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MRT Development Options

This guide is intended as quick reference and is not inclusive of all regulations regarding the Village Center Overlay District. Please consult Article 9 of the Zoning Ordinance prior to planning development in the Village Center Overlay District, text available here:

<https://www.newtonma.gov/home/showpublisheddocument/29823/638055970231470000>

MRT – By Right

- One new building with a 1,500 sf footprint
- 2.5 stories/40 feet
- Minimum of 3, maximum of 4 dwelling units
- 1 parking stall per unit

MRT – by Special Permit

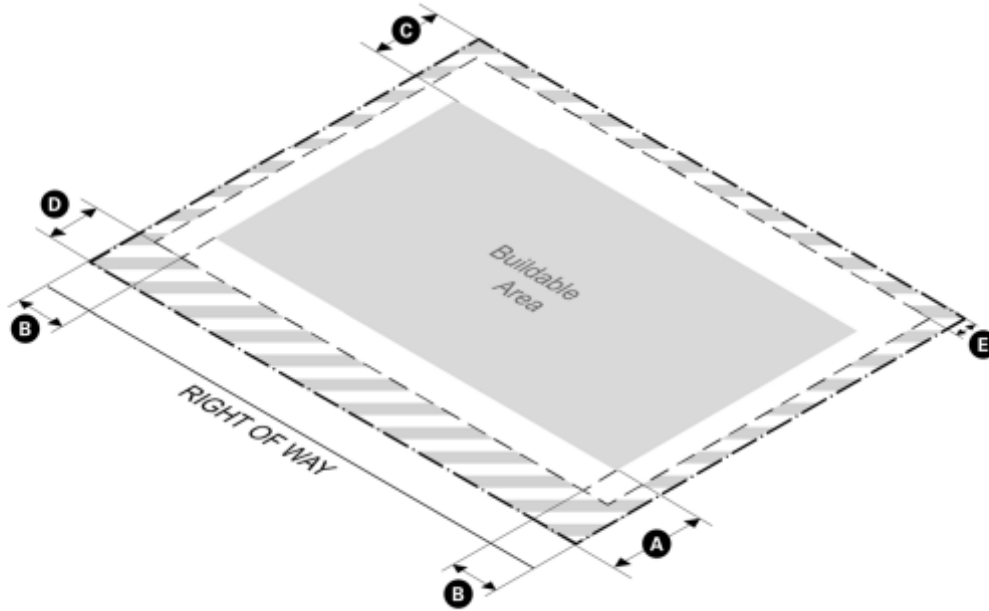
- More than one new building with a max 1,500 sf footprint
- 2.5 stories/40 feet
- 20 foot separation between buildings
- Minimum of 3, max of 4 dwelling units per building
- 1 parking stall per unit

MRT – Adaptive Reuse – By Right

- Adaption of existing building with an addition with a footprint of up to 50% of the existing footprint
- 2.5 stories/40 feet
- Minimum of 3, max of 6 dwelling units
- 0.5 parking stalls per unit
- No open space requirement
- Additions may only occur up to 20' from the front elevation

MRT – Multiple Buildings on a Lot by Adaptive Reuse – By Site Plan Review

- Adaption of existing principal building with an addition with a footprint of up to 50% of the existing footprint
- New building(s) with a max 1,500 sf footprint
- 2.5 stories/40 feet
- 20 foot separation between buildings
- Minimum of 3, max of 6 dwelling units for the existing structure
- Minimum of 3, max of 4 dwelling units for new structures
- 0.5 parking stalls per unit for the existing structure, 1 stall per unit for new structures



- Open Space Minimum: 35%
- Lot Frontage Minimum: 45 feet
- Building Setbacks:
 - (A) Front 20 feet or average
 - (B) Side 10 feet
 - (C) Rear 15 feet

- Building Footprint Max: 1,500 sf
- Building Height/Stories:
 - Pitched Roof 2.5/40 feet
 - Flat Roof 2/ 24 feet

- Dwelling Units:
 - New Construction 3 minimum/4 maximum
 - Adaptive Reuse 3 minimum/6 maximum