



Zoning & Planning Committee **Report**

City of Newton **In City Council**

Monday, February 10, 2020

Present: Councilors Crossley (Chair), Danberg, Baker, Albright, Krintzman, Ryan, Wright, Leary

Also Present: Councilors Laredo, Downs, Malakie, Kalis

City Staff: Jonathan Yeo, Chief Operating Officer; Barney Heath, Director of Planning; Jennifer Caira, Deputy Director of Planning; Gabriel Holbrow, Community Planner/Engagement Specialist; Nathan Giacalone, Committee Clerk

#93-20 **Appointment of Scott Aquilina to the Upper Falls Historic District Commission**
HER HONOR THE MAYOR appointing Scott Aquilina, 1253 Commonwealth Avenue, Newton, as a member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire on June 8, 2021. (60 days: 04/03/20)

Action: **Zoning and Planning Approved 8-0**

Notes: Mr. Aquilina was invited to the table where he was asked to summarize his experience and explain why he wanted to join the Upper Falls Historic District Commission. He said that he has been a practicing architect for 25 years with a concentration on existing buildings and historic preservation. With more time his schedule now, Mr. Aquilina seeks to give more back to the community. A committee member asked him how he would consider balancing historic preservation and economic development in Newton. Mr. Aquilina answered that while pro-development himself, there are also historically important properties that must be preserved. He cited his experience with the Belmont Hill School Chapel as an example of his experience balancing these two goals.

Councilor Wright moved approval on item #93-20. The Committee voted 8-0 to approve.

#94-20 **Appointment of Daphne Romanoff to the Upper Falls Historic District Commission**
HER HONOR THE MAYOR appointing Daphne Romanoff, 36 Canterbury Road, Newton, as a member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire on December 24, 2022. (60 days: 04/03/20)

Action: **Zoning and Planning Approved 8-0**

Notes: Ms. Romanoff was invited to the table where she was asked to summarize her resume and explain why she wanted to join the Upper Falls Historic District Commission. She said that her background is in city planning and she renovates houses on a small scale. Ms.

Romanoff said that her method is to avoid teardowns as she enjoys the challenge of modernizing an old house. She said that she wants to serve on the Commission because she served on the Economic Development Commission under Mayor Mann and has wanted to volunteer for a long time.

Councilor Danberg moved approval on item #94-20. The Committee voted 8-0 to approve.

#92-20 **Appointment of Martin Smargiasi to the Auburndale Historic Commission**
HER HONOR THE MAYOR appointing Martin Smargiasi, 20 Fern Street, Auburndale, as an alternate member of the AUBURNDALE HISTORIC DISTRICT COMMISSION for a term to expire on February 28, 2023. (60 days 04/03/20)

Action: **Zoning and Planning Approved 8-0**

Notes: Mr. Smargiasi was appointed to the Community Preservation Committee in the previous term and seeks to change his membership on the Auburndale Historic Commission from full status to alternate.

Councilor Krintzman moved approval on item #92-20. The Committee voted 8-0 to approve.

#95-20 **Reappointment of Chris Steele to the Planning and Development Board**
HER HONOR THE MAYOR reappointing Chris Steele, 254 Elliot Street, Apt. 1, Newton Upper Falls, as a member of the PLANNING AND DEVELOPMENT BOARD for a term to expire on February 1, 2025. (60 days: 04/03/20)

Action: **Zoning and Planning Approved 8-0**

Notes: Councilor Danberg moved approval on item #95-20. The Committee voted 8-0 to approve.

#96-20 **Reappointment of Dan Brody to the Community Preservation Committee**
HER HONOR THE MAYOR appointing Dan Brody, 15 Brewster Road, Newton Highlands, as a member of the COMMUNITY PRESERVATION COMMITTEE for a term to expire on February 1, 2023. (60 days: 04/03/20)

Action: **Zoning and Planning Approved 8-0**

Notes: Councilor Danberg moved approval on item #96-20. The Committee voted 8-0 to approve.

