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Barney Heath
Director

MEMORANDUM

DATE: October 4, 2024

TO: R. Lisle Baker, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Jennifer Caira, Deputy Director, Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning
Nora Masler, Planning Associate

RE: **#302-24 Aligning zoning to proposed use in new development.**
COUNCILORS OLIVER, WRIGHT, LUCAS, MALAKIE, KALIS, FARRELL, GREENBERG, GETZ, AND LOBOVITS requesting discussion and possible zoning ordinance changes to align zoning to the proposed use for by right or special permit projects for new build or major renovations. The goal would be to further improve consistency in lot utilization (eg., setbacks, open space) and structure (eg., massing, height, FAR) within a neighborhood.

MEETING: October 10, 2024

CC: City Council
Planning Board
Economic Development Commission
Anthony Ciccariello, Commissioner of Inspectional Services
Jonathan Yeo, Chief Operating Officer
Alissa O. Giuliani, City Solicitor

Overview

Staff look forward to hearing directly from the Councilors who docketed this item at the upcoming Zoning and Planning Committee (ZAP) meeting on their specific concerns and objectives. After conducting an initial review, the Planning Department found 158 scattered 1–3-unit properties in non-residential zones, particularly clustered in Ward 1 (Nonantum, notably along Adams Street) shown in the map in attachment A.

The current framework of redevelopment for these properties requires a special permit for any all-residential project, giving the City Council discretion to align any dimensional requirements with

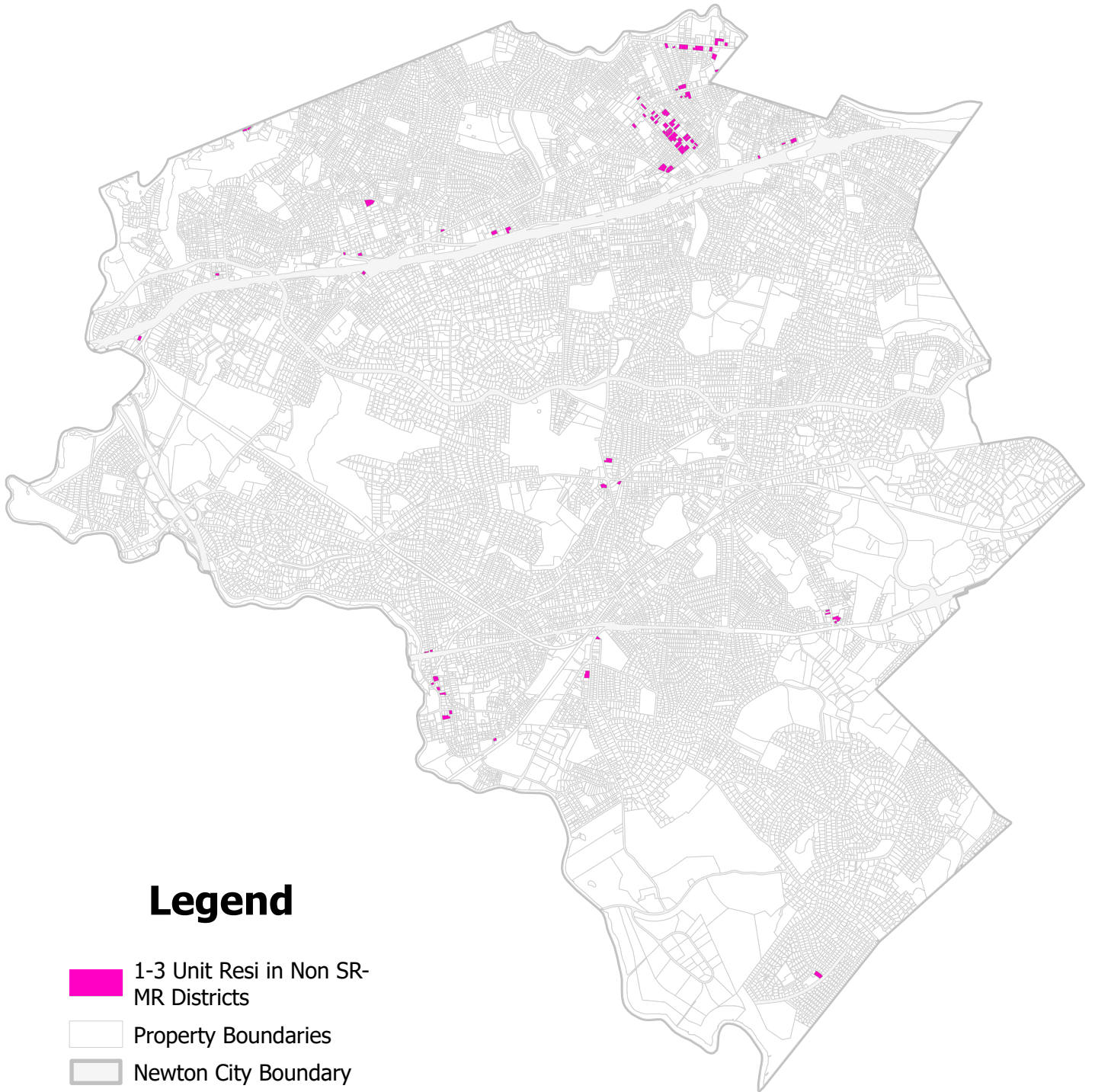
existing nearby neighborhood contexts. By writing conditions into the special permit, the City Council can maintain oversight while facilitating development.

To align these properties with existing residential contexts by-right the most straightforward solution apparent at this time may be to rezone these parcels to match the nearby residential zone. With a limited number of residential properties (1–3-unit buildings) in non-residential zones, a focused re-zoning approach could yield clearer, more straightforward regulations.




Looking Ahead

Depending on committee discussions, staff can prepare a detailed analysis and recommendations for future meetings.

Attachment A: Map of 1–3-unit buildings in non-residential zones



Legend

-  1-3 Unit Resi in Non SR-MR Districts
-  Property Boundaries
-  Newton City Boundary