

Village Center Zoning Framework

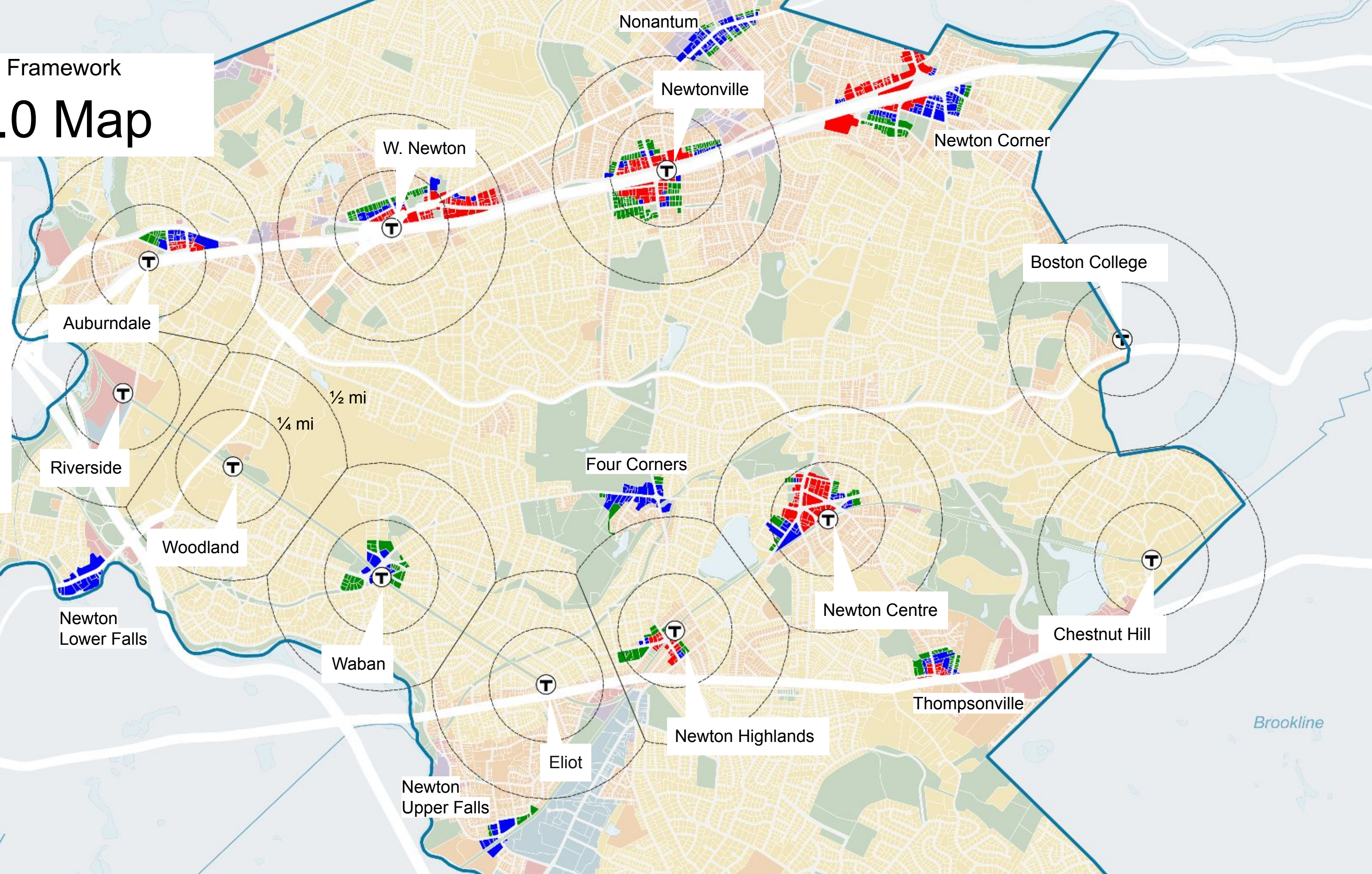
Version 1.0 Map

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

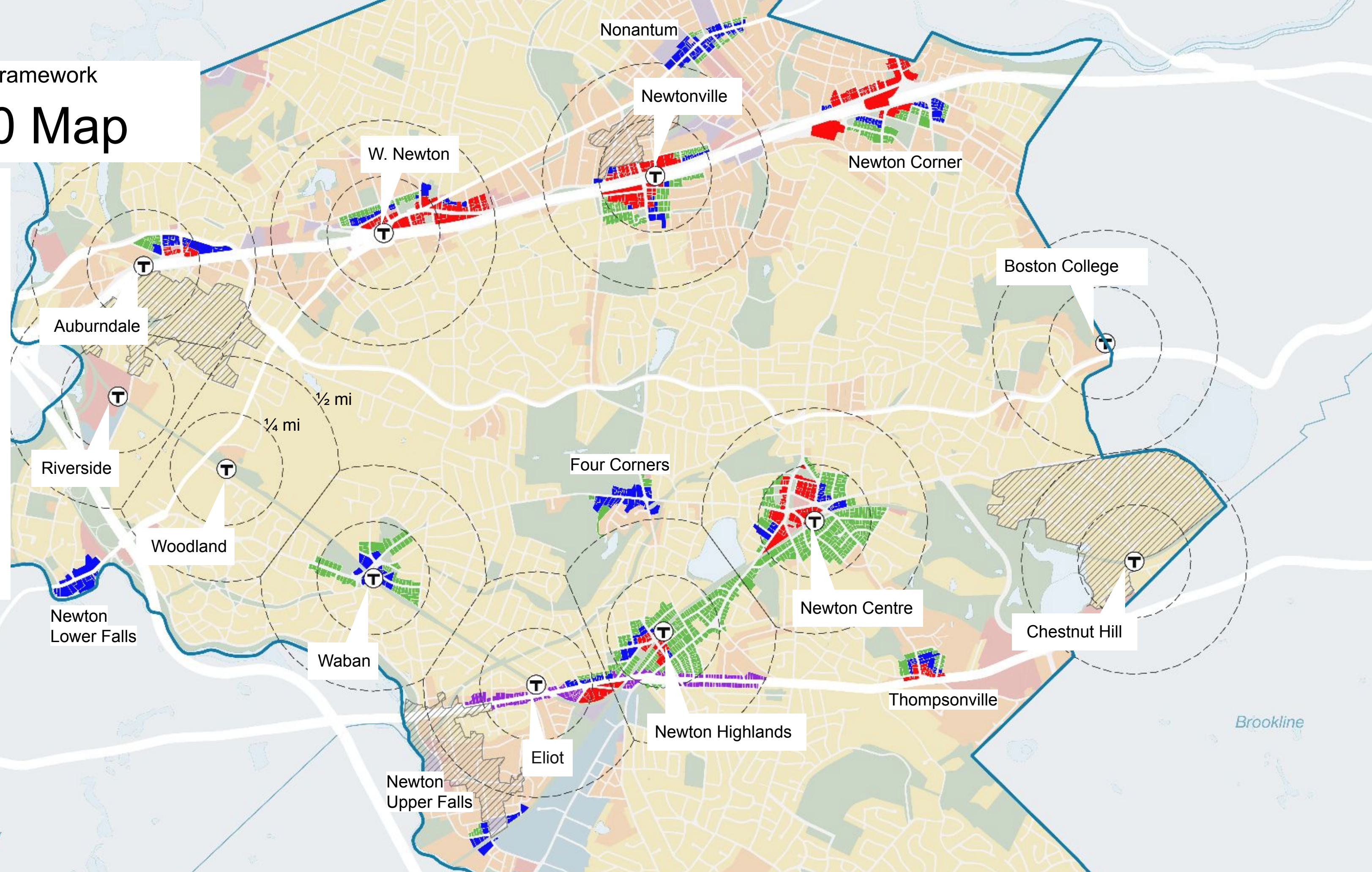
- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Village Center 1 (VC1)



Village Center Zoning Framework

Version 2.0 Map

- Existing Zoning**
- Business (BU)
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 - 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)
 - Multi-Residence Transit (MRT)
 - Mixed-Use Required
 - Historic District



