

Updates on Village Center Rezoning Proposal

November 16, 2023

City of Newton
In City Council Items to be Acted Upon

Unfinished Council Business

Referred to Zoning & Planning Committee

#38-22

Request for discussion and amendments to the Zoning Ordinance and Zoning Map regarding village center districts

ZONING & PLANNING COMMITTEE requesting review, discussion and possible ordinance amendments relative to Chapter 30 zoning ordinances pertaining to Mixed Use, business districts and village districts relative to the draft Zoning Ordinance. (formerly #88-20)

Zoning & Planning Approved 5-1-1 (Councilor Wright Opposed) (Councilor Baker Abstained)

Item Charted by Councilor Noel on November 6, 2023

2023 Proposed Zoning Districts for Village Centers

Version 3.1 Draft Maps and Zoning Ordinance

[Version 3.1 Draft Zoning Ordinance Text](#)

The most recent draft of the VCOD ordinance. See archive below for previous versions. Version 3.0 reflects legal review and changes to improve clarity as well as straw votes taken by the Zoning and Planning Committee.

Village Centers - Version 3.1

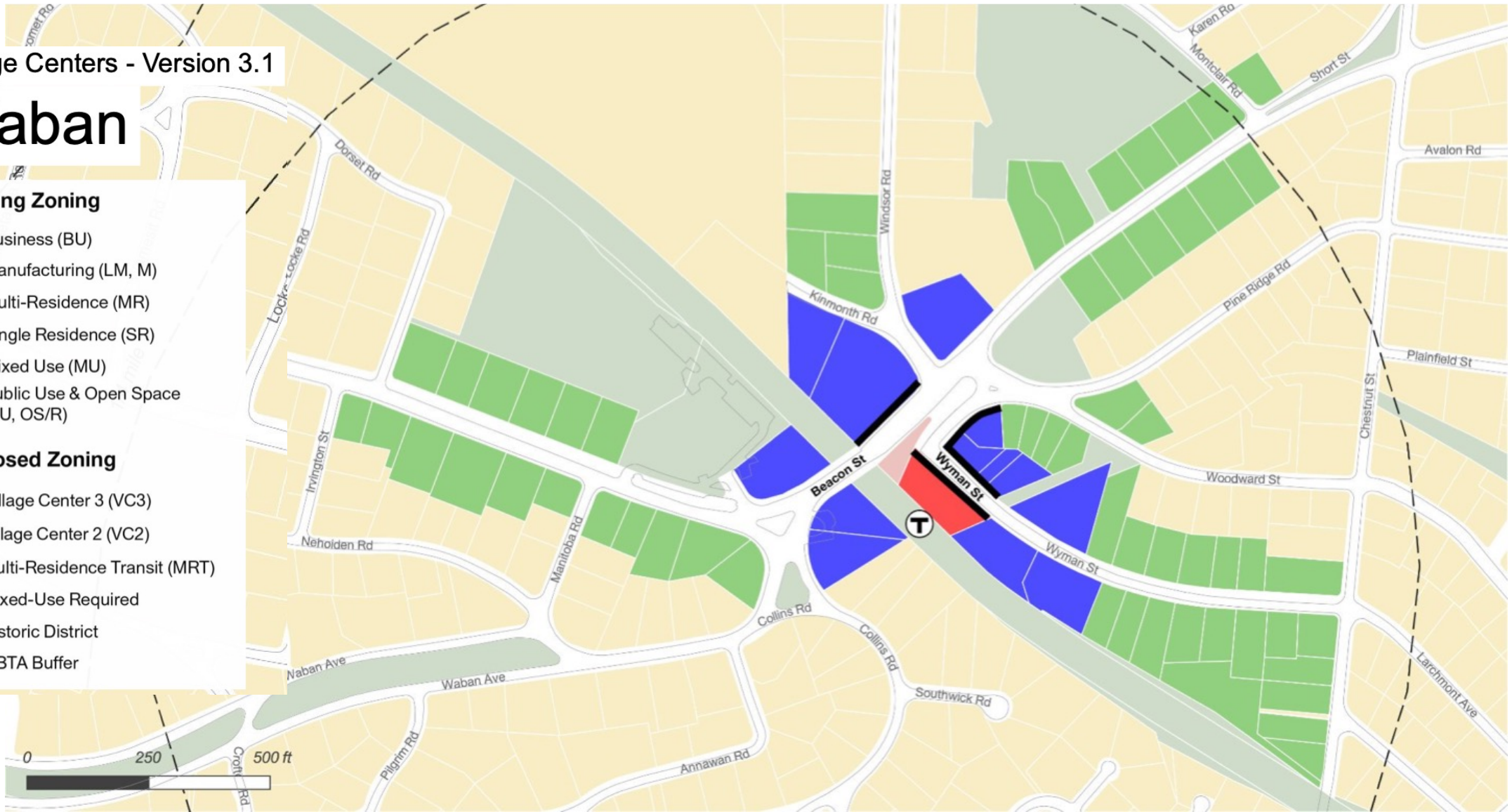
Waban

Existing Zoning

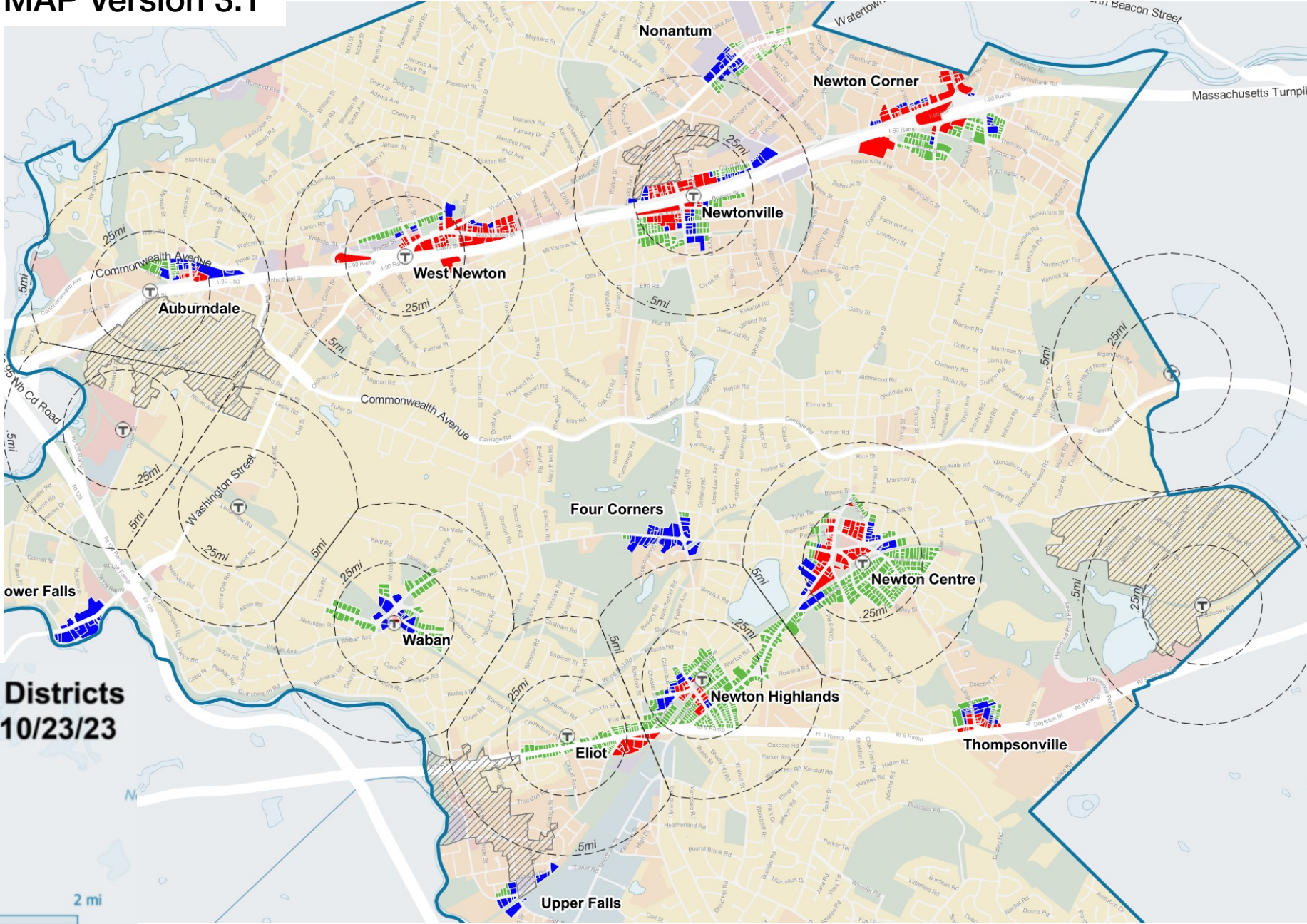
- Business (BU)
- Manufacturing (LM, M)
- Multi-Residence (MR)
- Single Residence (SR)
- Mixed Use (MU)
- Public Use & Open Space (PU, OS/R)

Proposed Zoning

- Village Center 3 (VC3)
- Village Center 2 (VC2)
- Multi-Residence Transit (MRT)
- Mixed-Use Required
- Historic District
- MBTA Buffer



