

City of Newton
Zoning & Planning Committee



Village Center Rezoning Phase 4: Draft Zoning 2.0

March 13, 2023

Agenda

1. Introduction
2. Zoning Framework for Version 2.0
 - a. Reduce Residential Parking Requirements
 - b. Eliminate Special Permit Increases for Height and Footprint
 - c. Apply Consistent Policy to Zoning City-Owned Parcels
 - d. Revise VC1 Standards
3. 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:

- February 27th Meeting
 - Focus on design standards
 - Identify mixed-use priority streets
 - Prioritize historic preservation
 - Reduce residential parking requirements in village centers (introduced)
- March 13th Meeting
 - **Reduce residential parking requirements in village centers (continued)**
 - **Eliminate special permits for building height or footprint**
 - **Apply a consistent policy to zoning of City-owned parcels**
 - **Revise VC1 Standards**
- March 27th and 29th Meetings
 - Incentivize additional affordable housing (March 27)
 - Maximize MBTA Communities compliance (March 29)

Agenda

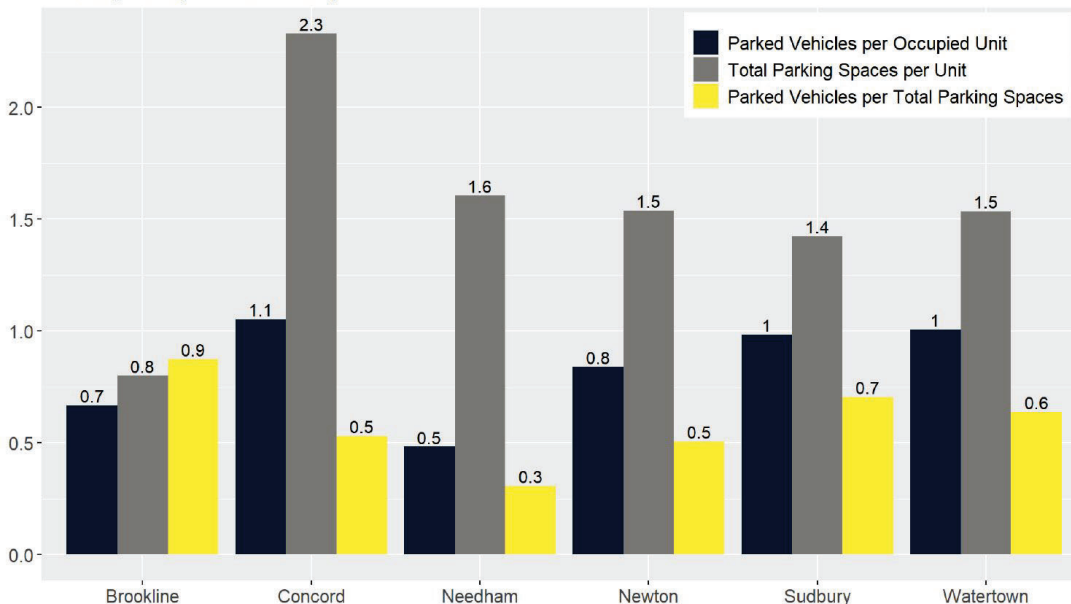
1. **Reduce Residential Parking Requirements**
2. Eliminate Special Permit Increases for Height and Footprint
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4. Revise VC1 Standards

Reduce Residential Parking Requirements

	Residential	Residential within 0.25 miles of a 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

Reduce Residential Parking Requirements - MAPC Perfect Fit

Parking Analysis Results by Town



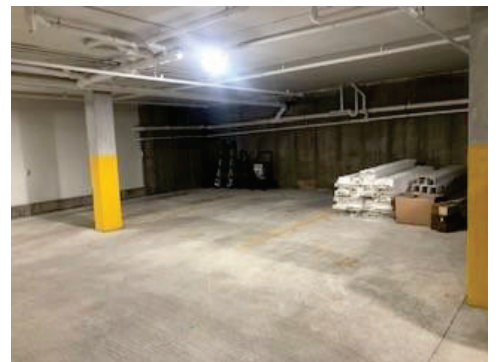
- Half of multifamily parking spaces sit empty
- Parking supply per unit was the dominant factor associated with parking demand
- Each additional space per unit is associated with an increase of 0.24 parked cars per household
- Recommend maximums instead of minimums

