

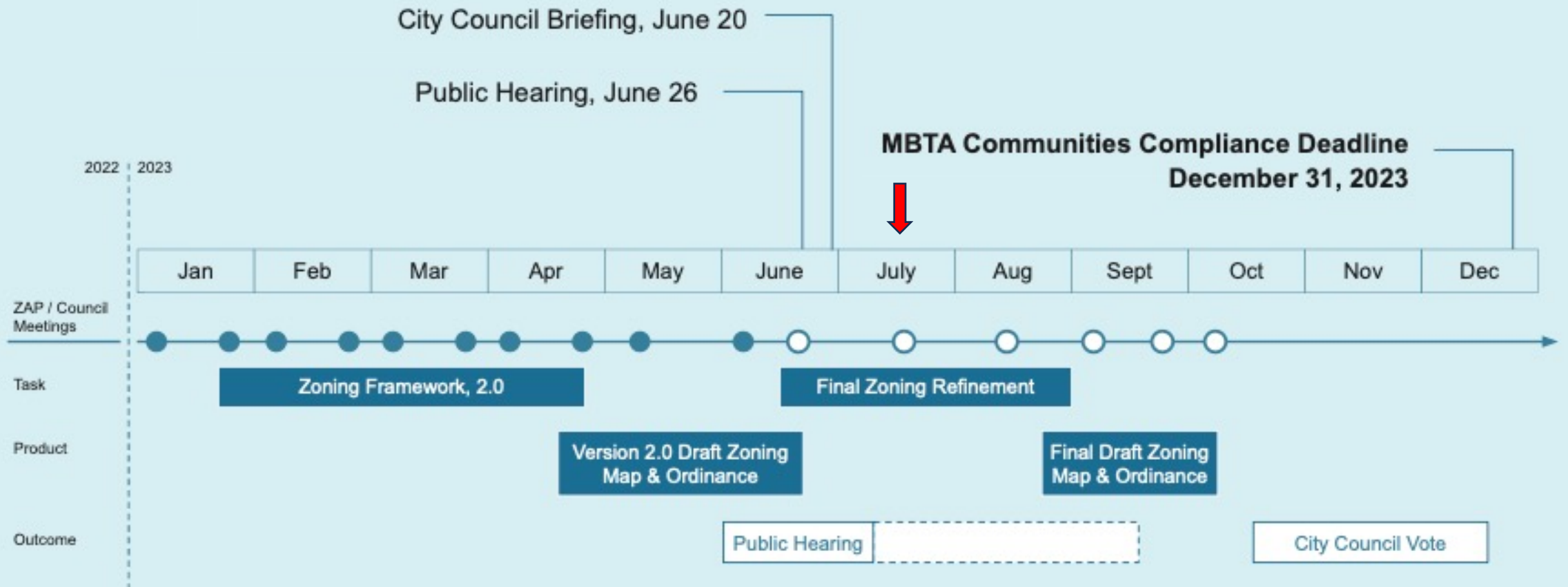
# Updates on VCOD Zoning

July 13, 2023

# Timeline Update

Timeline: Where we are

## Next Steps



# VCOD Zoning Proposal

- Zoning approach

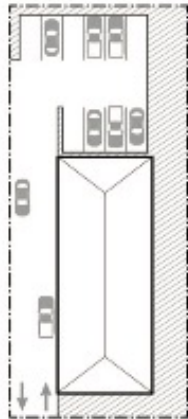
# Introduction of a modified Form Based Code into Newton Zoning Ordinance

Zoning Approach

## Three Principal Mechanisms Regulate Urban Form:

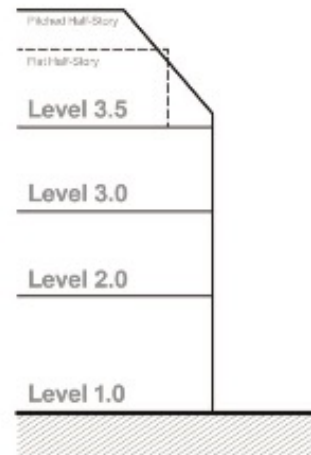
### 1 Building Footprint

Sets the maximum area per story



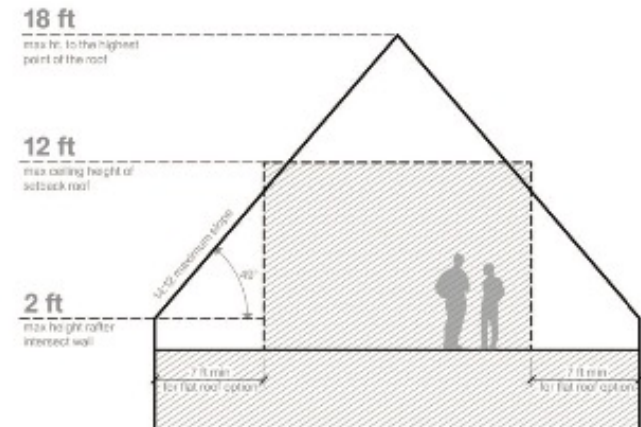
### 2 Building Height

Sets the maximum height in stories/feet



### 3 Roof Form

Provides options for a flat or pitched roof half-story



# VCOD designation in Waban

## **MRT\***

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**2.5** Stories

**Revised 40** Feet tall, max.

**1,500** SF, max. Footprint

Residential development  
allowed



\* MRT metrics may be revised based on financial feasibility and urban form studies  
+ The figures represent proposed by-right zoning allowances for new construction

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## MRT

The MRT district allows for two development options:

### New Construction

Front Setback	<b>10'</b>
Side Setback	<b>7.5'</b>
Rear Setback	<b>15'</b>
Building Height, Pitched Roof	<b>2.5 stories / 45'</b>
Building Height, Flat Roof	<b>2.0 stories / 27'</b>
Building Footprint, max.	<b>1,500 sf</b>
Number of Units, max.	<b>4</b>
Multiple Buildings per Lot	<b>Special Permit</b>

### Multi-Family Conversion

Front Setback	<b>20' (for new addition)</b>
Side Setback	<b>7.5' (for new addition)</b>
Rear Setback	<b>15' (for new addition)</b>
Building Height, Pitched Roof	<b>2.5 stories / 45'</b>
Building Height, Flat Roof	<b>2.0 stories / 27'</b>
Building Footprint, max.	<b>Can be exceeded by 50%</b>
Number of Units, max.	<b>6</b>
Multiple Buildings per Lot	<b>Site Plan Review</b>

Potential Revisions in final version

## VCOD designation in Waban

### **VC2**

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**3.5** Stories

**62** Feet tall, max.

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

Mixed Use/Commercial, &  
Residential development  
allowed





Good example of a building with VC2 Building Footprint = 10,000 sf – The Bristol – 20 Kinmonth Road



