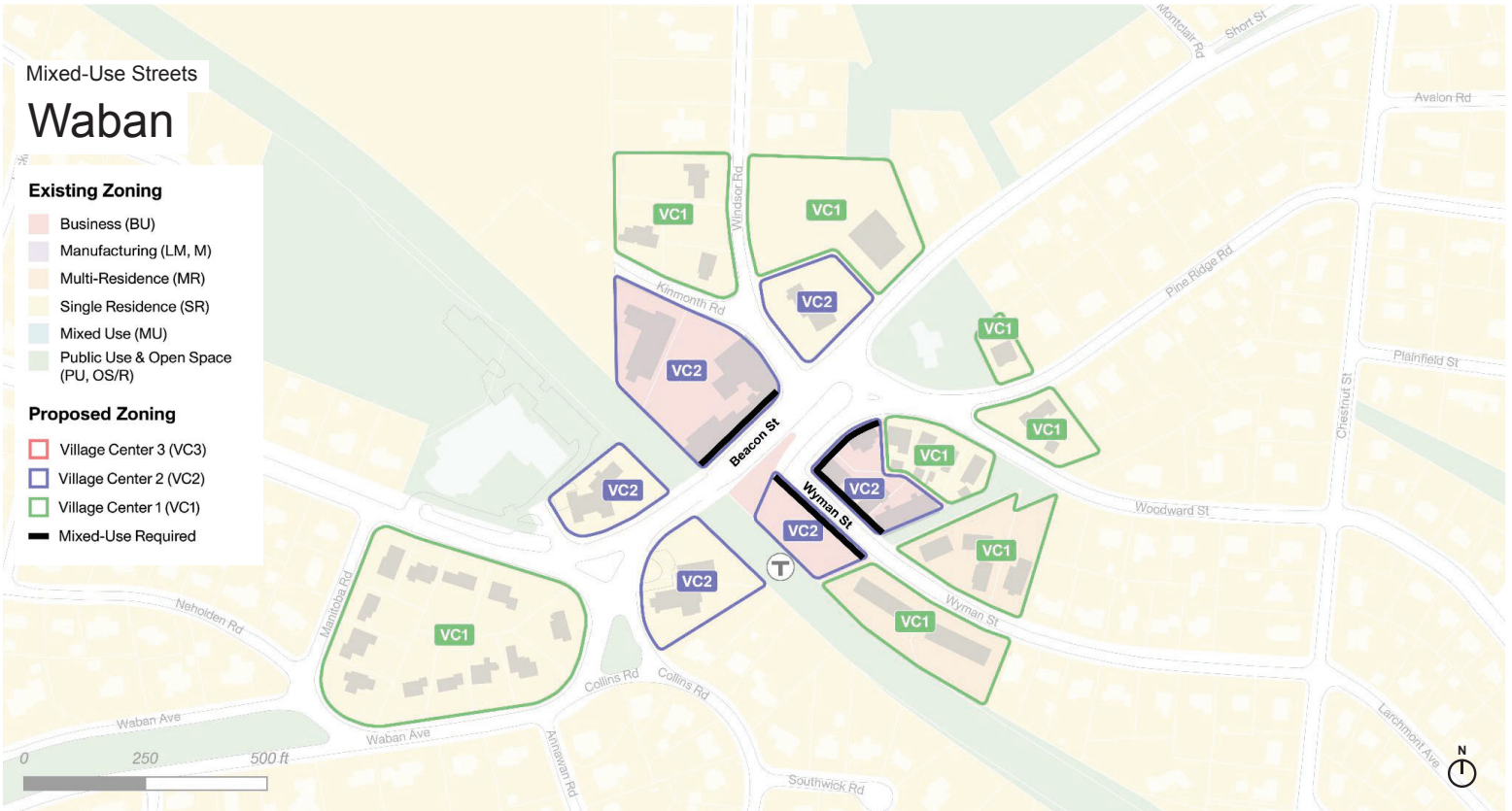
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Proposed Zoning

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Mixed-Use Streets

Upper Falls (Pettee Square)

Existing Zoning

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- Single Residence (SR)
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Proposed Zoning

