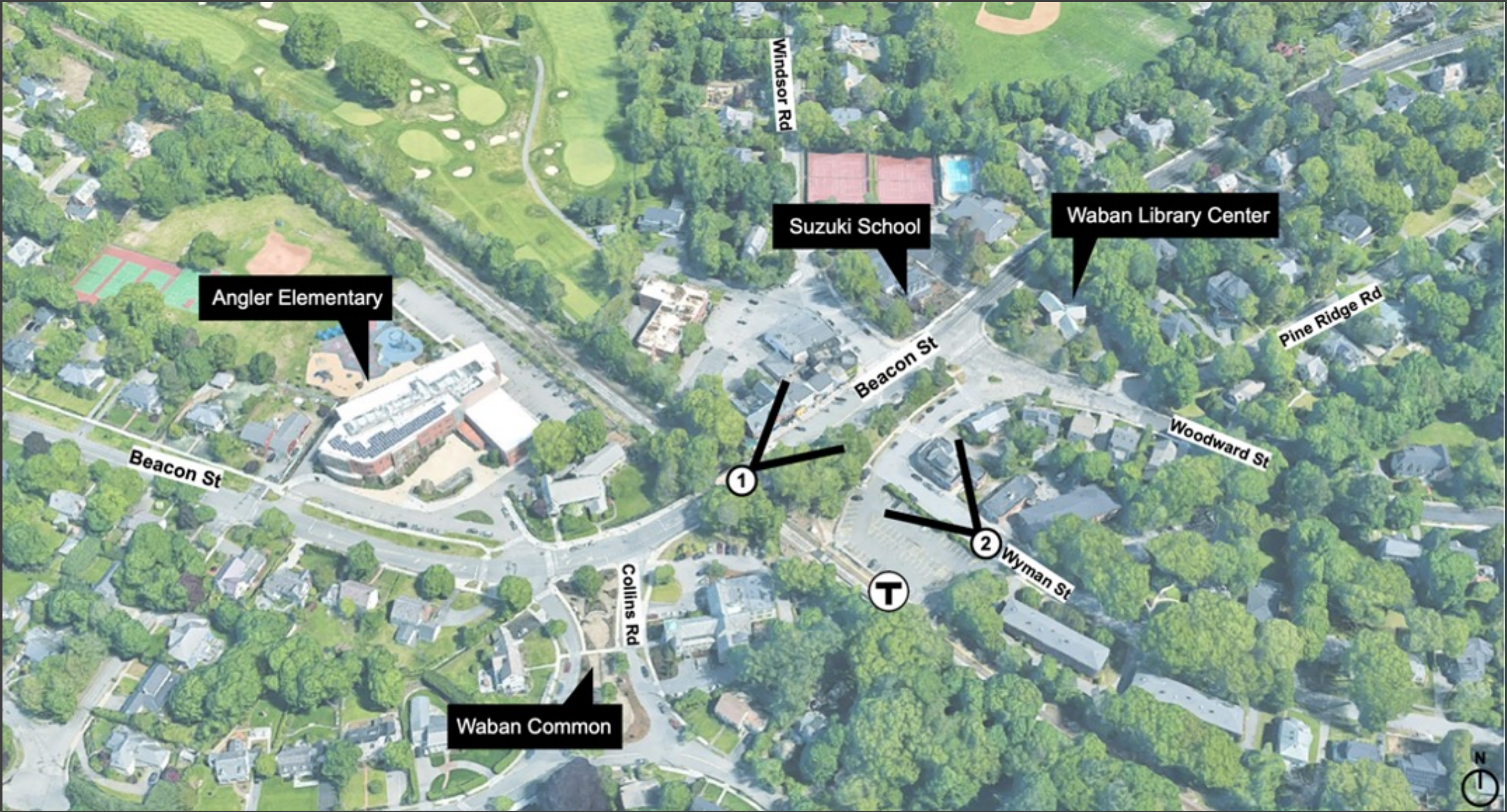


Proposed Zoning

Waban Village Center

December 8, 2022



Angler Elementary

Suzuki School

Waban Library Center

Beacon St

Beacon St

Pine Ridge Rd

Woodward St

1

2

T

Wyman St

Collins Rd

Waban Common



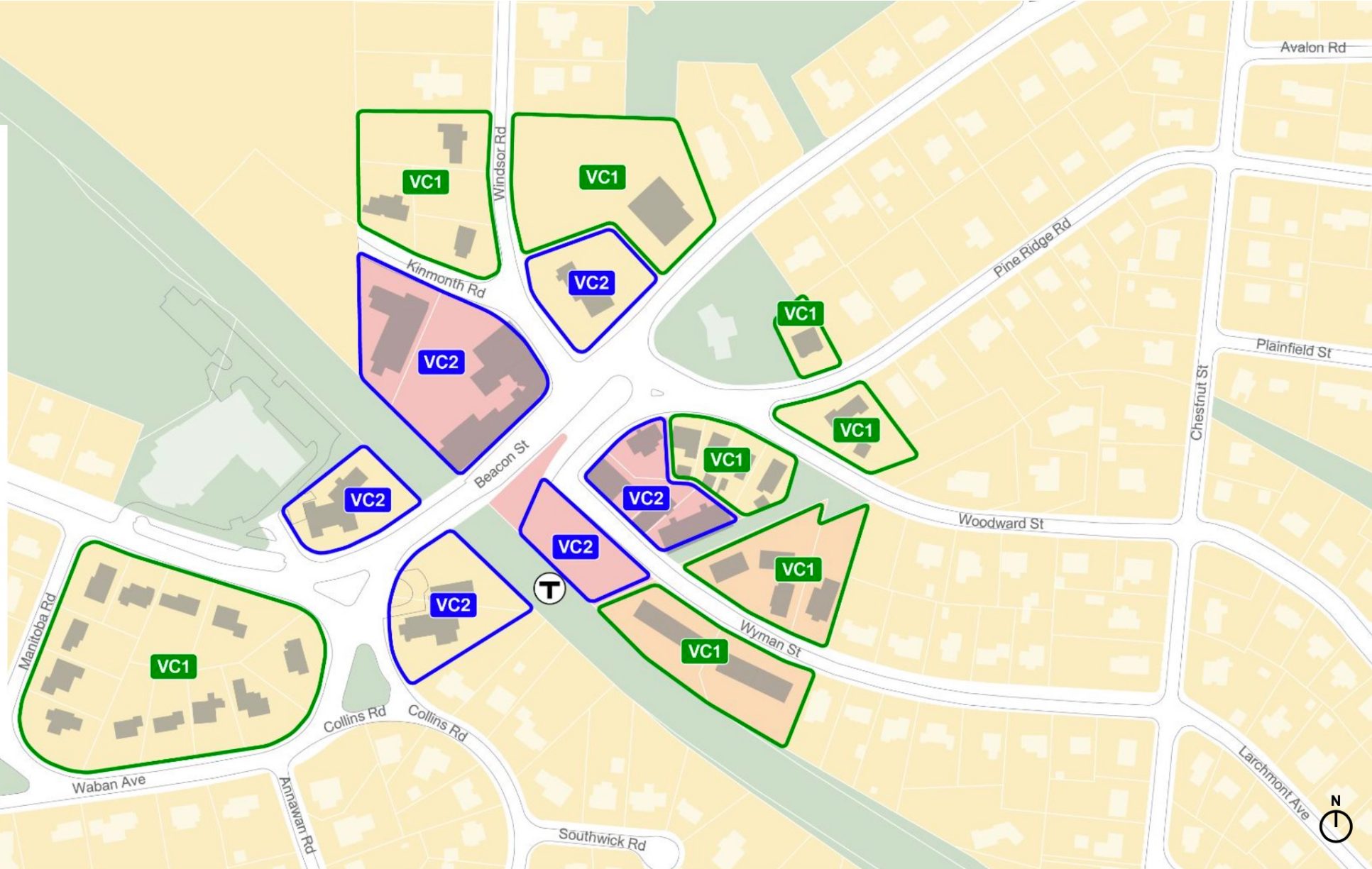
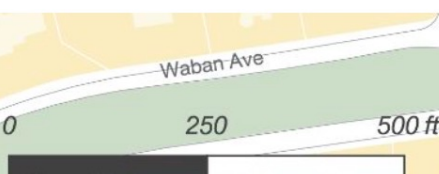
Waban

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

- VC3**
Category: By-Right / Special Permit
Footprint, max: 15,000 sf / 17,500 sf
Height, max: 4.5 stories / 5.5 stories
Use: Residential, Commercial, Mixed-Use
- VC2**
Category: By-Right / Special Permit
Footprint, max: 10,000 sf / 12,500 sf
Height, max: 3.5 stories / 4.5 stories
Use: Residential, Commercial, Mixed-Use
- VC1**
Category: By-Right / Special Permit
Footprint, max: 5,000 sf / 7,500 sf
Height, max: 2.5 stories / 3.5 stories
Use: Residential / Commercial, Mixed-Use