**20 Kinmonth**  
(behind Strong's Block – Waban)

**Building Footprint = ~ 10,000 sf**

**Building Height = ~34 ft**

**(By Right – 3.5 floors - 62' pitched +28'**  
**56' flat +22'**

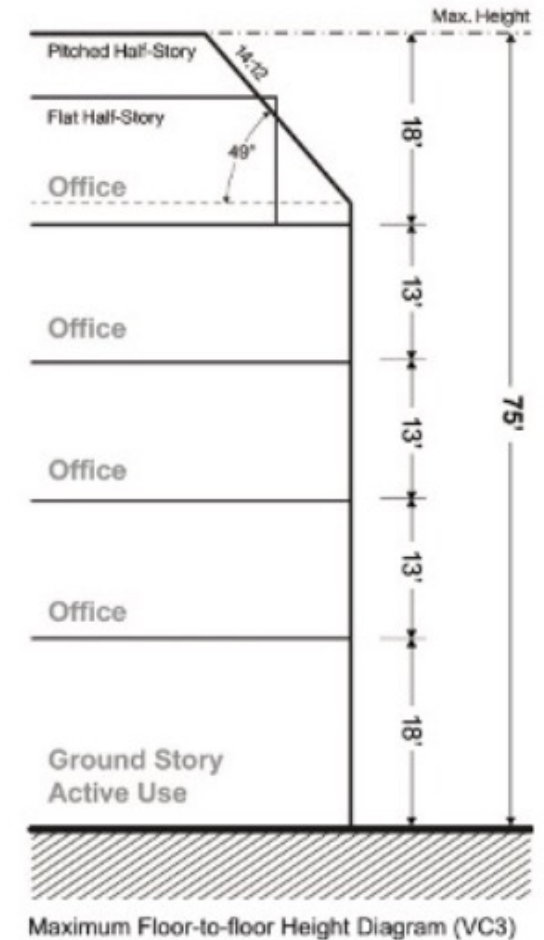


# Building Height

	MRT	VC1	VC2*	VC3*
<b>Building Height in Stories (max.)</b>				
-	Pitched: <b>2.5</b> Flat: <b>2.0</b>	<b>2.5</b>	<b>3.5</b>	<b>4.5</b>
<b>Pitched Roof, Building Height in Feet (max.)</b>				
-	<b>Revised 40'</b>	<b>45'</b>	<b>62'</b>	<b>75'</b>
<b>Flat Roof, Building Height in Feet (max.)</b>				
-	<b>27'</b>	<b>40'</b>	<b>56'</b>	<b>69'</b>

**Notes:**

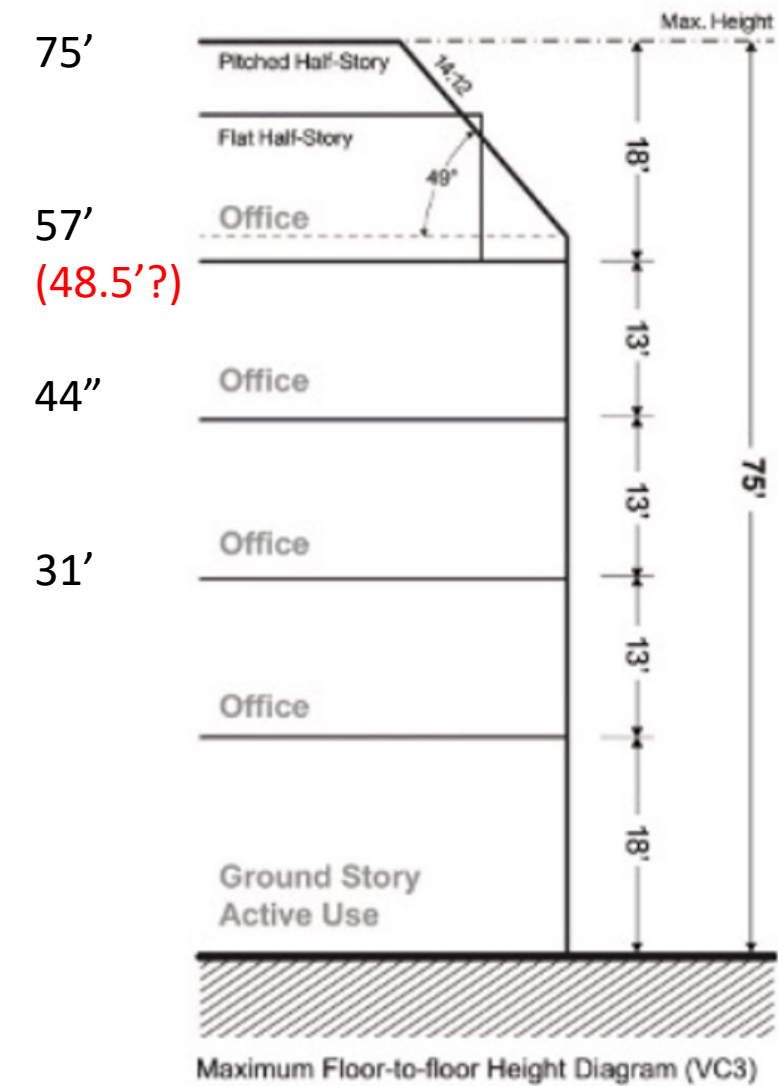
- The maximum building heights have been simplified to allow for greater code legibility and ease of use (the heights were previously broken out by commercial and residential use)
- The proposed heights allow for flexibility of use as well as greater variety in building form, which we don't see now
- Not all development will be built to its maximum allowable height  
\* Additional stories can be added if pursuing the affordable housing bonus