#88-20 **Discussion and review relative to the draft Zoning Ordinance**
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

Action: **Zoning and Planning Held 8-0**

Notes: Chair Crossley introduced the item. After hearing concerns about whether and to what degree the new code would be context-based or some hybrid employing other zoning tools,

she said it matters less what we call the code, but more that we first agree on the problems we need to solve/ issues we need to address, and that we then employ the correct tools to get the job done. With that, she said the focus of this meeting would be to discuss issues relevant to each section of the code, in a discussion led by the planning department, and that overall process and timeline can be discussed at a future meeting.

Barney Heath, Director of Planning, Jennifer Caira, Deputy Director of Planning, and Gabriel Holbrow, Community Planner/Engagement Specialist addressed the Committee on this item. They planned on giving an interactive presentation which would allow the Committee to add the issues they wanted to see addressed for each of the 12 Articles. This presentation including the Committee additions in attached to this report. Before Planning presented, Councilor Baker distributed a memo to the Committee. His memo asked several clarifying questions such as balancing zoning redesign with other Committee business. The then-most recent list of unscheduled Zoning and Planning items he provided is also attached to his memo.

Prior to beginning the presentation, Committee members and Councilors attending discussed how to proceed.

Concern that the Law Department recommended (in the memo) waiting until the end of the term for a full council vote on the entire ordinance.

That the Committee does not get too bogged down with Zoning Redesign so that other business will not receive the proper attention.

The Chair reminded that the intention is to devote half of each regular meeting to the Zoning Redesign, and half to a range of other discreet subjects, such as revising the landmarking ordinance, the language of the fifth special permit criterion, and other climate related ordinances.

One Councilor felt the Committee should focus on incremental changes to the existing zoning code rather than replacing the entire code and starting over with a new one.

Others felt that Individual items should not be taken out of context and addressed erroneously as many of the issues are interconnected, and that the Committee should concentrate its time for the evening talking about the issues of zoning redesign and save deliberations on process for another date.

The existing zoning code is filled with split items, redundancies, and conflicting information making it inaccessible to the average person. Simply amending this code is not possible.

Some worried that the timeline suggested in the Planning Department memo is too long-taking us to the end of the term, noting that zoning redesign was put off in the previous term due to the Washington Street Vision Plan. Concern was expressed that actions must be taken soon as demolitions cannot be undone.

Mr. Holbrow then began the Planning presentation. He said that the Zoning and Planning Committee will be the main forum for discussion as the draft zoning redesign ordinance is reviewed in smaller, more manageable pieces. There will be constant community engagement with a vote on the complete Ordinance in line with a plan to adopt by December 2021. Once the Committee decides what issues will be addressed by each Article, there will be a separate meeting for each one.

Ms. Caira continued the presentation and focused on how prioritization would work. She said that the plan would be to build from the Zoning Reform Group's 11 themes. The Process will also identify and address issues to be resolved in each Article. Article 3 was proposed as a starting point due to the number of Zoning Reform principles and pressing issues, such as tear downs, it has the potential to address. The presentation would be interactive and allow Councilors to submit their suggestions for each Article. The key issues identified for each Article are as follows.

Article 2-General Standards: Clarify how setbacks, height, etc. are measured; Address any "loopholes" in height measurement that incentivize manipulating the grade of the site and that lead to excess bulk; Retaining walls; Define impervious; Define lot; How count attic space; What is driving teardowns; Defining half-stories; Defining basements; Easy to understand and enforce; Long narrow lots; Elevator penthouse as third floor (Austin Street); Exemptions to setbacks, encroachments into setbacks.

Article 3-Residence Districts: Tear downs; Single family attached; Garages; Impervious area; Detached garage locations; Long narrow lots, oddly shaped lots; Residential special permits – what needs; Flexibility of building size; Shadowing (related to height); Buildable lot size (new possibilities for subdivision); Bee friendly; Availability of starter homes; Economic diversity; Require visible house numbers; Protect public way for people: driveways, curb cuts; Rear-lot subdivisions; Setback requirements; Different building outcomes on different size/shape lots; Change of street character from two-family to multi-family; What is the "context"?; Protecting the streetscape: consistency of street-facing part of buildings; Policy decision: what is the context we want to create (house sizes, housing diversity, locations for density)?; Cluster housing / Courtyard housing.