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Mixed-Use Streets

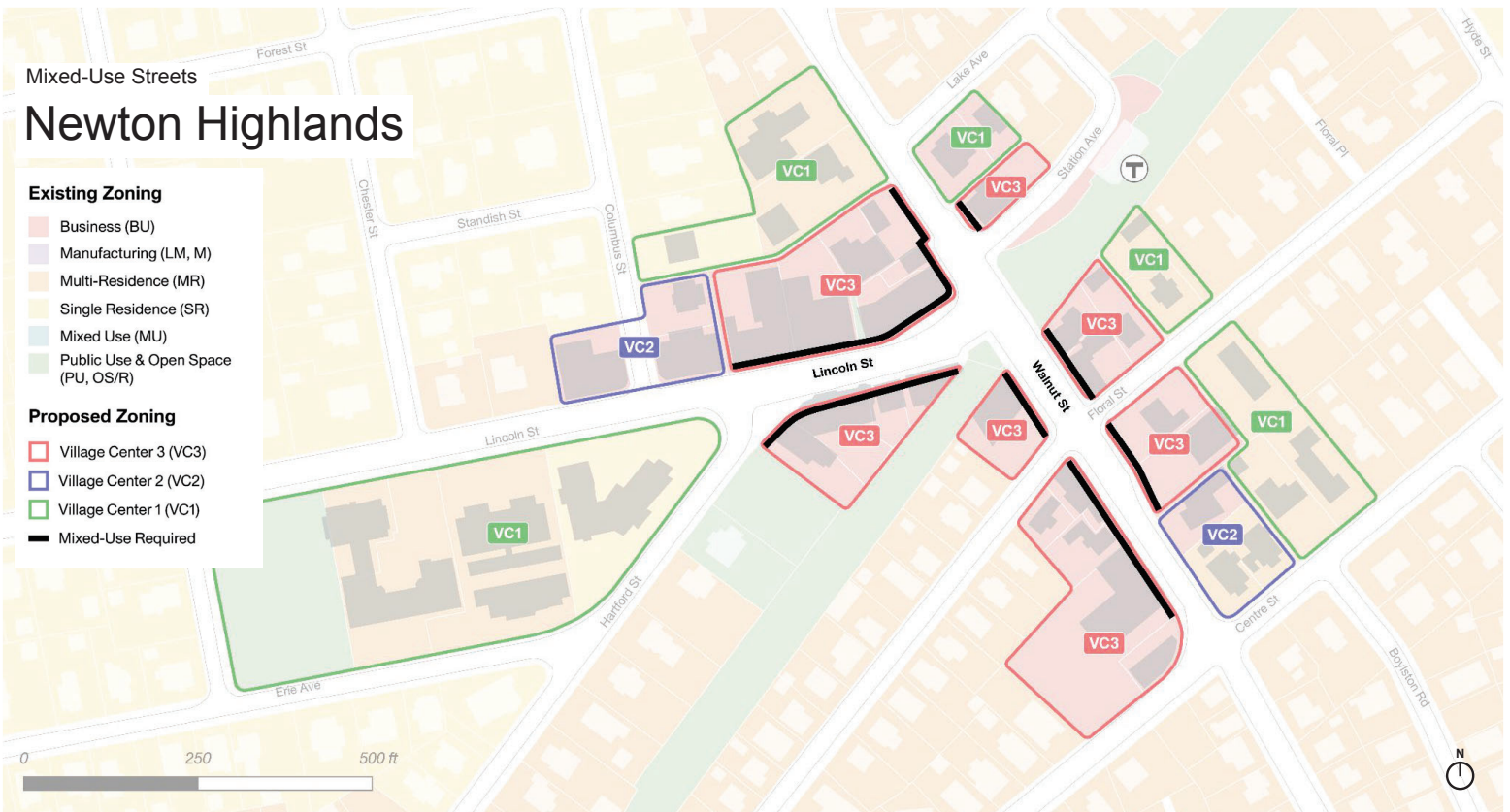
Newton Highlands

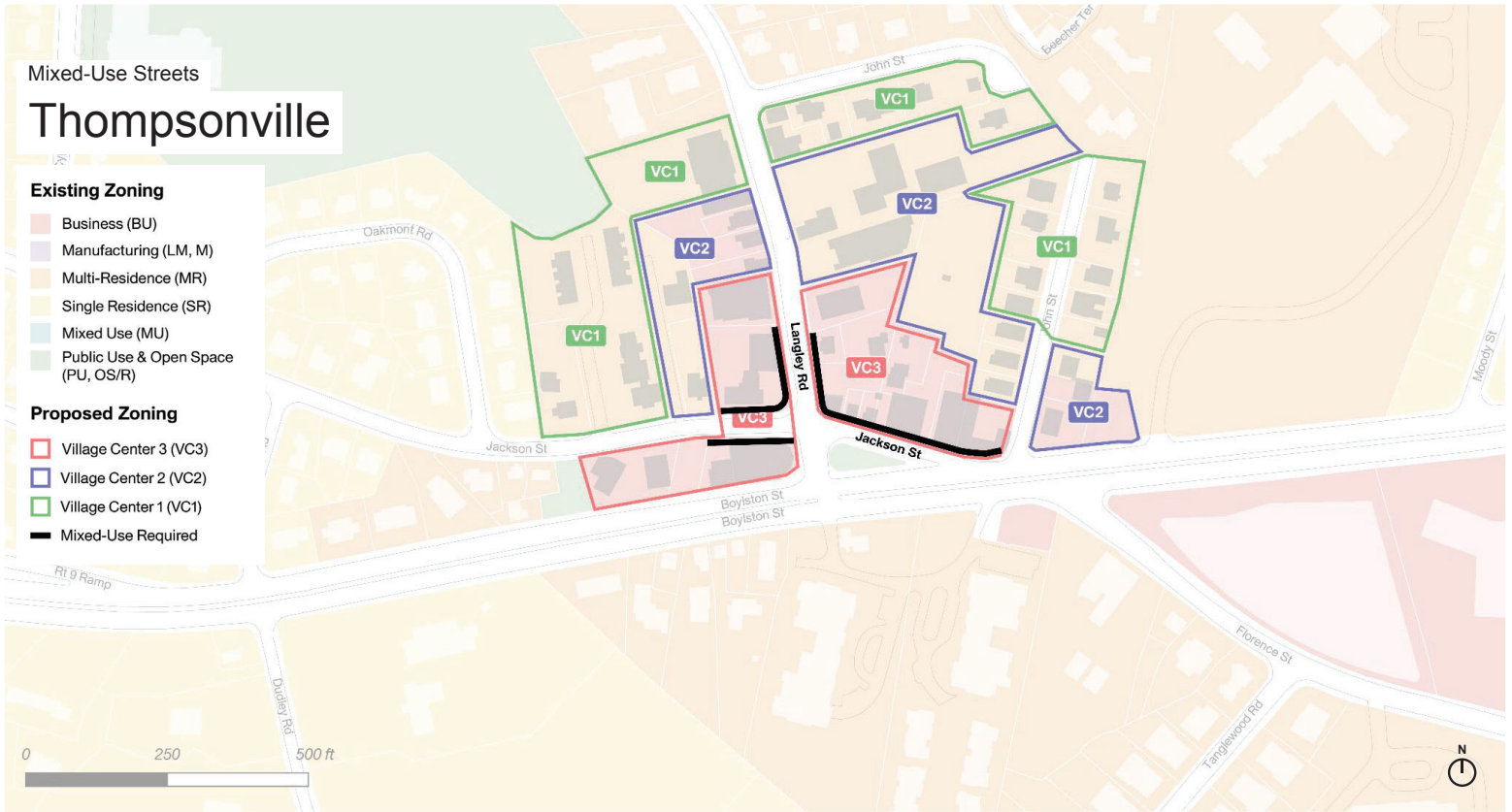