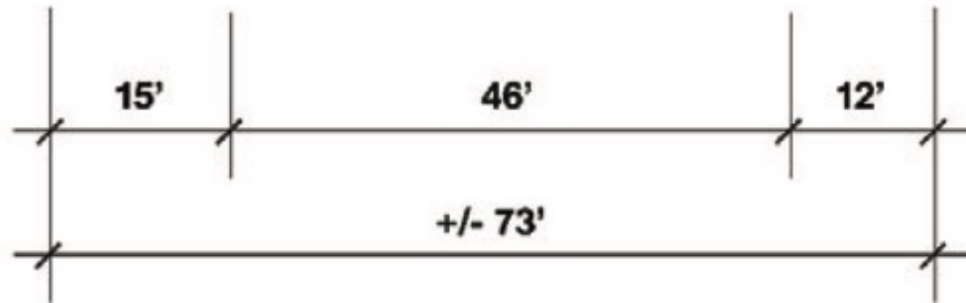
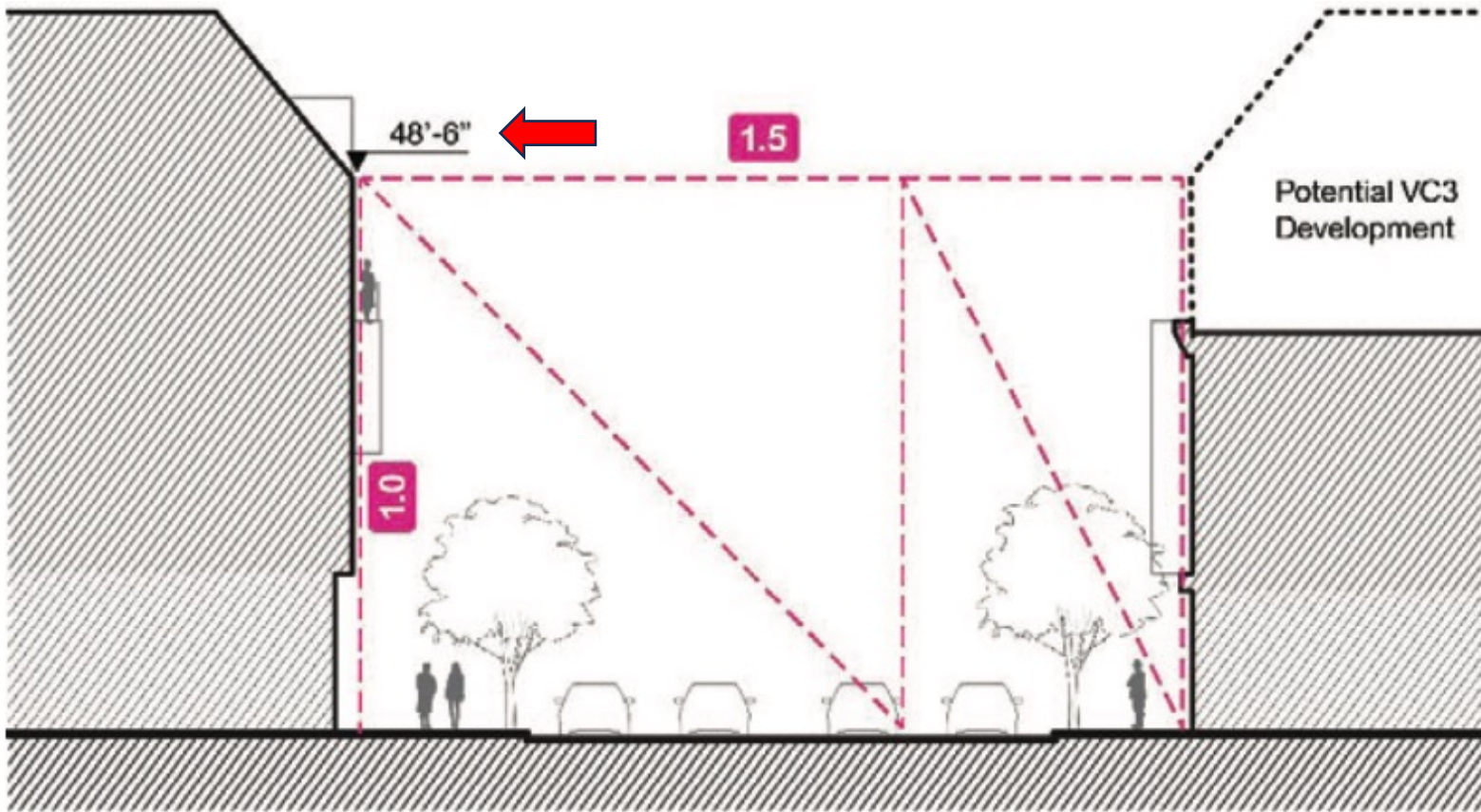
## Building Height broken down by Story Height

VCOD	MRT	VC1	VC2	VC3
<b>Pitched Roof, Building Height in Feet (max.)</b>				
–	45'	45'	62'	75'
Development within 50' of lot line abutting Residential District	45' <b>40'</b> <b>15' + 12' + 18'</b>	45'	62' <b>18' + 13' + 13' + 18'</b>	62'
<b>Flat Roof, Building Height in Feet (max.)</b>				
–	27'	40'	56'	69'
Development within 50' of lot line abutting Residential district	27' <b>15' + 12'</b>	40'	56' <b>18' + 13' + 13' + 12'</b>	56'

# Cumulative Building Height (ft)



Lincoln St, Newton Highlands



Lincoln Street, Newton Highlands – Street Section



# Cumulative Building Height (ft)

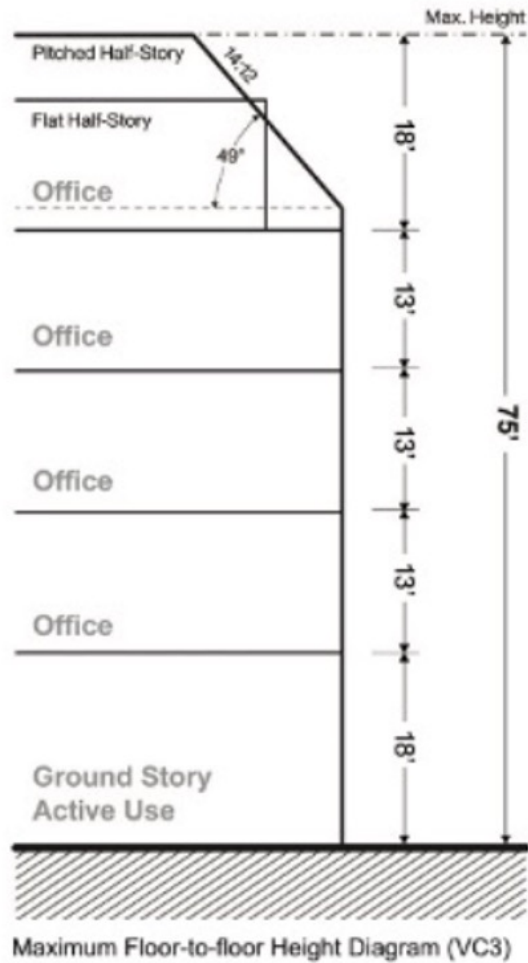
75'

57'

(48.5'?)