Village Centers - Version 2.0

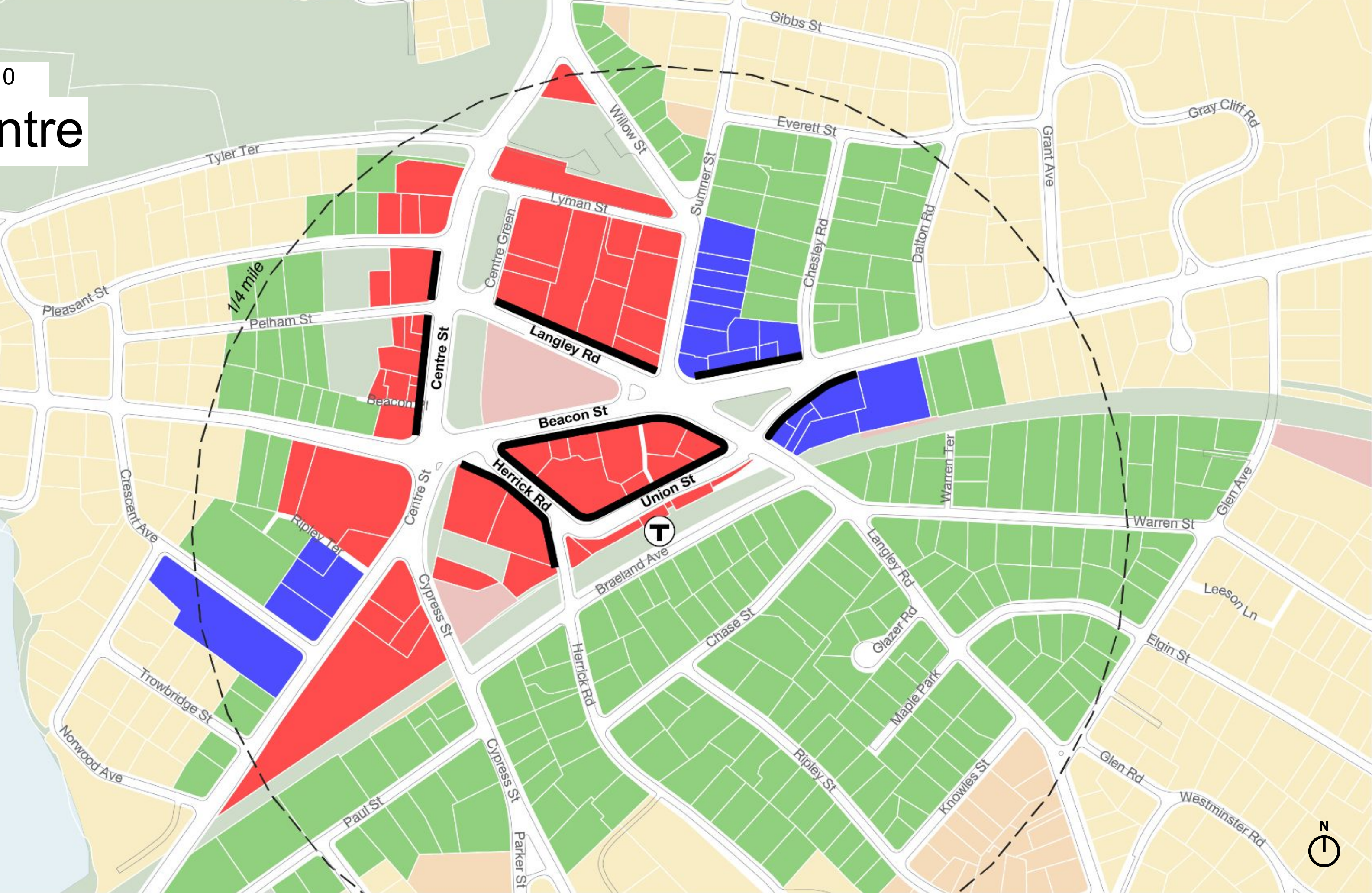
Newton Centre

Existing Zoning

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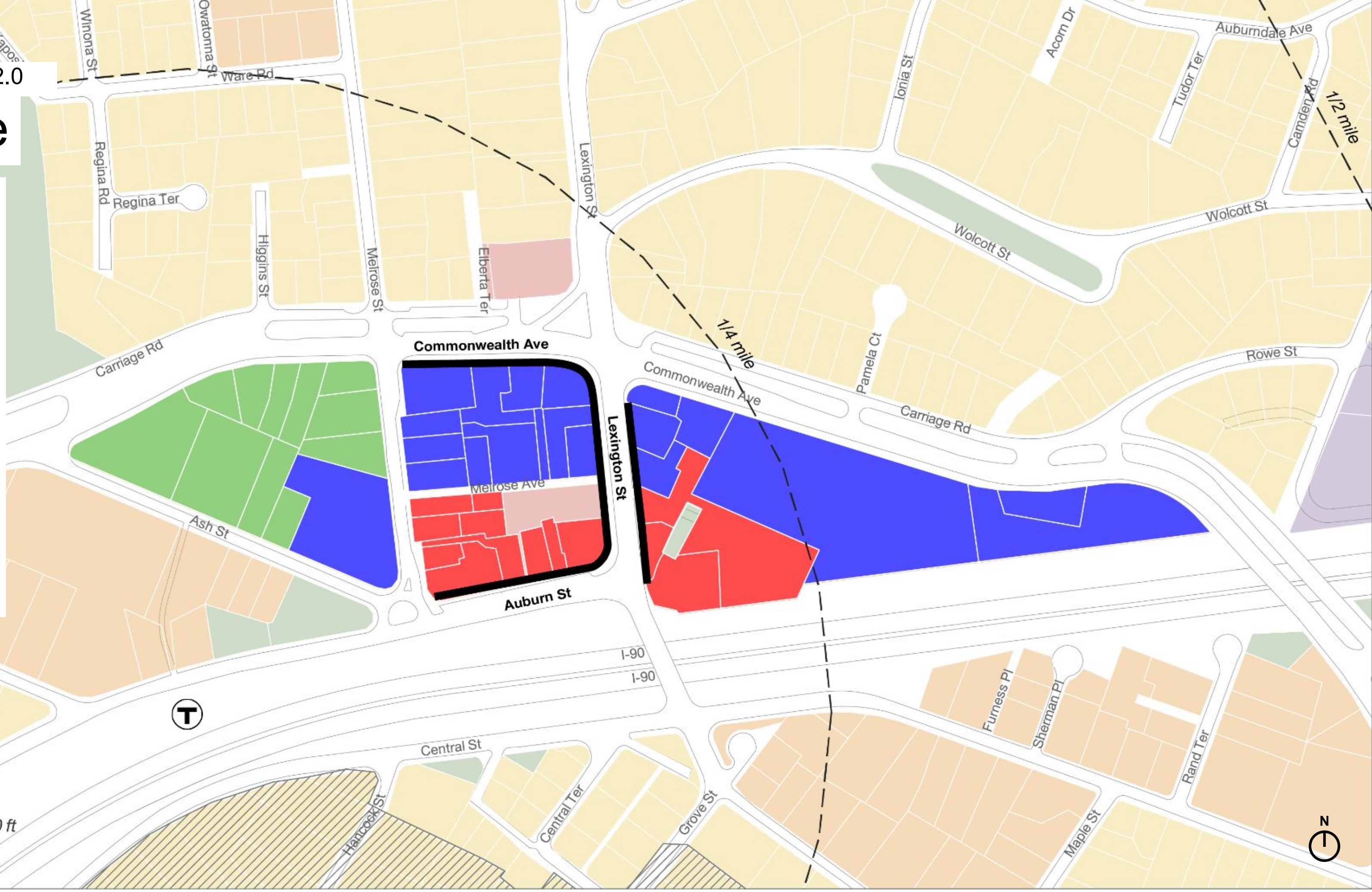
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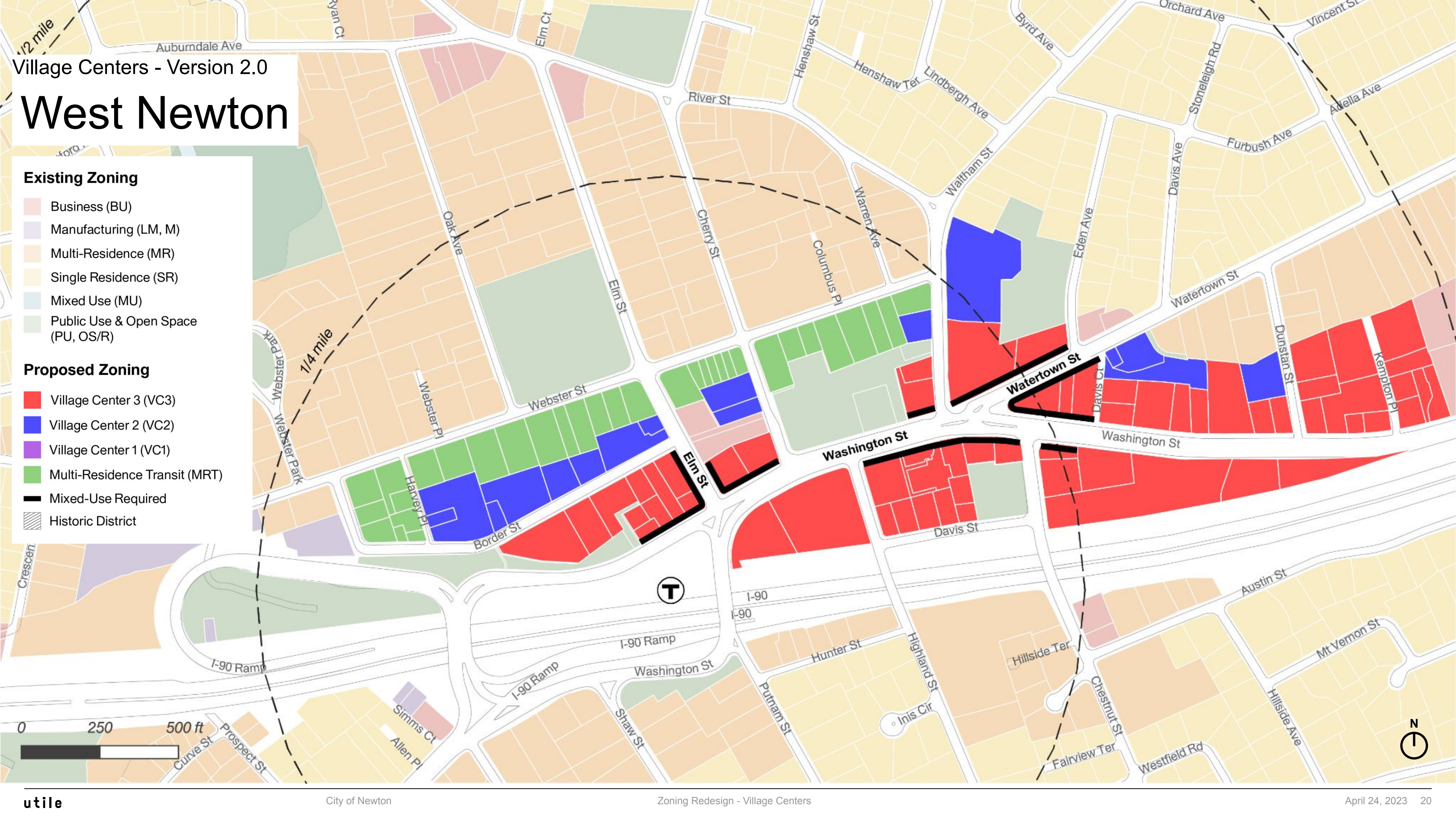
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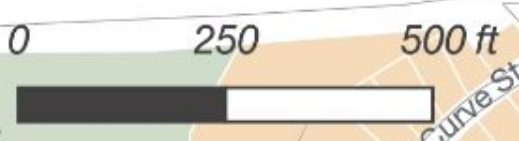