Reduce Residential Parking Requirements - MAPC Perfect Fit

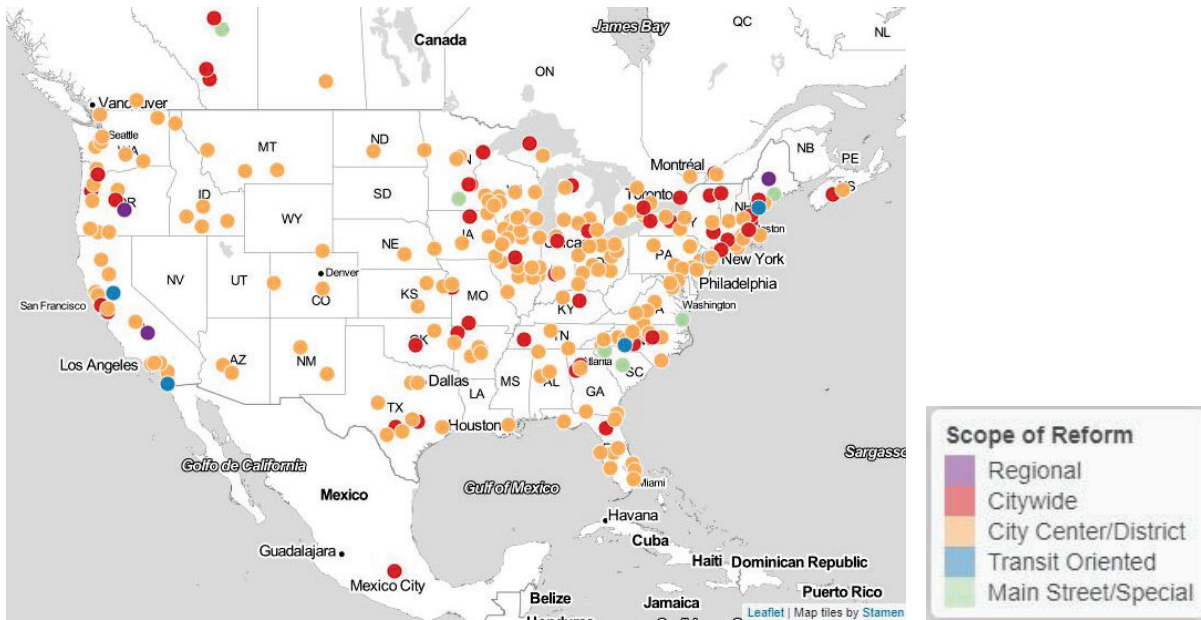
Address	Number of units	Rental/ Ownership	Total parking spaces	Utilized parking spaces	Utilized spaces per unit	Parking included in unit cost
28 Austin St	68	Rental	95	44	0.65	No
Trio	140	Rental	210	128	0.91	No
Woodland Station	180	Rental	268	173	0.96	1 space
Avalon Newton Highlands	294	Rental	537	325	1.11	1 space
Avalon Chestnut Hill	204	Rental	419	236	1.16	No
429 Cherry St	14	Ownership	25	12	0.86	1-2 spaces
192 Lexington St	10	Ownership	26	18	1.80	2 spaces
Myrtle Village	7	Rental	12	4	0.57	1 space
Pelham House	10	Rental	5	0	0	0.5 space
Total	927		1,408	940		

Reduce Residential Parking Requirements - MAPC Perfect Fit

- 468 spaces were sitting vacant across 9 multifamily buildings
- ~3 acres of unused parking



Parking Minimums Eliminated Across the Country



Agenda

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3. Apply Consistent Policy to Zoning City-Owned Parcels
4. Revise VC1 Standards

Eliminate Special Permit Increases for Height and Footprint

	VC1		VC2		VC3	
	By-Right	Special Permit	By-Right	Special Permit	By-Right	Special Permit
Version 1.0						
Stories	2.5	3.5	3.5	4.5	4.5	5.5
Footprint	4,000 sf	6,000 sf	10,000 sf	12,500 sf	15,000 sf	17,500 sf
Proposed						
Stories	2.5	N/A	3.5	N/A	4.5	N/A
Footprint	1,500 sf	N/A	10,000 sf	N/A	15,000 sf	N/A

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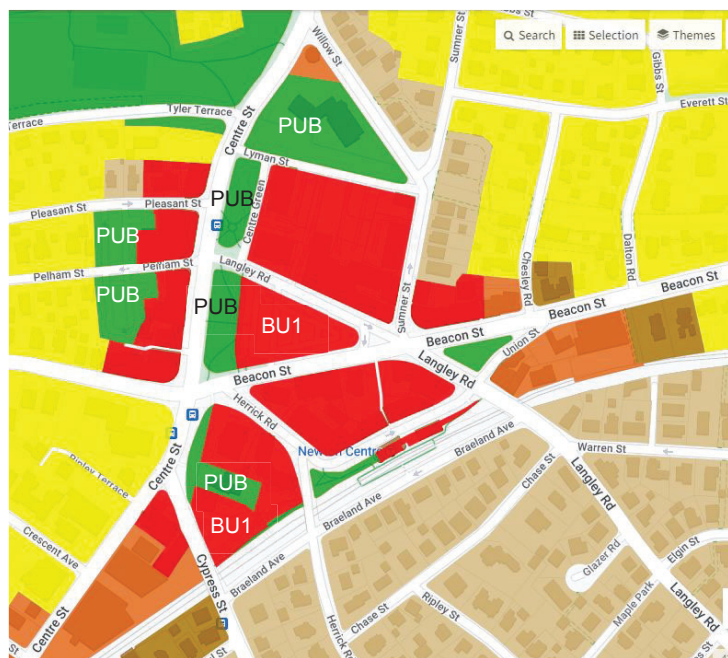
1. Reduce Residential Parking Requirements
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3. **Apply Consistent Policy to Zoning City-Owned Parcels**
4. Revise VC1 Standards