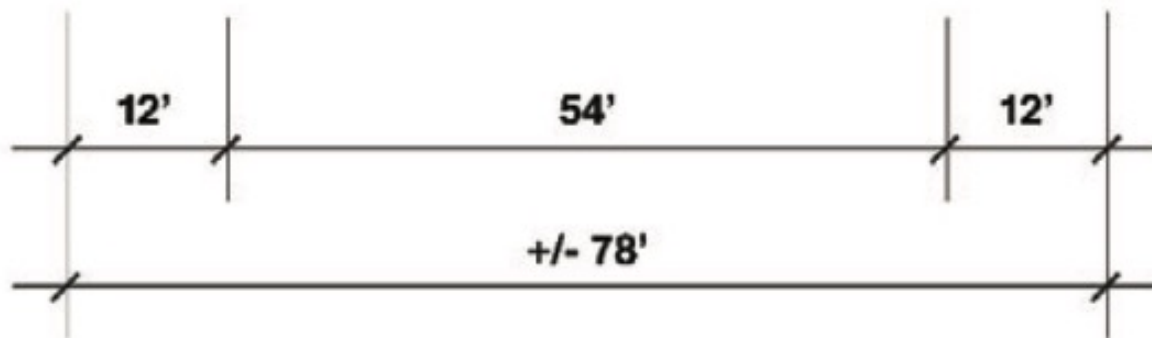
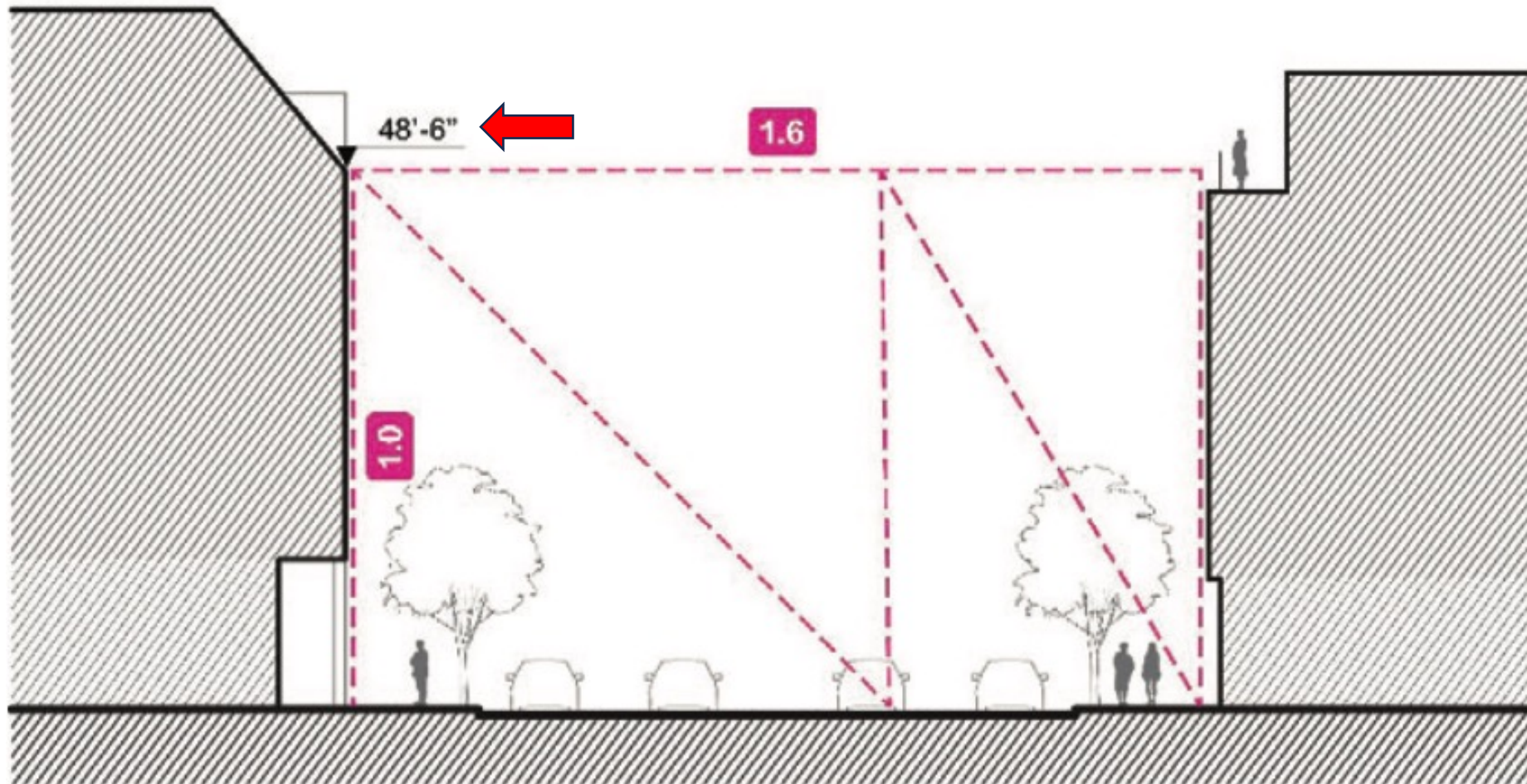
44'

31'



## Walnut St, Newtonville





Walnut Street, Newtonville – Street Section

# No Parking Requirements in proposed VCOD zoning

Key Updates - Version 2.0

## Vehicular Parking May Be Provided On-Site, But Not Required

	Version 1.0		Version 2.0	
	Bicycle Parking (min.)	Motor Vehicle Parking (min.)	Bicycle Parking (min.)	Motor Vehicle Parking (min.)
<b>Residential (multi-family)</b>	Required	1 per unit	Required	Not Required
<b>Commercial</b>	Required	Ground floor - exempt 5,000 sf of upper floor - exempt, 1 per 700 sf	Required	Not Required

# Option 1 - Building Bonus an option for VC2 designated lots

Key Updates - Version 2.0

## Greater Affordability Required with Building Bonus (optional)

	Current Zoning	Proposed Zoning (VC2 and VC3)	Proposed Zoning (VC3 only)
	Base Conditions	Option 1*	Option 2**
<b>Allows For</b>	<b>Height Bonus (stories)</b>	N/A	+2
	<b>Building Footprint Bonus (sq ft)</b>	N/A	+2,500
<b>Must Provide</b>	<b>Required Affordable Units (min)</b>	17.5%	30%
	<b>Required AMI for Affordable Units (avg)</b>	65%	

\* Bonus cannot be used within 50 feet of a lot line abutting a MRT or residential district.

\*\* Only VC3 lots can opt in to Option 2. VC3 lots abutting a VC1, MRT, or residential district cannot opt in.

+ Both options has been analyzed for financial feasibility with no additional City funding/resources

## **Lot Subdivision – Example on MRT designated lot**



New MRT Metrics (originally VC1)

# MRT Allows Similar or Smaller to Current Zoning

472-474 Watertown St, Nonantum (lot size 9,235 sf)

**Existing Zoning**  
**Demolished Home (2 units)**



Footprint: 1,356 sq ft

Height: 24'

Impervious Area: 17%

**Existing Zoning**  
**Under Construction (2 units)**



Footprint: 2,469 sq ft

Height: 34'

Impervious Area: 42%

**Proposed Zoning**  
**Allowed Within MRT (4 units)\***



Footprint: ~ 1,500 sq ft

**Height: 39'**

Impervious Area: 23%

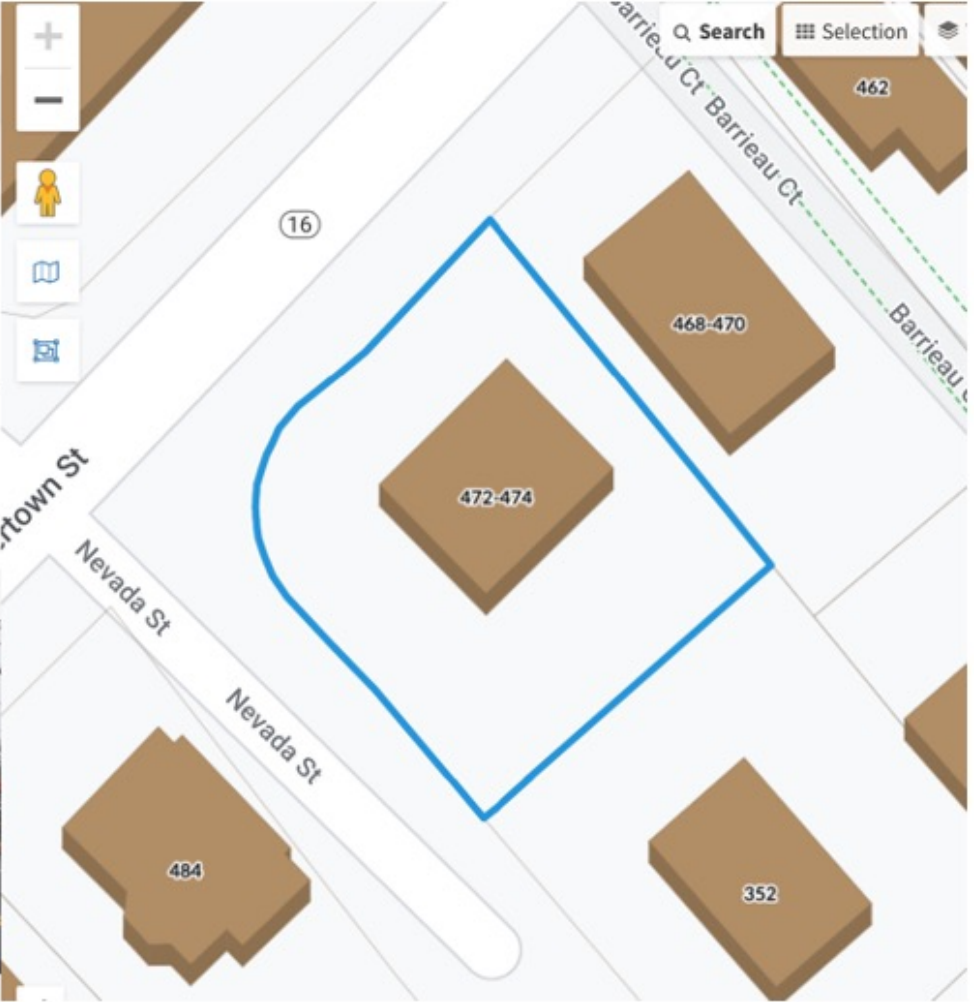
\*456-458 Watertown Street, used for illustrative purposes only