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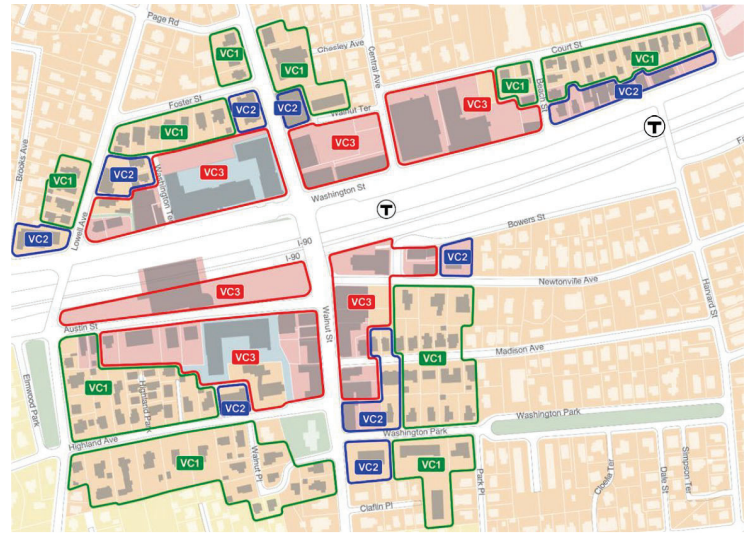
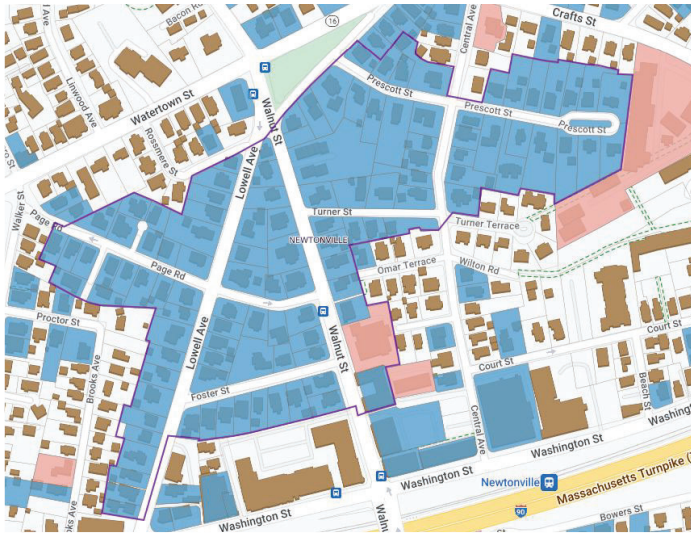