Village Centers - Version 2.0

West Newton

- Existing Zoning**
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 - Manufacturing (LM, M)
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Village Centers - Version 2.0

Newtonville

Existing Zoning

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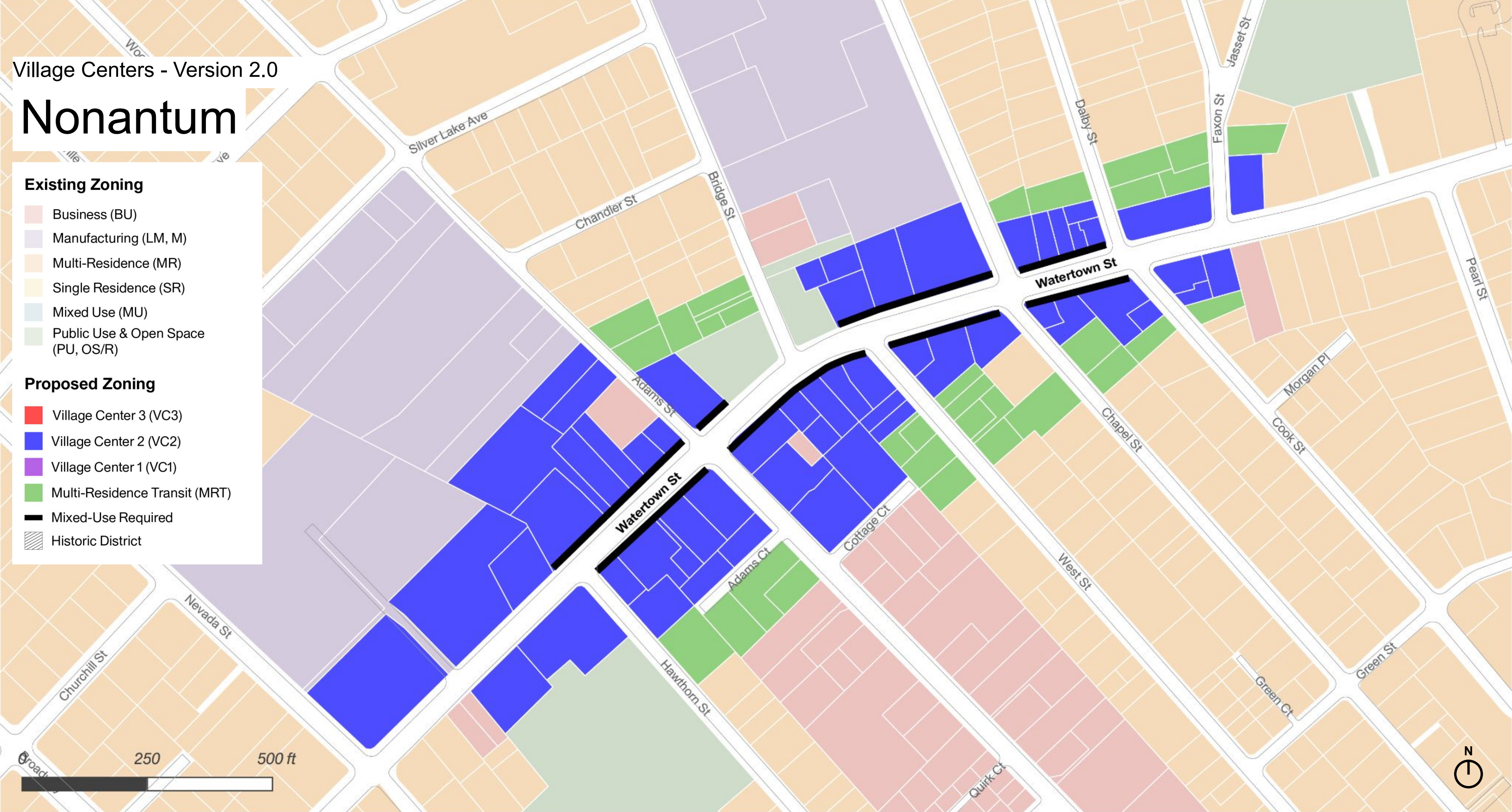
Nonantum