Apply Consistent Policy to Zoning City-Owned Parcels

	Zoning	
	Publicly Owned Parcels with Municipal Buildings	Publicly Owned Surface Parking Lots
Version 1.0	Mix of VCOD districts and Public Use	Mix of VCOD districts and Public Use
Proposed	Public Use*	VCOD Districts

* Should municipal buildings be further distinguished? (ex. schools vs. offices)

Apply Consistent Policy to Zoning City-Owned Parcels



Existing zoning of City-owned parcels in Newton Centre

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- 4. Revise VC1 Standards**

Zoning Framework 2.0

Revise VC1 Standards

New Construction - VC1		
	Version 1.0	Proposed
Building Footprint (max)	4,000 sq ft	1,500 sq ft
Number of Units (min / max)	N/A	3 / 4
Number of Stories (max)	2.5 – pitched roof 2.5 – flat roof	2.5 – pitched roof 2.0 – flat roof
Setbacks (min)	Front - 10 ft Side - 10 ft Rear - 15 ft	Front - 10 ft Side - 7.5 ft Rear - 15 ft
Parking Requirement (min)	1 per unit	0.5 per unit 0 min. / 1 max. (< 0.25 mi from transit)
Open Space (By-Right - min)	None	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.

Revise VC1 Standards

Conversion of Existing Buildings - VC1		
	Version 1.0	Proposed
Building Footprint (max)	N/A	Existing plus 400 sq ft*
Number of Units (min / max)	N/A	2 / 6
Setbacks (min)	Front - 10 ft Side - 10 ft Rear - 15 ft	Front - 10 ft Side - 7.5 ft Rear - 15 ft
Parking Requirement (min)	1 per unit	0 per unit
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

Revise VC1 Standards - Examples of Existing Homes



1204 - 1210 Chestnut Street
Upper Falls
4 units
Footprint: 2,200 sq ft
Lot Size: 11,082 sq ft



26 Willow Street
Newton Centre
4 units
Footprint: 1,125 sq ft
Lot Size: 4,786 sq ft



114-116 West Street
Nonantum
4 units
Footprint: 1,596 sq ft
Lot Size: 5,563 sq ft

*Footprints are estimates using the Newton Assessor Database

Zoning Framework 2.0

Revise VC1 Standards - Examples of Existing Homes



94-96 Madison Street
Newtonville
5 units
Footprint: 1,700 sq ft
Lot Size: 8,590 sq ft



286 Melrose Street
Auburndale
6 units
Footprint: 1,734 sq ft
Lot Size: 5,867 sq ft



831-833 Boylston Street
Newton Highlands
4 units
Footprint: 1,627 sq ft
Lot Size: 3,399 sq ft

*Footprints are estimates using the Newton Assessor Database

Zoning Framework 2.0

Revise VC1 Standards - Examples of Existing Homes (conversions)



11 Washington Street
Newton Corner
6 units
Footprint: 2,800 sq ft
Lot Size: 60,002 sq ft



384 Newtonville Avenue
Newtonville
4 units
Footprint: 1,289 sq ft
Lot Size: 9,695 sq ft



417-421 Auburn Street
Auburndale
7 units
Footprint: 2,562 sq ft
Lot Size: 7,750 sq ft

*Footprints are estimates using the Newton Assessor Database

Revise VC1 Standards - Examples of Existing Homes (conversions)



10-12 Chase Street
Newton Centre
5 units
Footprint: 1,532 sq ft
Lot Size: 12,527 sq ft



51 Hartford Street
Newton Highlands
4 units
Footprint: 3,173 sq ft
Lot Size: 10,888 sq ft



9-11 Circuit Avenue
Elliot T Stop
4 units
Footprint: 1,476 sq ft
Lot Size: 5,182 sq ft

*Footprints are estimates using the Newton Assessor Database

Next Steps

1. March 27, 2023

- Incentivize additional affordable housing. Planning is working with representatives of the Newton Housing Partnership as well as consultants Utile and Landwise to determine the feasibility of allowing for additional height and building footprint in exchange for additional affordable housing, above and beyond the inclusionary zoning requirements.

2. March 29, 2023

- Maximize MBTA Communities compliance. The focus on new zoning for village centers was started in advance of and has continued in parallel with the state requirements for zoning for multi-family housing near transit stations. As we have received further guidance from the state Planning and Utile have begun to analyze the VCOD zoning against the MBTA Communities requirements to determine how far it could take Newton towards compliance. Once this information is available the Committee can consider how best to maximize compliance as part of the VCOD zoning.

3. April 2023

- Release of Version 2.0 VCOD zoning text and map