Article 4-Village Districts: Incentivize mixed use buildings; Regulate building form –length of façade, location of parking, transparency; Variation of front setback; Shop sizes/width (small size for small business; Incorporate old with new; Materials, texture –variation to distinguish shops; Incentives for historic preservation; Fenestration: no blank walls, effect on street experience; Allow increased size / other reuse of historic buildings; Signage/wayfinding, building numbers visible, legibility of the streetscape; Building height, variation of height; Roof type requirements; How use roofs: solar, green roofs, roof decks, restaurant seating; Mechanical equipment ductwork, visibility/screening.

The Committee adjourned at 9:33pm.

Respectfully Submitted,

Deborah J. Crossley, Chair



Memorandum

To: Councilor Deborah Crossley, Chair, Zoning and Planning Committee
From: Councilor Lisle Baker
Subject: #88-20: Director of Planning requesting review, discussion and direction relative to the Draft zoning ordinance
Date: February 10, 2020
Cc: City Council, (and those named on the Planning Department memo dated February 7, 2020)

I have read the helpful February 7, 2020, Planning Department memorandum setting out a proposed framework for amending Newton's zoning ordinances. At the conclusion of the memorandum, there is a request for feedback on the prioritization and timeline from the ZAP Committee. Because the Committee response will set the agenda for much of our future work, it I thought it best to put my preliminary comments in writing, reserving the opportunity to adjust or supplement them at the Committee discussion.

First, regardless of what we decide to review and when, the protocols that the Department recommended about having materials well in advance and working through them will be helpful. Second, the memo evidences a thoughtful attempt to shape a review process with a proposed calendar, a useful idea. Third, the Chair anticipates, as I understand it, dividing ZAP meetings between the rezoning items and other matters that are still time sensitive, such as how our enforcement is going on Short-term Rentals, as the answers may have implications for the upcoming budget discussions beginning in April. This too is a worthwhile plan.

At the same time, while the Director's docket item requests review, discussion and direction, it appears also to ask for the Zoning and Planning Committee to ratify the proposal the memorandum makes in response. For the reasons set out below, I am not yet prepared to do so. I also would like to propose an alternative way to proceed.

While this February 7 memorandum regarding #88-20 is an important beginning, it seems to presume agreement on the need for this comprehensive review culminating in a wholesale change to our ordinances. I, and perhaps others, am not yet persuaded that this is the wisest use of our time. Here are some questions or comments which may frame possible discussion before the Committee tonight, as I assume the process that we are to follow is one for the Committee, with the advice of our colleagues on the Council, to decide.

1. The Planning Department proposal is that we should start by reviewing the components of the revised ordinance with the ultimate decision postponed until after the next Council election. Even without taking account of other Council work, like the budget, or the summer schedule, this is a challenging schedule to meet.

2. Should we not take those aspects of our zoning which we already have heard are most problematic and spend time on them with sufficient background research? For example, we have had years of demolition since the last time the Council considered a measure to respond to them. What are the characteristics of the properties demolished and the replacement structures? Without knowing that pattern, how can we responsibly consider a remedy?

3. Two years ago, we were told we had to hire a planning consultant at great expense in order to get ahead of development pressures in the Washington Street corridor. Now, having enacted a Plan at the end of the last term, we are told that we should now defer any action on changing our zoning for at almost two years.

What happens to those properties in the Washington Street corridor in the meantime and what will be built in their place without an updated zoning ordinance?

5. Any proposed revisions in our ordinance should be compared side by side with the current ordinance to understand the impact of the change. Otherwise, how can we assess whether and how some modification of our existing ordinance would not be a simpler and better remedy than awaiting a wholesale revision?

6. While the work of the Zoning Reform Working Group is helpful, it was prepared some time ago and never adopted by the Council. It should not be the only template for how we schedule or evaluate success in our rezoning.