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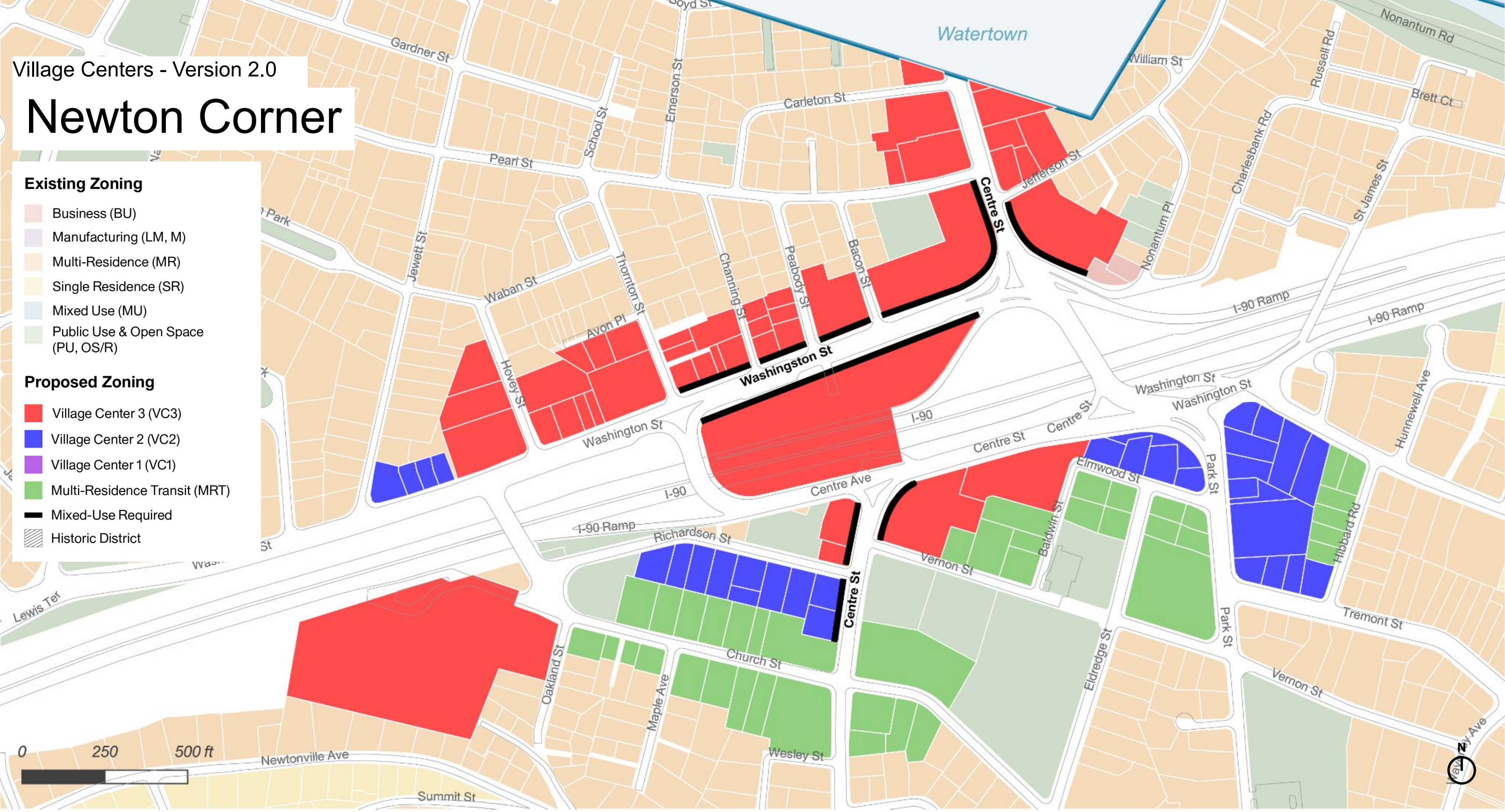
Newton Corner

Existing Zoning

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Newton Lower Falls

Existing Zoning

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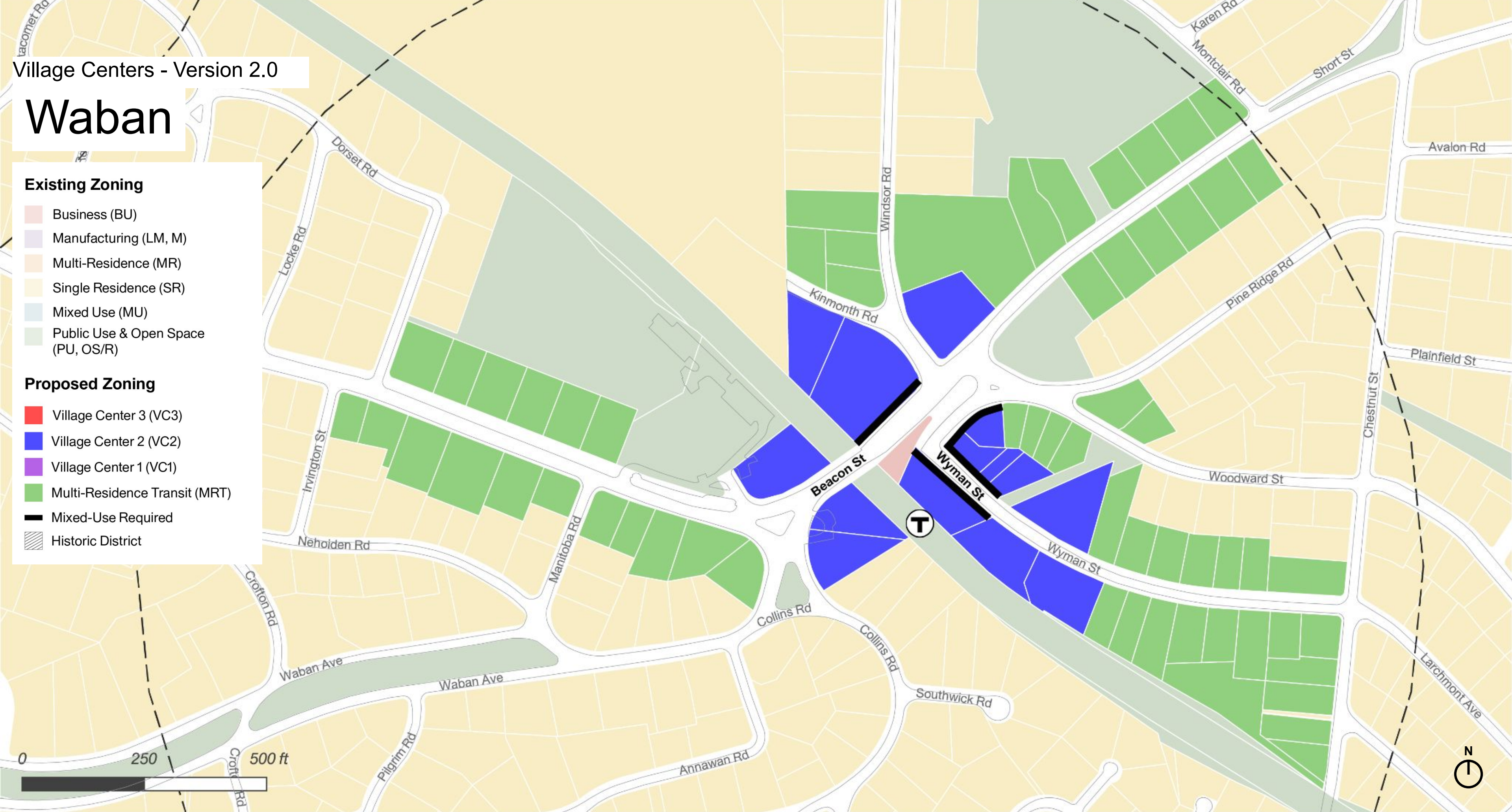
Waban

Existing Zoning

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Four Corners

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Upper Falls (Pettee Square)

Existing Zoning

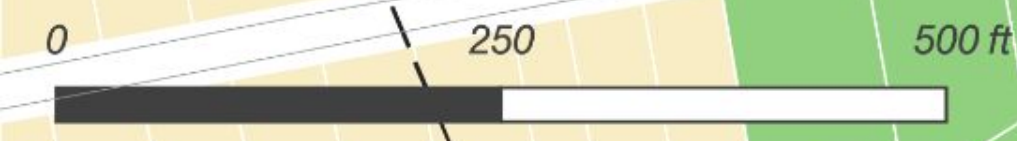
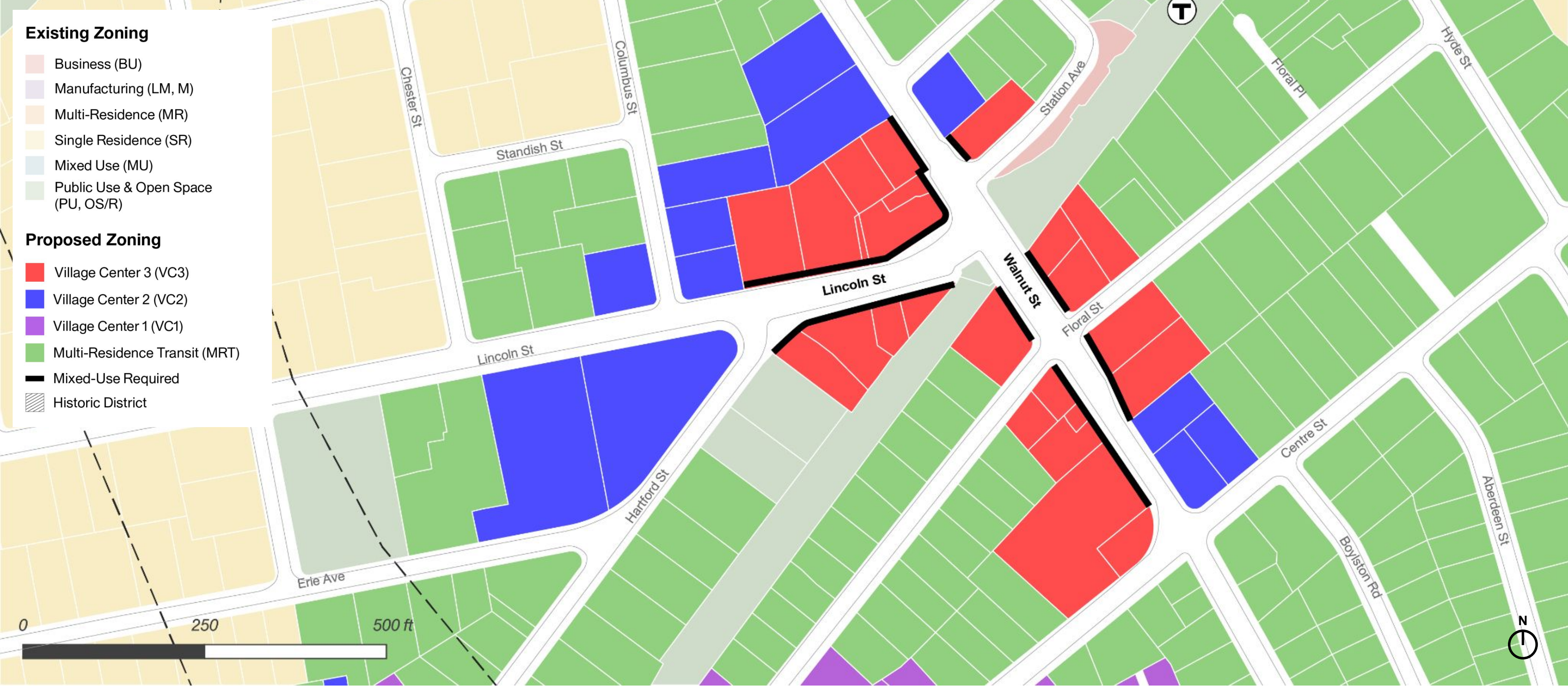
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Newton Highlands