# Subdivision of the original lot into 2 lots

472-474 WATERTOWN ST

Property	
Property SBL	14016 0043
Address	472-474 WATERTOWN ST
Tax Bill Number	2034790
Land Use	1300
Land Use	VACANT BUILDABLE
Description	
<b>Lot Size</b>	<b>9,234 sq ft</b>
<b>Frontage</b>	<b>95 ft</b>
Zoning	MR1
Map ID	018SW
ID	14016 0043



## MRT proposed zoning

- 1500 sf footprint = 25' wide x 60' deep
- 2.5 stories about 3750 sf home plus basement
- With setbacks minimum lot size is 40' wide x 85' deep or 3400 sf  
(40 = 25+7.5+7.5 85 = 60+10+15)



9234 sf lot = 95' x 97' Could be subdivided into two 47.5' x 97' lots

Councilor Pam Wright's work

# New Construction of 6 housing units with 1 parking stall/unit

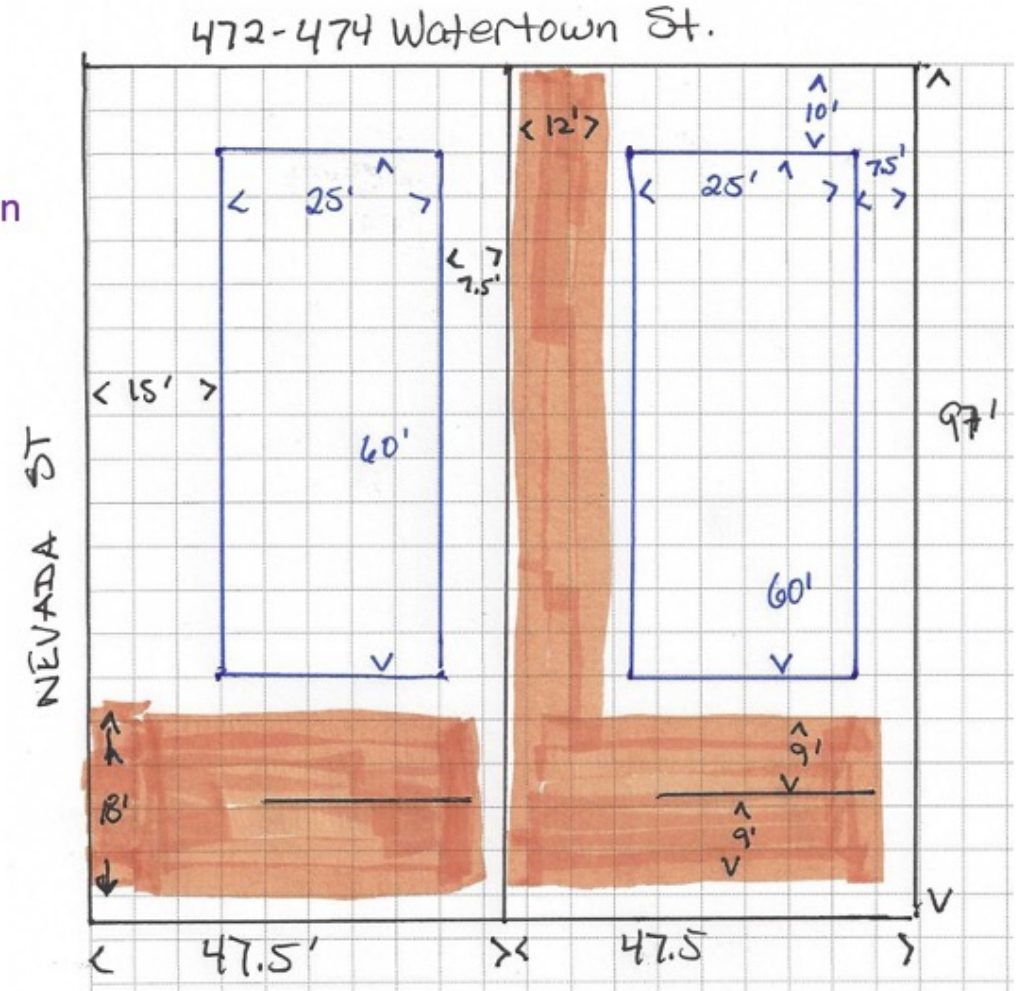
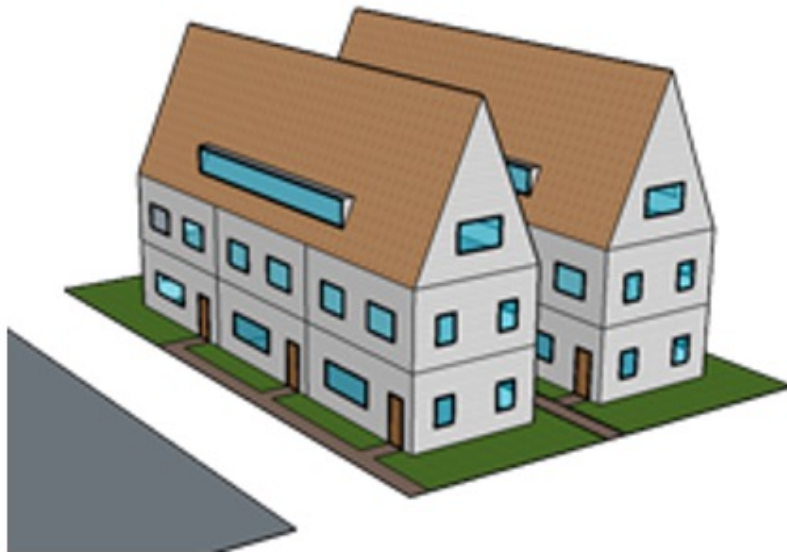


Each building is a 3 family with two 9'x19' parking stalls, 4' parking setbacks and 12' driveway