City-wide VCOD MAP Version 3.1



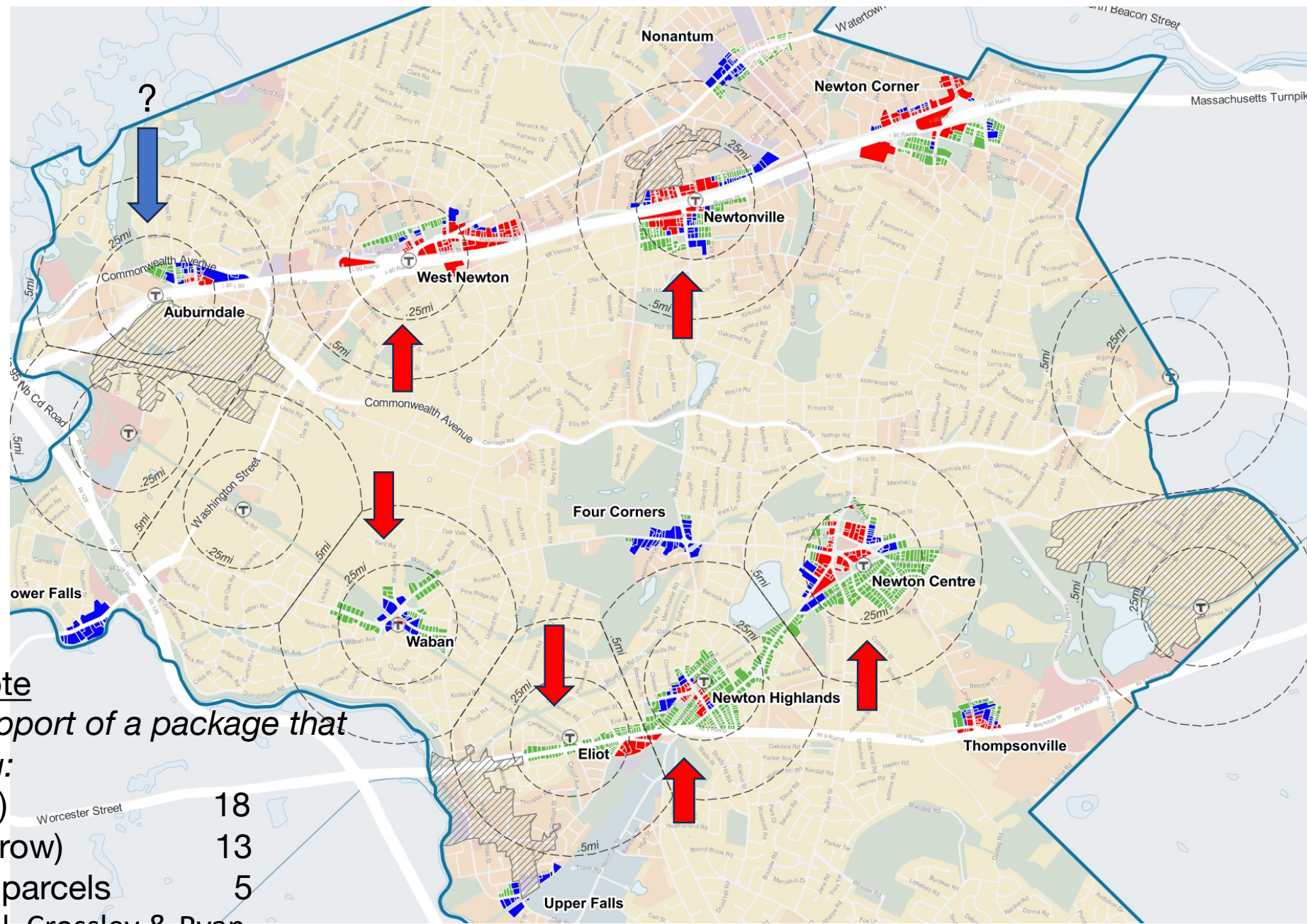
Village Center Overlay Districts
Version 3.1 - Updated 10/23/23

- MRT
- VC2
- VC3
- Local Historic Districts



Villages + Transit hubs utilized for MBTA Communities Act compliance:

- Newtonville
- West Newton
- Waban
- Eliot T-Stop
- Newton Highlands
- Newton Centre



City Council Straw Vote

Show of hands for support of a package that included the following:

MBTA CA (red arrows)	18
+ Auburndale (blue arrow)	13
All VCOD designated parcels	5
Bowman, Danberg, Noel, Crossley & Ryan	



To: City Council
From: Council President Albright
Date: October 27, 2023
RE: Regarding #38-22 VCOD

Colleagues:

I have scheduled a special Council meeting for 7 pm on November 15th, dedicated 100% to our work on #38-22. Several Councilors plan to submit amendments.... All amendments will be forwarded to the Planning Staff who will then organize these amendments for our discussion at our special meeting (Nov 15th)....