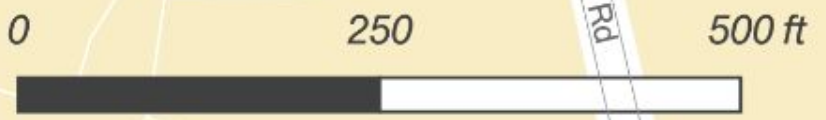
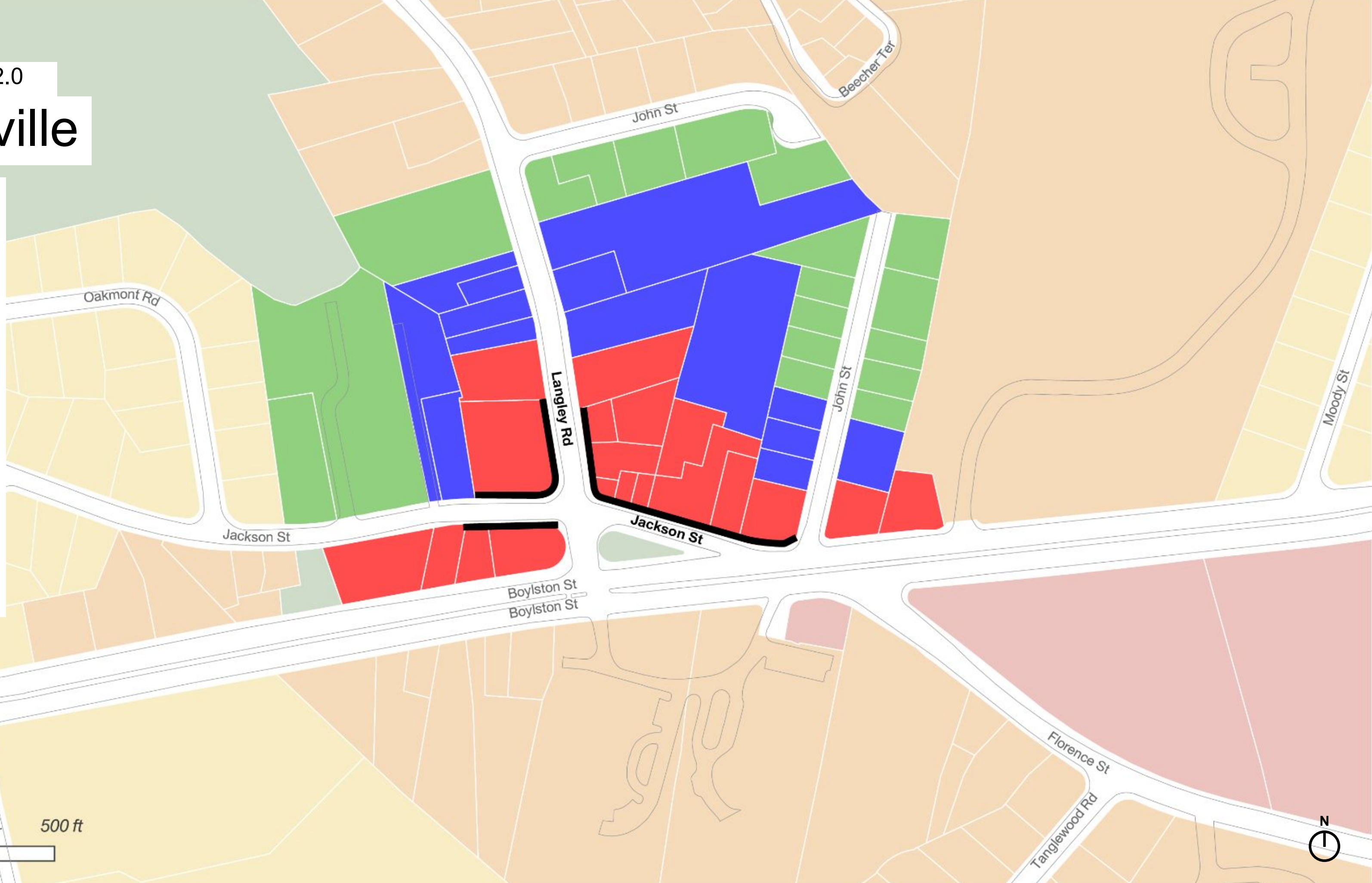
Thompsonville

Existing Zoning

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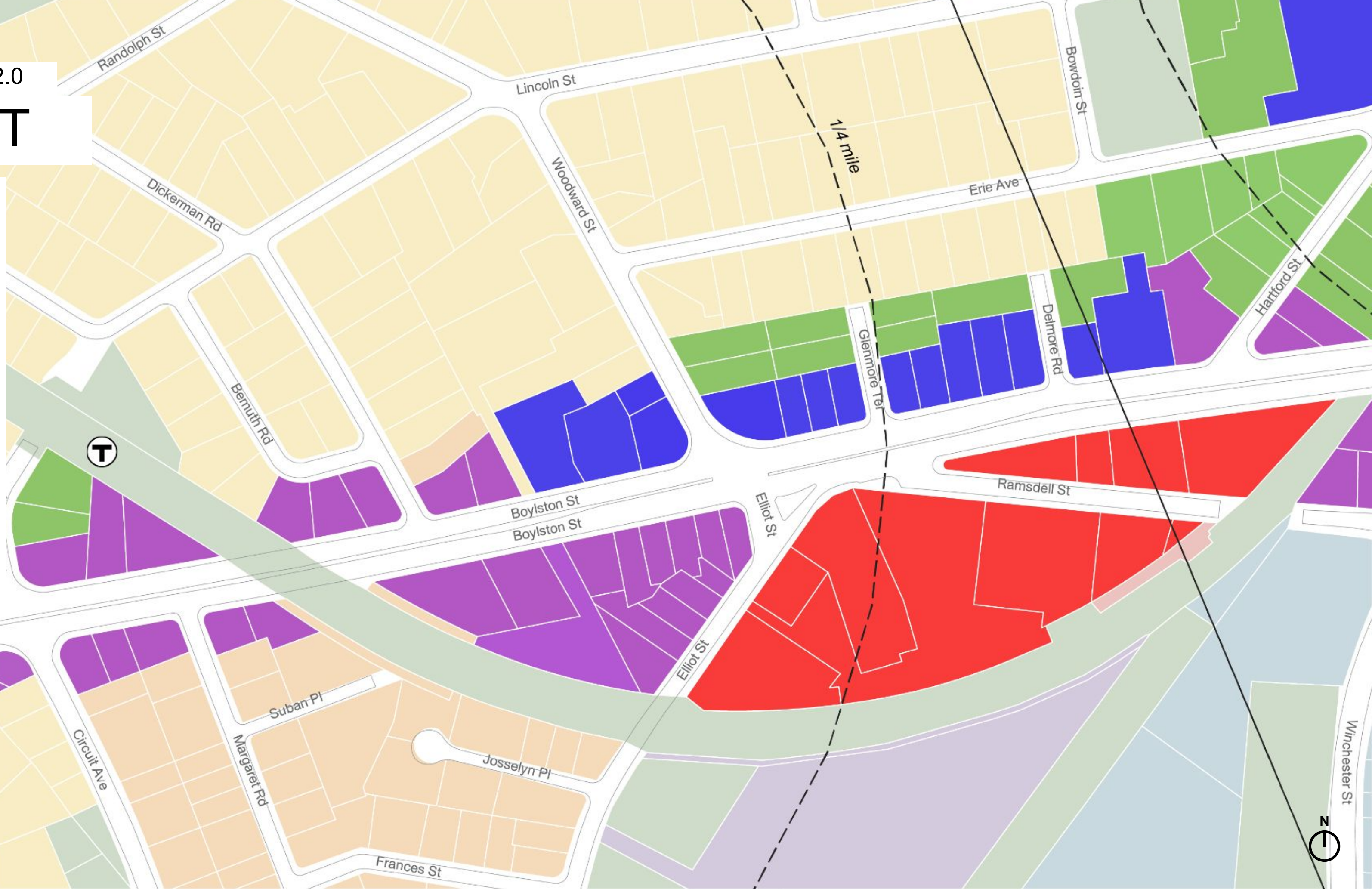
Eliot Street T