Units are 750 sf, 1500 sf, 1500 sf plus finished basement

25' x 60' and 45' tall

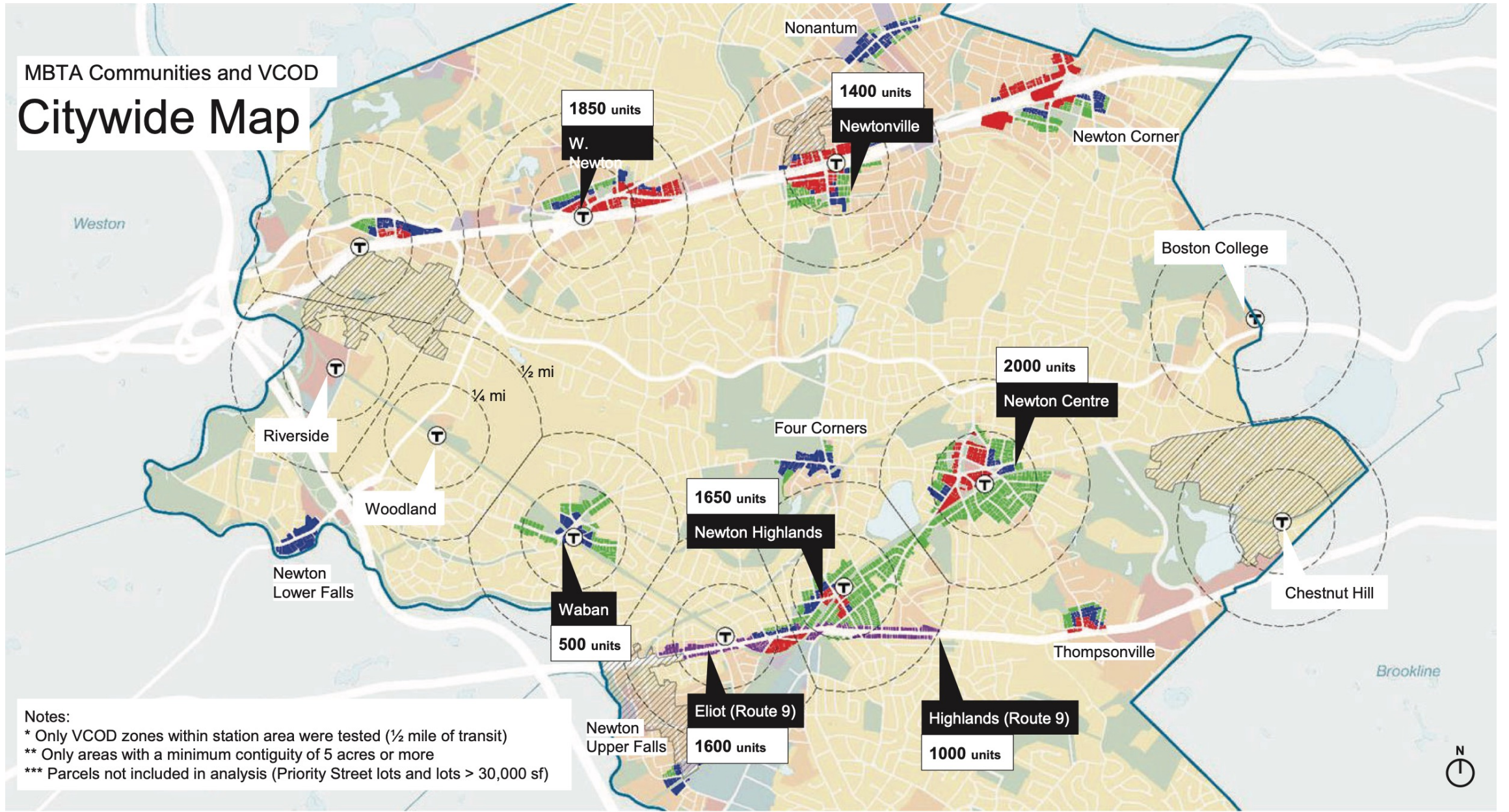
In this example, if house is 27' x 56' then 3 parking stalls would fit in the back



# MBTA Communities and VCOD



MBTA Communities and VCOD  
**Citywide Map**



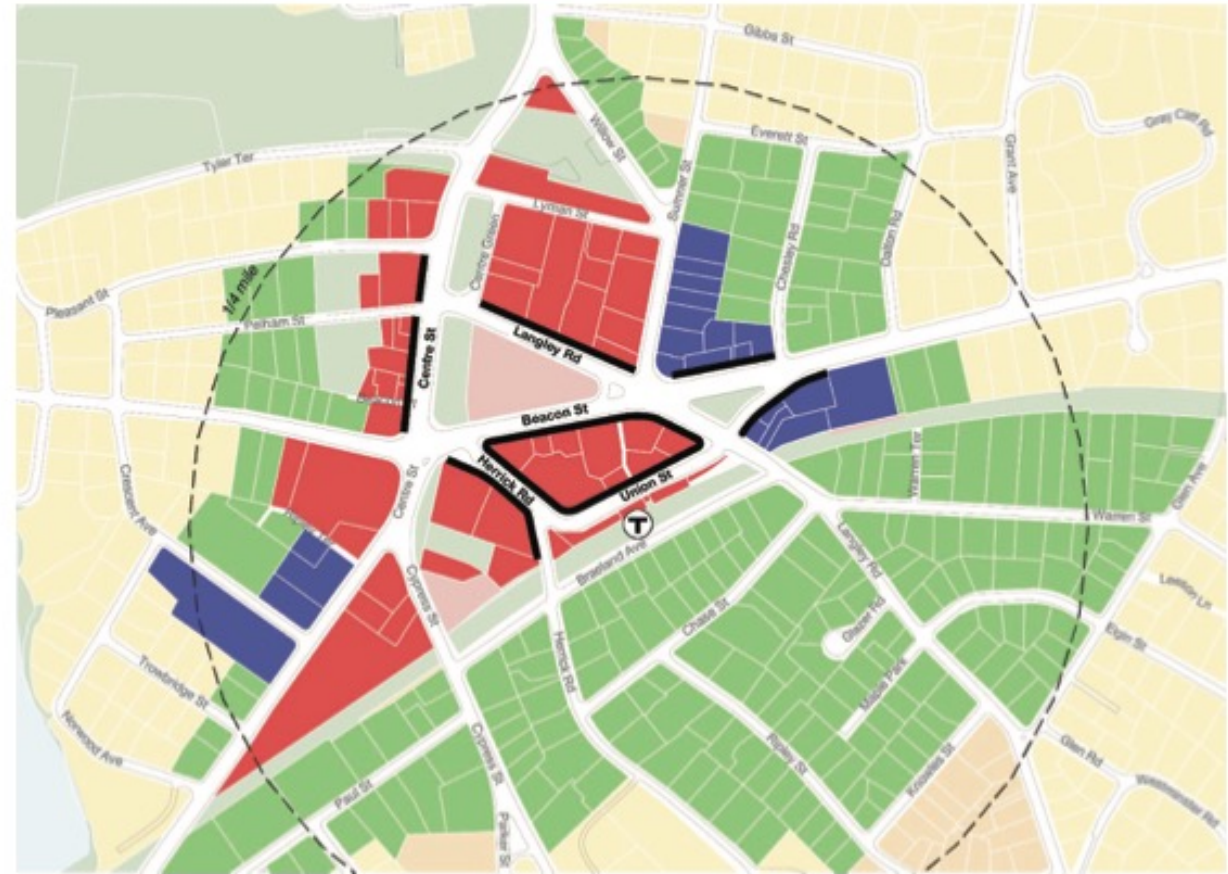
Notes:  
 \* Only VCOD zones within station area were tested (1/2 mile of transit)  
 \*\* Only areas with a minimum contiguity of 5 acres or more  
 \*\*\* Parcels not included in analysis (Priority Street lots and lots > 30,000 sf)