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Historic Preservation

Remove properties in local historic districts from VCOD boundaries



Newtonville Local Historic District

VCOD Version 1.0 Map - Newtonville

Historic Preservation

Incentivize adaptive reuse in VC2 and VC3 districts

Provide zoning exemptions for the reuse of pre-1940s buildings:

- Building footprint bonus for additions
- Exempt from parking requirements
- Exempt from open space requirements
- Site Plan Review in lieu of Special Permit



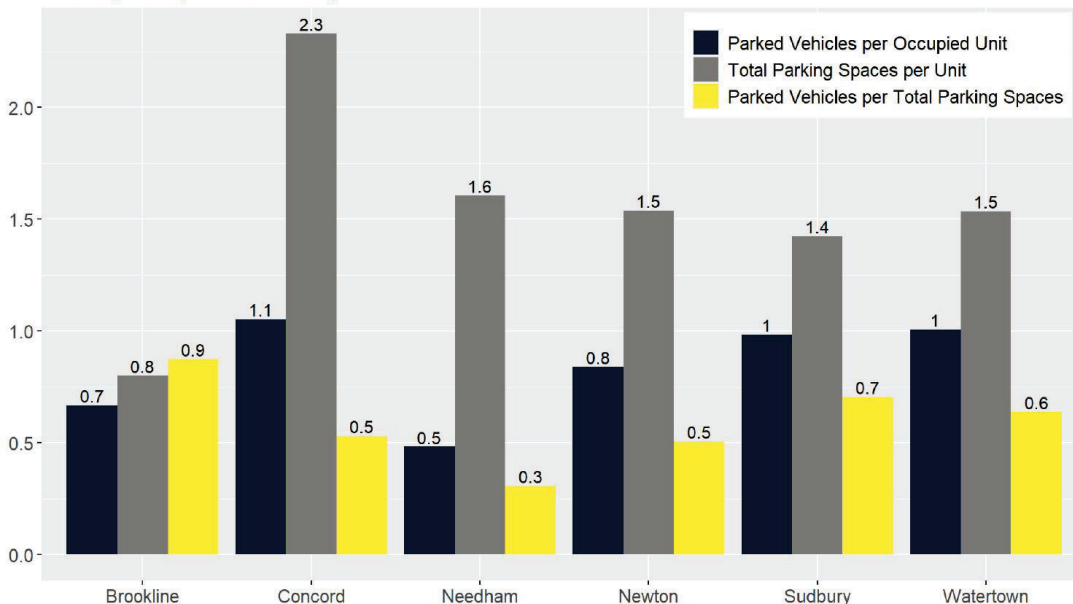
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Zoning Framework 2.0

Parking

Parking Analysis Results by Town



MAPC Perfect Fit Parking Initiative

- Half of multifamily parking spaces sit empty
- Parking supply per unit was the dominant factor associated with parking demand
- Each additional space per unit is associated with an increase of 0.24 parked cars per household
- Recommend maximums instead of minimums

Parking

	Residential	Residential w/in 0.25 miles of transit station	Adaptive Reuse
Version 1.0	1 per unit	1 per unit	1 per unit
Proposed	0.5 per unit	0 per unit min 1 per unit max	None

Next Steps

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March - Present remaining framework proposals
April - release version 2.0 of zoning text and maps