Existing Zoning

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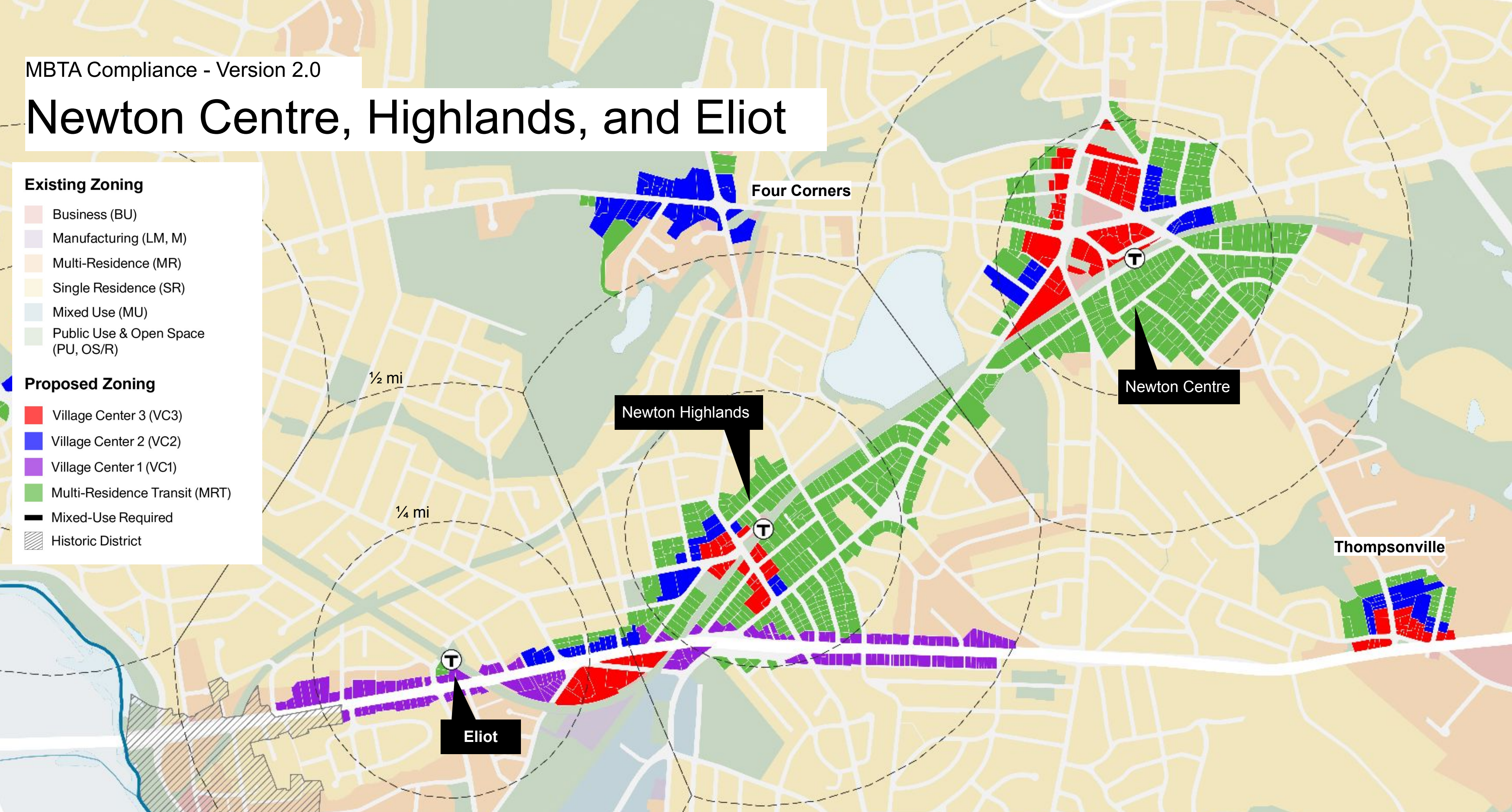
Newton Centre, Highlands, and Eliot