Zoning Approach

**The figures below represent proposed by-right zoning allowances*

Village Center 1 (VC1)

2.5 Stories

48 Feet tall, max.

4,000 SF, max. footprint

Residential development allowed

Proposed Development



Existing Development



Village Center 2 (VC2)

3.5 Stories

62 Feet tall, max.

10,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



Village Center 3 (VC3)

4.5 Stories

75 Feet tall, max.

15,000 SF, max. footprint

Mixed Use/Commercial, & Residential development allowed



This code regulates urban form through the following principal mechanisms:

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

Version 1.0 Zoning Ordinance
Village Center Overlay District (VCOD)

Released: November 23, 2022

B. Building Standards

VCOD	VC1	VC2	VC3
Building Massing			
Building Footprint, max. (By-Right / Special Permit)			
–	4,000 sf / 6,000 sf	10,000 sf / 12,500 sf	15,000 sf / 17,500 sf
Building Height in Stories, max. (By-Right / Special Permit)			
Commercial / Mixed Use ⁵	– / 2.5	3.5 / –*	4.5 / –*
Residential	2.5 / –*	3.5 / –*	2.5 / –*
Development within 50' of lot line abutting R district	No Change	No Change	Same as VC2

Building Footprint defined by Setbacks

Building Setbacks			
Front (min. / max.)			
–	10' / 20' or Average	0' / 15' or Average	0' / 10'
Side (min.)			
Abutting a Party Wall in a non-R District	0'		
Abutting a building without a Party Wall in non-R District	10'	5'	5'
Abutting an R District	15'		
Rear (min.)			
Abutting a non-R District	10'	5'	5'
Abutting an R District	15'		

Building Setbacks

	VC1	VC2	VC3
Front (min. / max.)			
-	10' / 20' or Average	0' / 15' or Average	0' / 10'
Side (min.)			
Abutting a Party Wall in non-R District		0'	
Abutting a building without a Party Wall in non-R District	10'	5'	5'
Abutting an R District		15'	
Rear (min.)			
Abutting a non-R District	10'	5'	5'
Abutting an R District		15'	



28 Austin Street would require a Special Permit, but its setbacks match those desired in the proposed VC districts.

Notes:

- The front setbacks in the VC2 and VC3 districts encourage a more continuous street wall.
- VC1 districts have greater setback distances relative to the VC2 and VC3 districts in order to better match the reduced scale of their surrounding context.

Building Setbacks

	VC1	VC2	VC3
Front (min. / max.)			
–	10' / 20' or Average	0' / 15' or Average	0' / 10'
Side (min.)			
Abutting a Party Wall in non-R District		0'	
Abutting a building without a Party Wall in non-R District	10'	5'	5'
Abutting an R District		15'	
Rear (min.)			
Abutting a non-R District	10'	5'	5'
Abutting an R District		15'	

Draft Village Center Zoning Ordinance



Floor Heights

Ground Story Height in Feet (min. / max.)	
Commercial / Mixed Use	
Residential	12' / 15'
Half-Story Height in Feet (max.)	
Flat Roof	12'
Pitched Roof	18'

Draft Village Center Zoning Ordinance



Floor Heights

Ground Story Height in Feet (min. / max.)	
Commercial / Mixed Use	15' / 18'
Residential	12' / 18'
Half-Story Height in Feet (max.)	
Flat Roof	12'
Pitched Roof	18'

Building Height

Individual Floor Heights

	VC1	VC2	VC3
Ground Story Height in Feet (min. / max.)			
Commercial / Mixed Use		15' / 18'	
Residential	12' / 15'	12' / 18'	12' / 18'
Half-Story Height in Feet (max.)			
Flat Roof	12'	12'	12'
Pitched Roof	18'	18'	18'
Half-Story Step-Back in Feet (min.)			
Flat Roof	7' along all Lot Lines, see Sec. 2.6.B.4.		
Pitched Roof	N/A, see fig. #		