If we do not finish our work at the special meeting, we will continue our work at our regular meeting on November 20th.

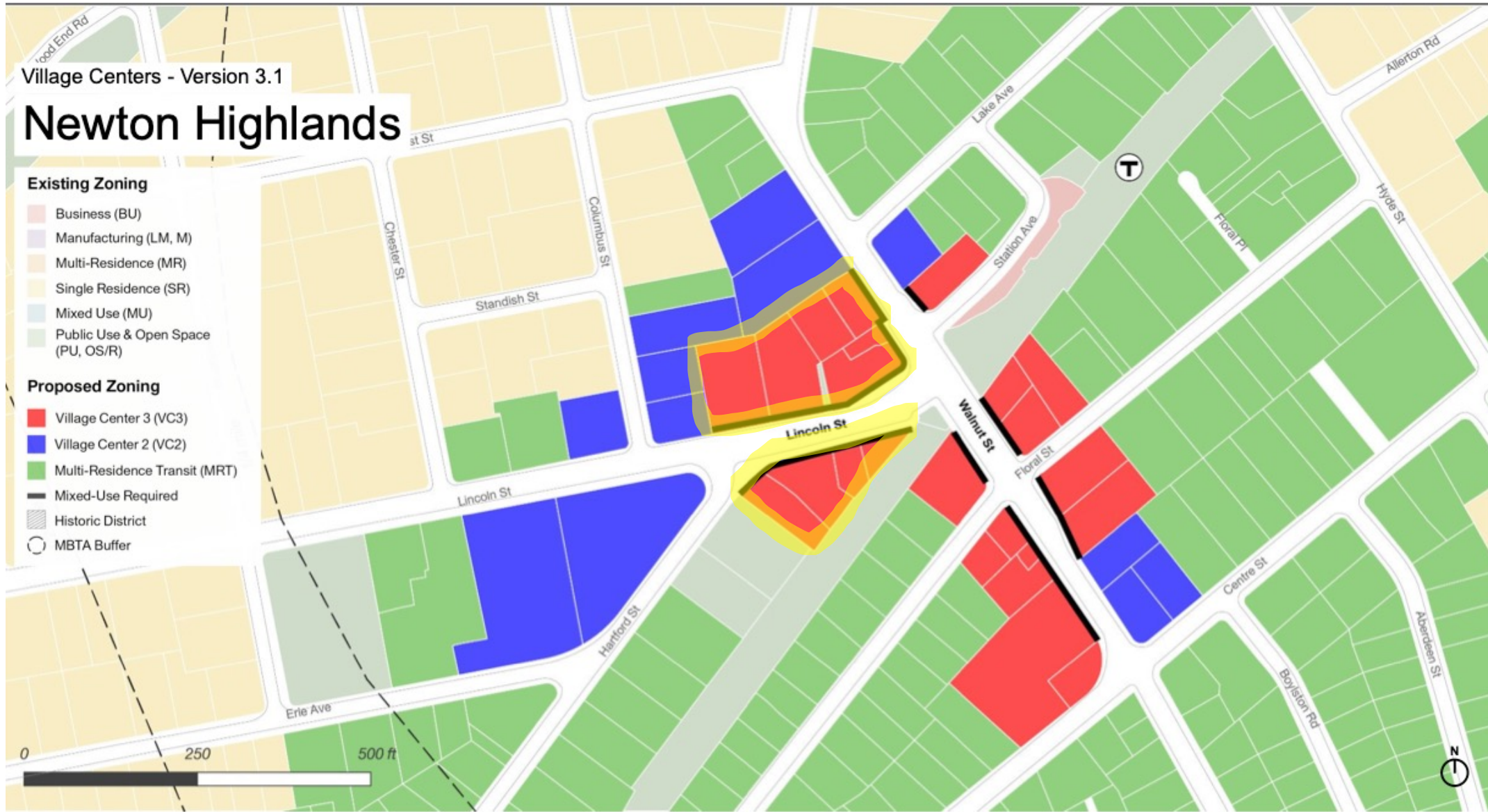
Special City Council Meeting

Wright/Kalis

Reduce the following VC3 lots to VC2 in Newton Highlands: a) 35-41, 23-33, 3-21, 22-32, 16-20, 4-14 Lincoln St b) 72 Floral St c) 1181-1189, 1191, 1193, 1197-1203, 1186, 1194 Walnut St d) 1637 Centre e) 2-8 Hartford.

Approved 16 Yeas 8 Nays

Lots on Lincoln Street downzoned from VC3 to VC2 (highlighted in yellow below)



Special City Council Meeting

Baker

Require one parking spaces per two units for adaptive reuse in the MRT district. This parking requirement would be waivable as our current ordinance provides.

Approved 15 Yeas 9 Nays