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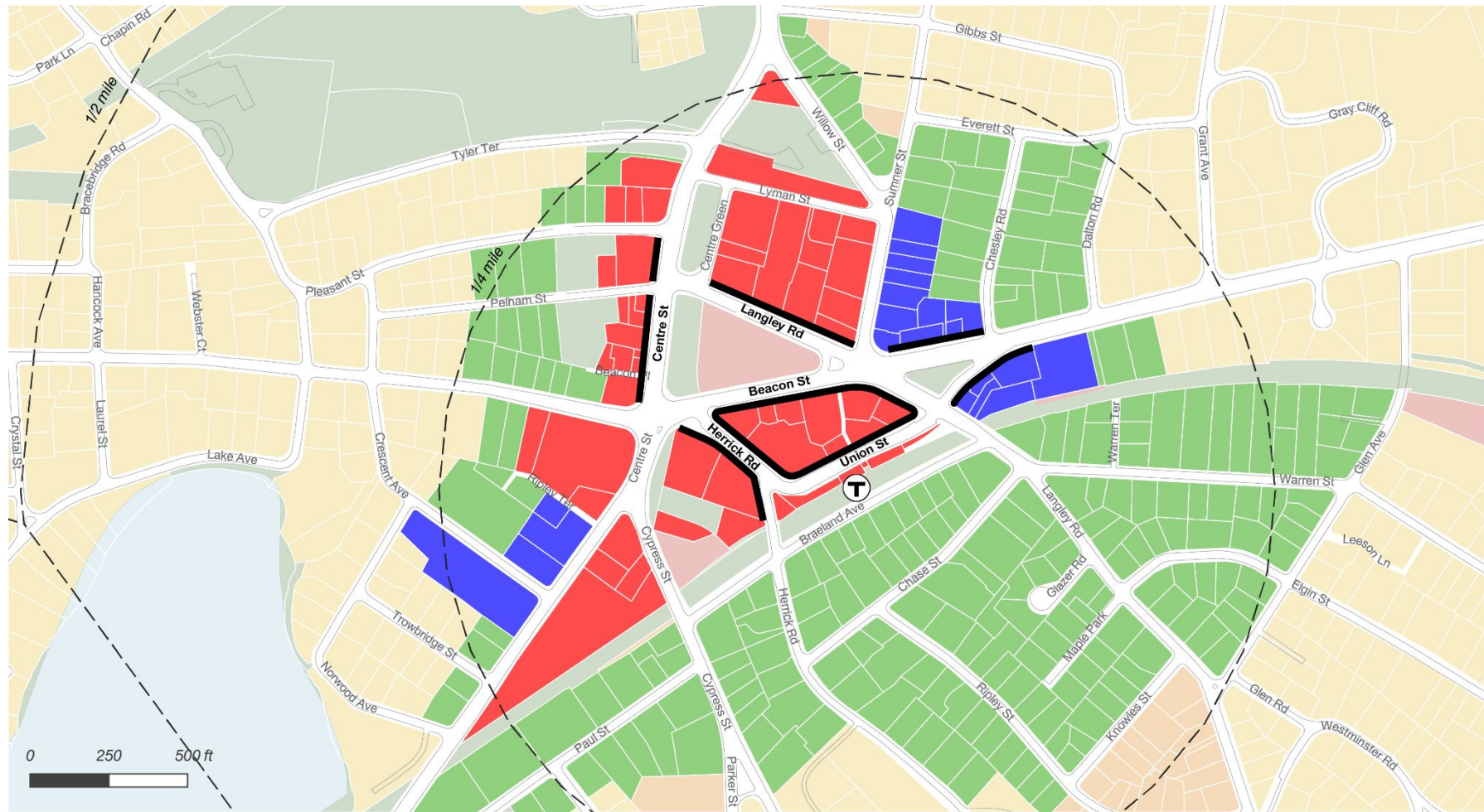
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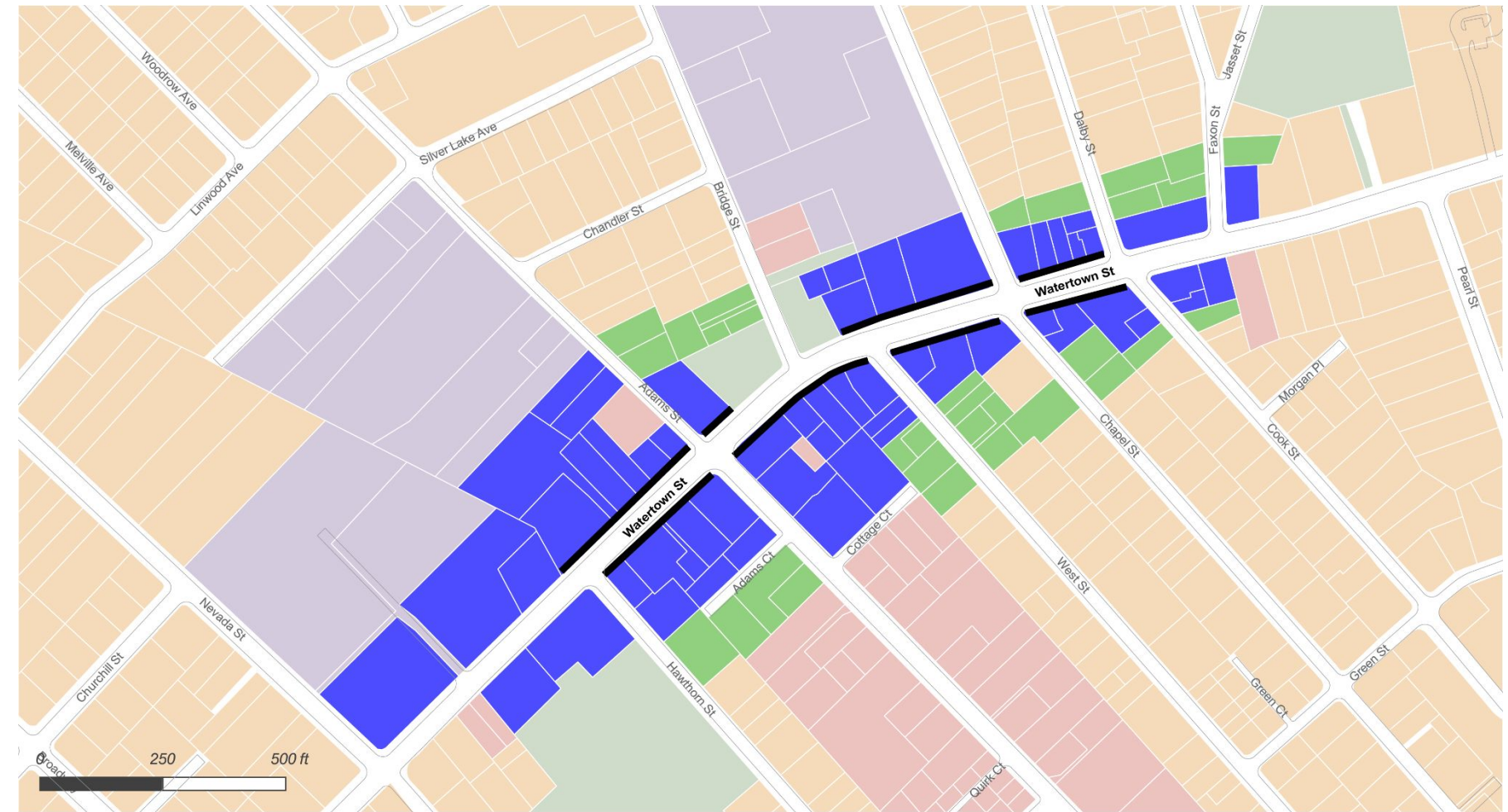