# Mixed Use Required or Priority Streets

## Promote vibrancy and placemaking in village centers

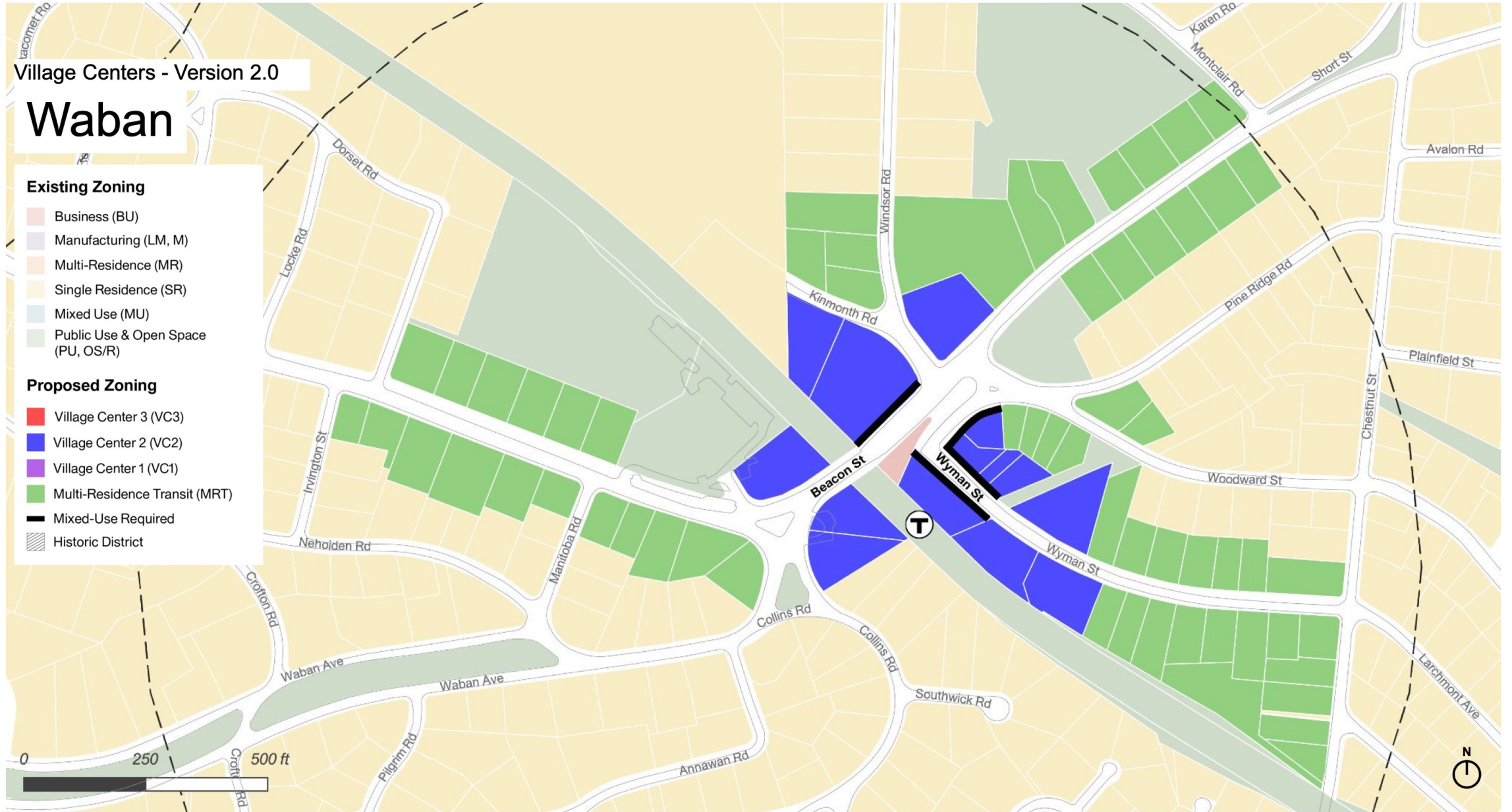
- Lots with Mixed Use Priority Street frontage must provide ground story Active Use space for 100% of the total width of the building
- Lots with Mixed Use Priority Street frontage must provide Active Use space at a minimum depth of 25'
- Only VC2 and VC3 lots are considered for Mixed-Use Priority Streets