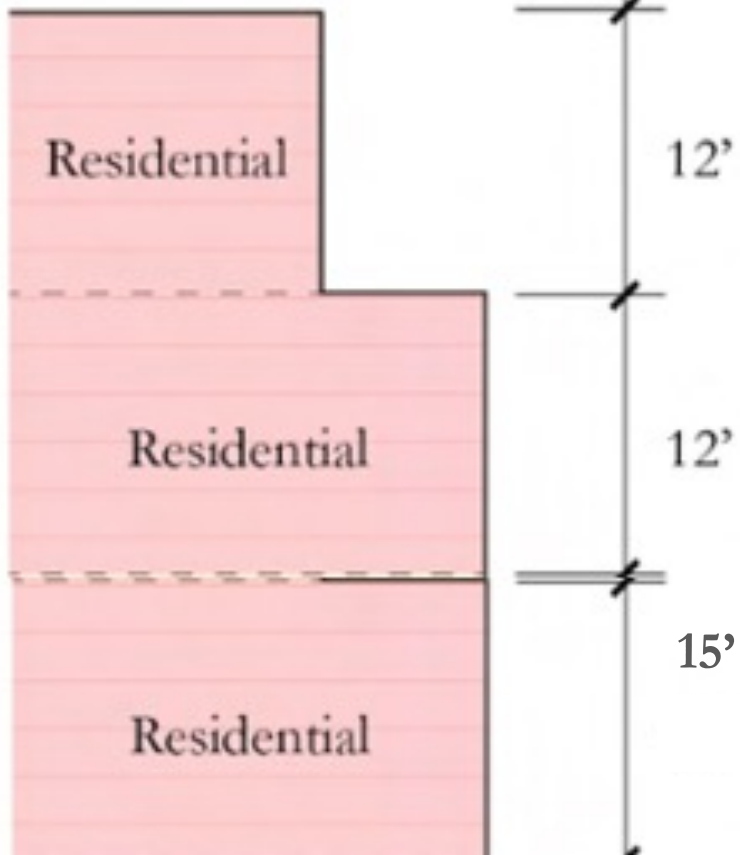
By-Right Building Heights

VC1

Pitched Roof

45 ft

39 ft



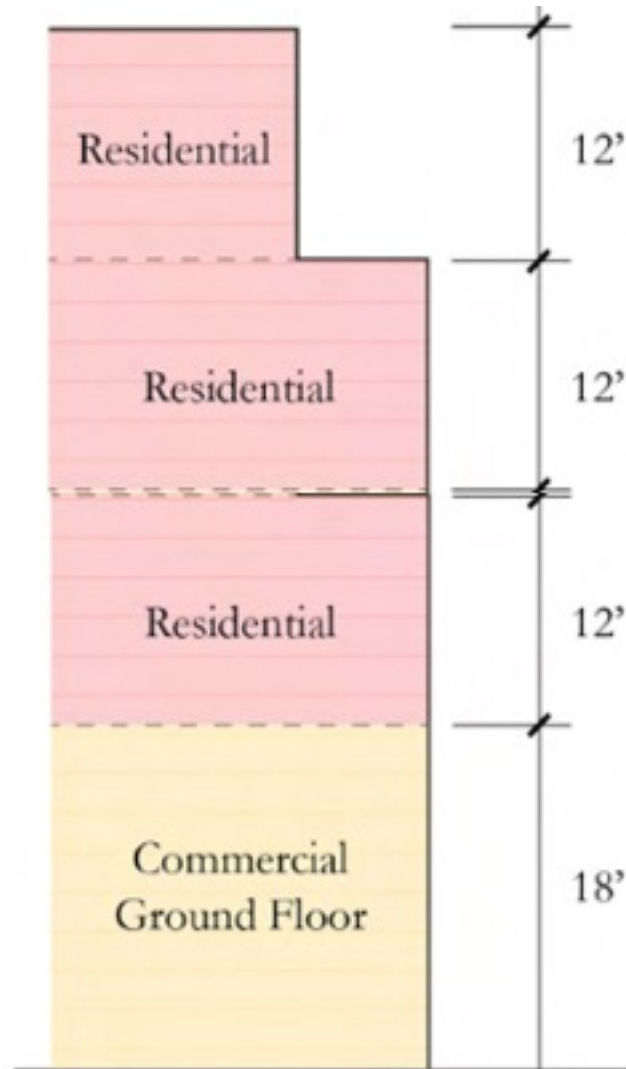
of floor – 2.5

VC2

Pitched Roof

60 ft

54 ft

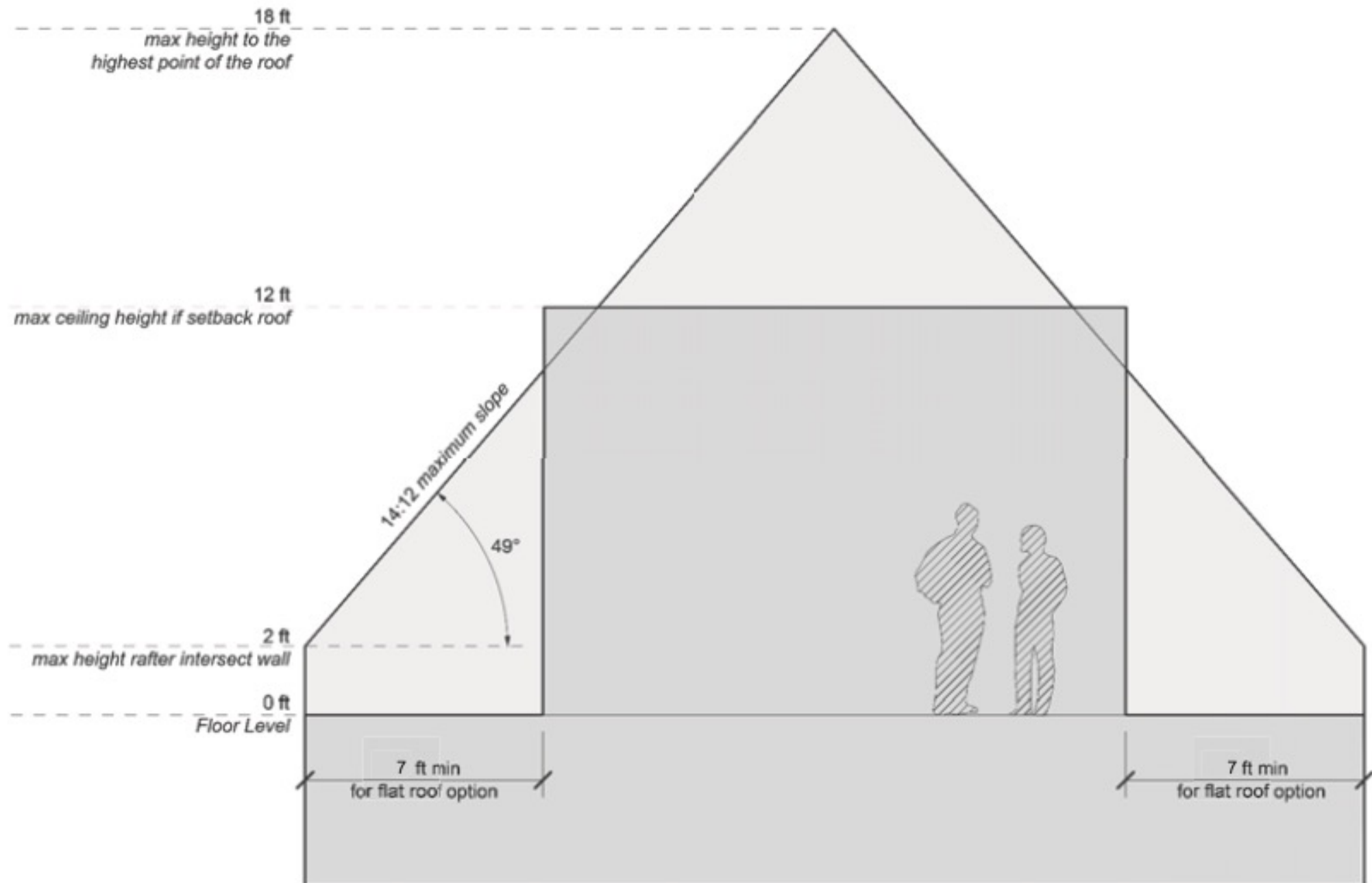


Proposed

of floors – 3.5

Notes:

- VC1 has a reduced resi. max. ground floor height of 15' to better match its residential context.
- Max. ground floor heights of 18' allow for diverse market-viable uses in commercial and mixed use buildings. In residential buildings, it provides flexibility to adapt to future mixed uses.



Roof Half-Story Diagram

Proposed Zoning:

B. Building Design Standards

From Section 2.6.B.4.:

Half-Story Step-Back

- a. A required distance that certain upper stories of a building must be recessed from the plane of the facade of the stories below.
 - i. Required Step-Backs must be provided for all stories as specified for each VCOD tier.
 - ii. Buildings on any lot with a Lot Width of Less than seventy (70) feet are exempt for the upper story Step-Back requirement along the Side Lot Line.
 - iii. Buildings on any lot with an average lot depth less than seventy (70) feet are exempt from the upper story Step-Back requirement along the Rear Lot Line.

End