Priority Streets - Ground Floor Commercial is Required

Newton Centre

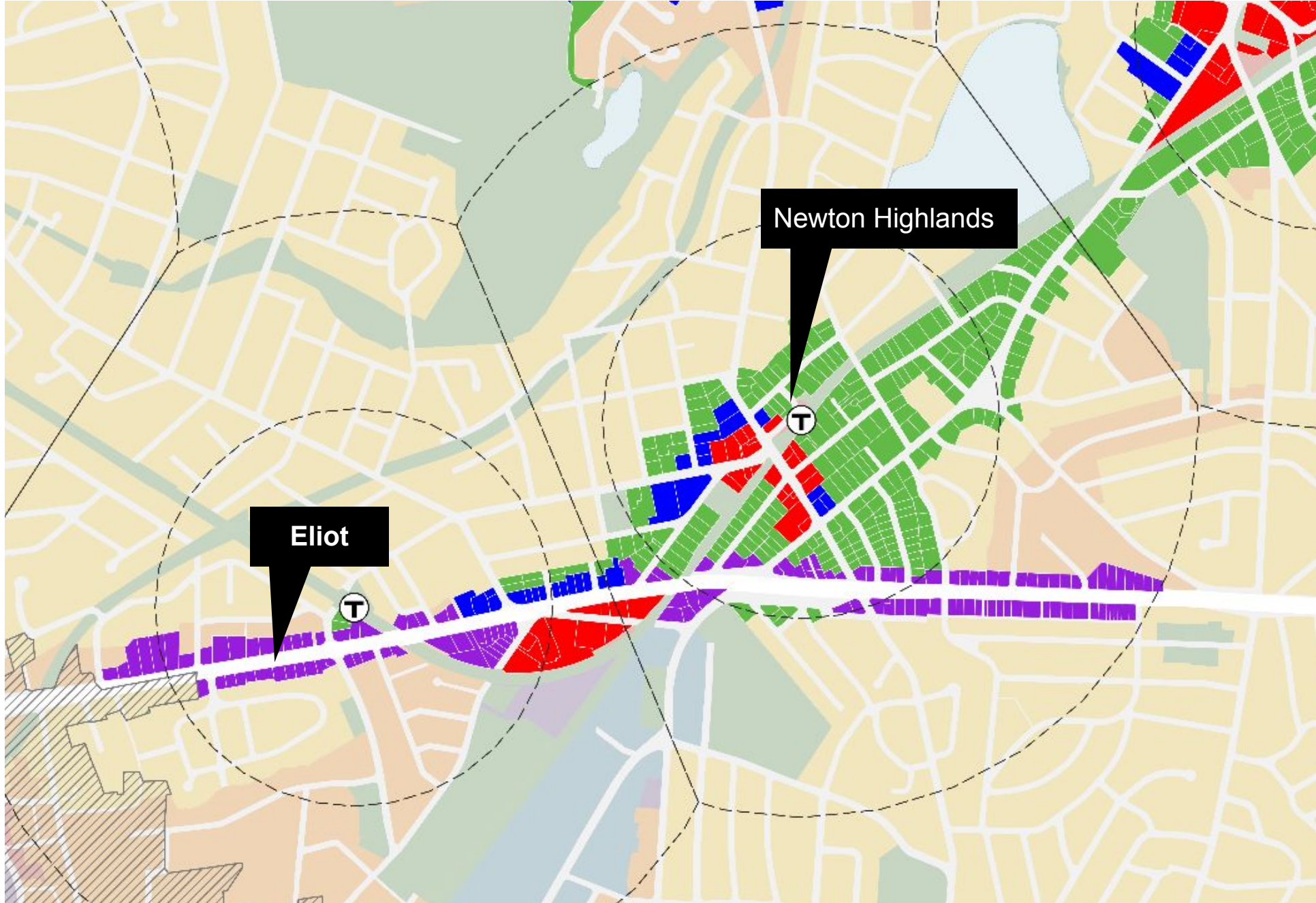


Nonantum



 - Priority Streets

VC1 (■) Only Along Route 9

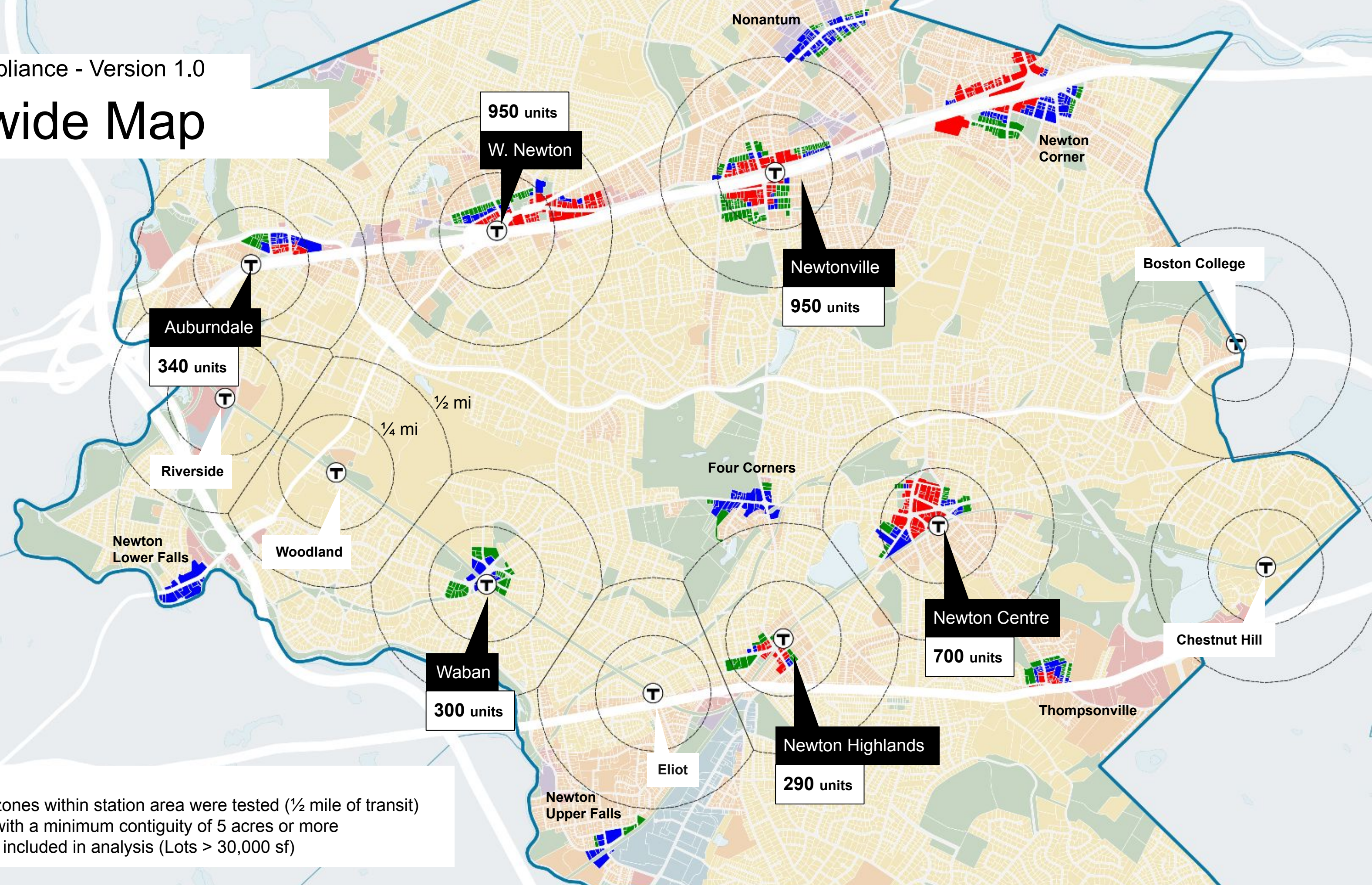


44-54 Church St, Belmont, MA - Ground floor retail with office above

VC1 Mapped along Route 9 Between the Eliot Street T-stop and Newton Highlands

Citywide Map

Weston

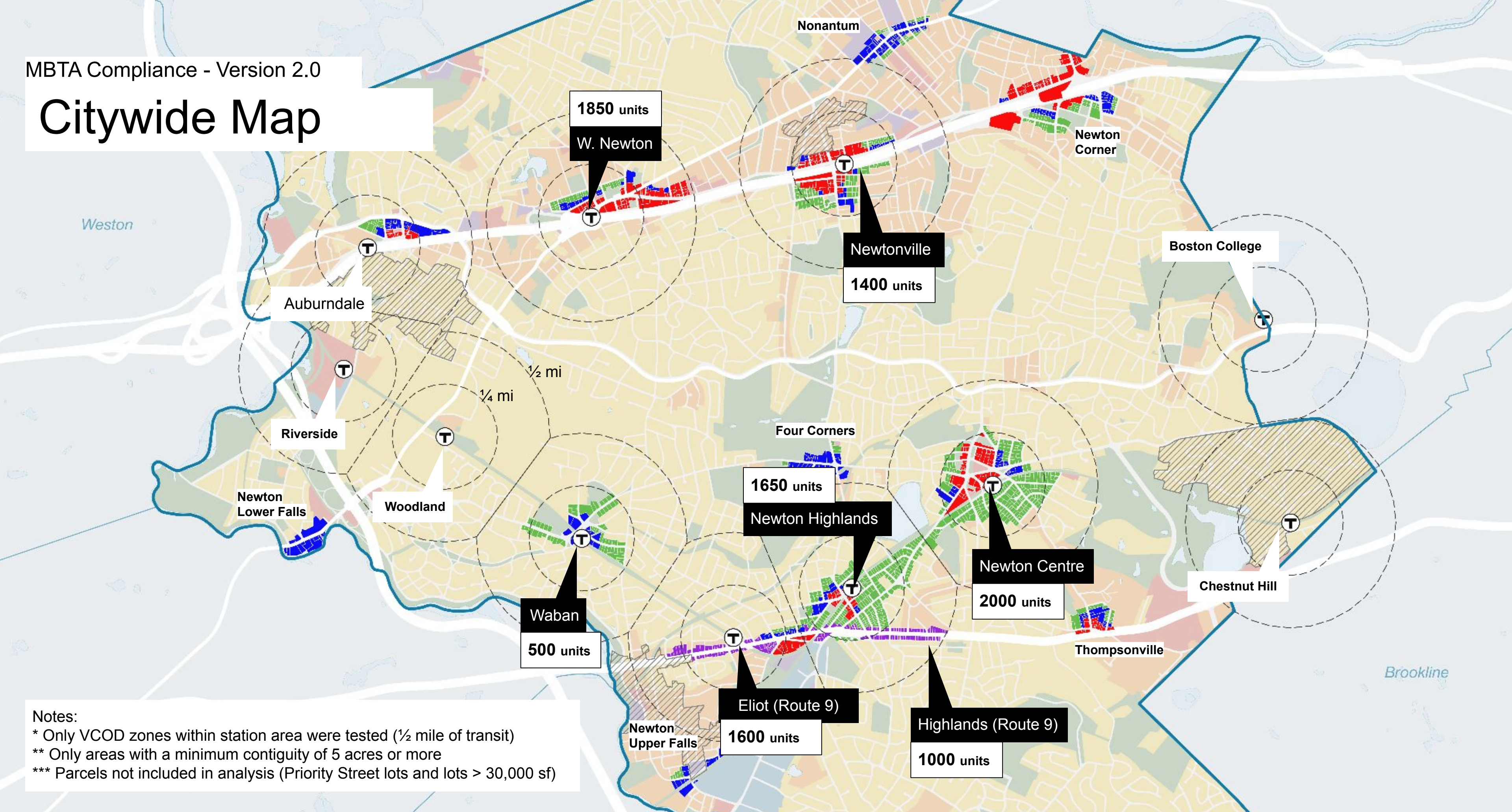


Notes:

- * Only VCOD zones within station area were tested (1/2 mile of transit)
- ** Only areas with a minimum contiguity of 5 acres or more
- *** Parcels not included in analysis (Lots > 30,000 sf)

Brookline

Citywide Map



Notes:
 * Only VCOD zones within station area were tested (1/2 mile of transit)
 ** Only areas with a minimum contiguity of 5 acres or more
 *** Parcels not included in analysis (Priority Street lots and lots > 30,000 sf)

Req'd Contiguous Area