Newton Centre Mixed-Use Priority Streets map

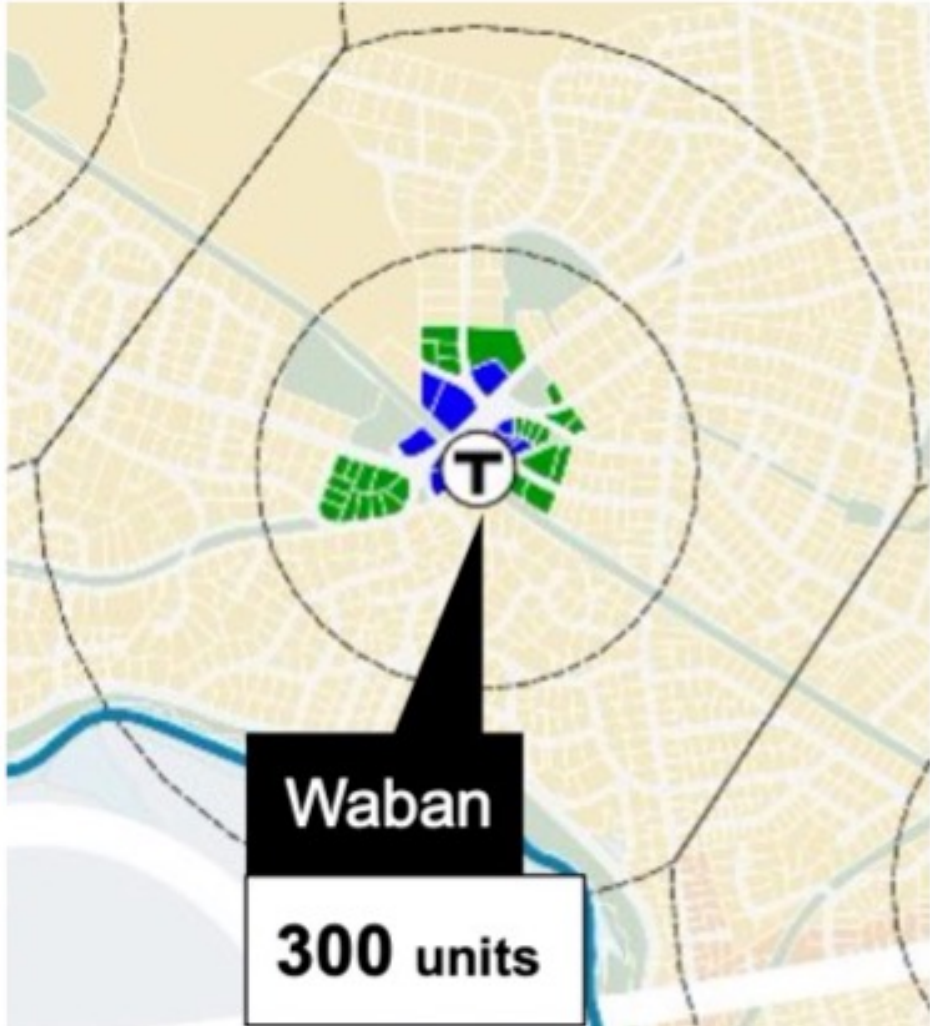


# Priority Streets or Mixed-Use Required Lots are not included in MBTA CA compliance



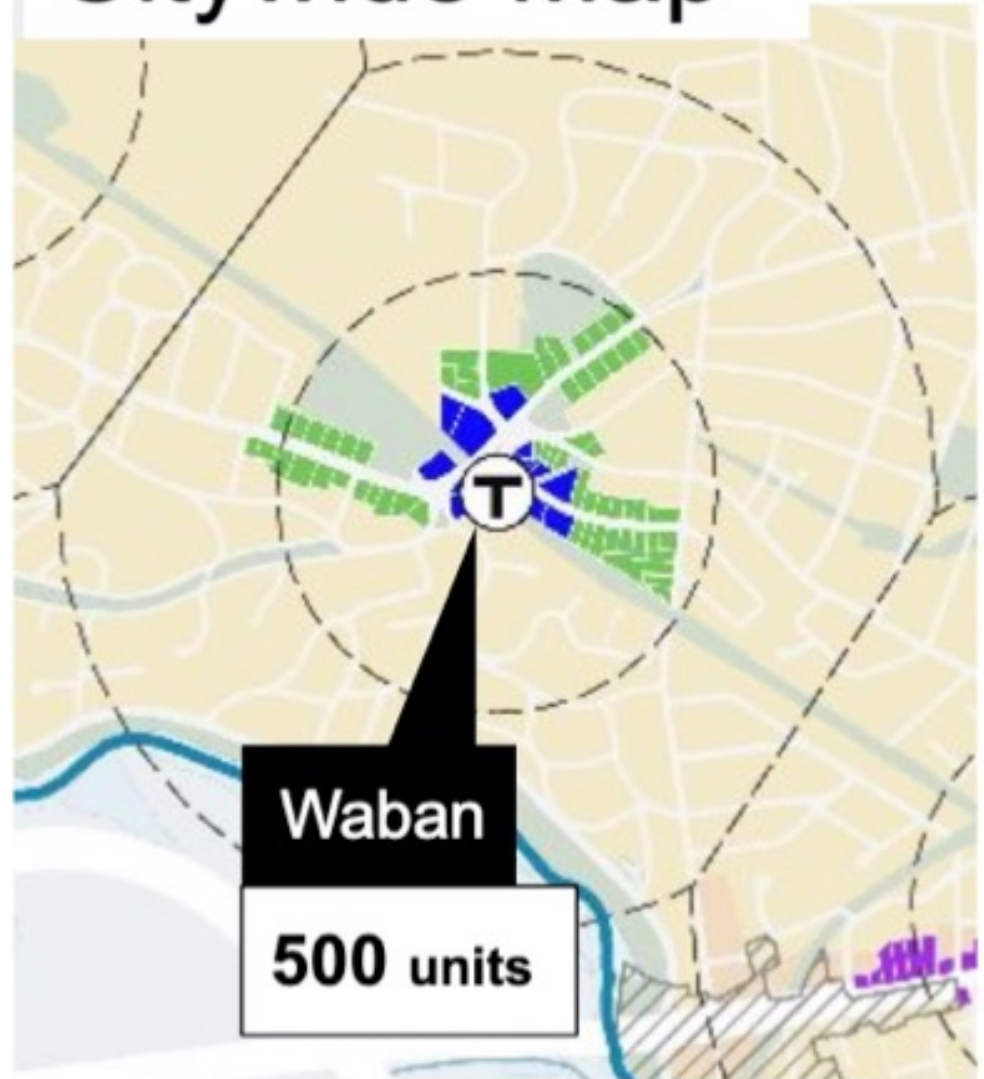
MBTA Compliance - Version 1.0

# Citywide Map



MBTA Compliance - Version 2.0

# Citywide Map





# Waban is predominantly zoned for MRT designation (85%)





VCOD Designation	Lot Count
MRT	60
VC2	11
<b>Total</b>	<b>71</b>

85%  
of Total

# Version 2.0 VCOD Meets MBTA Compliance

## MBTA Compliance Summary (rounded)

	MBTA Requirements (min.)	Version 2.0 VCOD Results	MBTA Compliant
<b>Unit Capacity</b>	8,330 units	 10,000 units	YES
<b>Aggregate Gross Density</b>	15 units/acre	 35 units/acre	YES
<b>Total Land Area</b>	50 acres	288	YES
<b>% of District to be Located in Station Area</b>	90%	100%*	YES
<b>% of Contiguous Land for Multi-Family Zoning District(s)</b>	50%	69%	YES

Notes:

\* Only VCOD zones within station area were tested

\*\* Parcels not included in analysis (Priority Street lots and lots greater than 30,000 sf)

\*\*\* Assumes no minimum parking requirements

Must meet every requirement to reach compliance by December 31, 2023 deadline



Opportunity to give Public Comment at ZAP Meeting on July 24th



## Zoning Redesign: Village Centers

The City of Newton's project to redesign the zoning code

### Public Hearing on VCOD Zoning Open Throughout Summer

- Public Hearing on VCOD Zoning Opened on June 26
- Public Comment on VCOD Zoning Continues at the July 24 ZAP Meeting
- ZAP to Continue Discussing VCOD Zoning at July 31 meeting

Opportunity to submit Public Comment directly to the full City Council and the ZAP Committee

**The public hearing is open throughout the summer.** You can continue to submit your comments by emailing [citycouncil@newtonma.gov](mailto:citycouncil@newtonma.gov) and cc'ing the Committee Clerk, Jaclyn Norton, at [jnorton@newtonma.gov](mailto:jnorton@newtonma.gov).





# Requirements When Abutting R-Districts

	MRT	VC1	VC2	VC3
<b>Side Setbacks (min.)</b>				
Abutting a building without a Party Wall in non-R District	7.5'	10'		0'
Abutting an R District	7.5'		15'	
<b>Rear Setbacks (min.)</b>				
Abutting a non-R District		15'		5'
Abutting an R District			15'	
<b>Building Height In Stories (max.)</b>				
Development within 50' of lot line abutting R-District	Pitched: 2.5 Flat Roof: 2.0	2.5		3.5
<b>Pitched Roof, Building Height In Feet (max.)</b>				
Development within 50' of lot line abutting R-District		45'		62'
<b>Flat Roof, Building Height In Feet (max.)</b>				
Development within 50' of lot line abutting R-District		40'		56'

**Notes:**

- Increased side and rear setbacks abutting R-Districts for VC1, VC2, and VC3
- VC3 maximum building heights step down by one (1) story within 50' of a lot line abutting an R-District to transition to the residential context.
- Screening required abutting R-Districts



Dunstan East stepping down in height to adjacent neighborhood

# Design Requirements Ensure Quality Buildings

## 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