With those comments in mind, here is what I propose that we undertake as an alternative course of action going forward.

A. The Zoning and Planning Committee might begin with some specific problems we agree are worthy of early attention and see how the current ordinance, or the proposed ordinance, would respond to them. This process would help determine if an adjustment in the current ordinance may be a worthwhile interim measure. Here are some candidate issues I have heard from constituents or colleagues:

1. Demolition of existing smaller homes to make way for larger structures. Would an adjustment in the FAR or other dimensional controls, or new dimensional controls, be a useful way to respond without a wholesale revision in our ordinance? Having past data of demolitions and their replacements would be very helpful crafting or revising the ordinance.

2. Attached dwellings.

3. Performance standards for storm-water runoff on to public streets and neighboring properties, either through the surface or through underground means.

4. Zoning modifications to respond to the Washington Street Plan as a test case for some of the ideas proposed in the new zoning for the commercial areas of the City.

B. While we make progress on these issues, I recommend we continue exploration of the resources available for ensuring compliance with our existing ordinances.

C. In the meantime, we have a number of items docketed before the Committee which may require more immediate attention – such as our Landmark Ordinance - before we get into budget discussions, traditionally beginning after Patriot's Day. Other items may be deferred until later, a scheduling choice which I hope we might discuss in Committee. This would include the ordinance regulating how attached garages appear on street frontage, for example, long deferred. There may be other issues left over from the 2017 recodification of our zoning ordinances to take care of, too.

Because we have spent so much time and money on zoning, I suggest this approach would likely give us something to show for our work before undertaking a wholesale revision in our zoning ordinances, which we found last term was too much to digest with all the other work before the Council and the Committee.

I hope that this memorandum is responsive to the February 7 memorandum's request for feedback, and I look forward to the discussion this evening. Thank you.

Unscheduled Items: Zoning & Planning**Updated 2/06/2020****From January 6, 2020 Docket:**

- #29-20** **Review and possible amendment of Demolition Delay and Landmark Ordinances**
COUNCILORS KELLEY, ALBRIGHT, AUCHINCLOSS, CROSSLEY, GREENBERG, KALIS, KRINTZMAN, LEARY, LIPOF, MARKIEWICZ, BOWMAN, HUMPHREY, RYAN AND NORTON requesting a review and, if appropriate, an update of Chapter 22, Sections 22-50 to 22-76 that relate to demolition delays, historic designation, and landmarking.
- #30-20** **Ordinance amendment to repeal Zoning Ordinance 3.4.4 Garages**
COUNCILOR ALBRIGHT requesting amendment to Chapter 30 of Newton's Zoning Ordinance, section 3.4.4 on garages (delayed implementation until July 1). This ordinance has been delayed five times.
- #32-20** **Zoning amendment to require solar system installation**
COUNCILORS ALBRIGHT, CROSSLEY, KRINTZMAN, NORTON, DOWNS, DANBERG, LIPOF, NOEL, LEARY, MARKIEWICZ AND KELLEY requesting an amendment to Chapter 30, Newton Zoning Ordinance, to require solar system installation in certain new construction projects greater than 10,000 square feet.
- #33-20** **Ordinance amendment to extend the jurisdiction of the Historic District Comm**
RECODIFICATION COMMITTEE proposing an ordinance amendment to Chapter 22, Section 40 to extend the jurisdiction of the historic districts to include reflective glazes on storm windows.
- #34-20** **Ordinance amendment to extend the jurisdiction of the Historic District Comm**
RECODIFICATION COMMITTEE proposing an ordinance amendment to Chapter 22, Section 40 to extend the jurisdiction of the historic districts to include terraces, walks, and public sidewalks.
- #35-20** **Requesting amendments to clarify inclusionary zoning fund application process**
COUNCILORS ALBRIGHT AND CROSSLEY requesting discussion of amendments to the Newton Zoning Ordinance, Chapter 30, Section 5.11.10 *Public Funding Limitations*, to clarify the application process including notice to applicants, the review process, and the selection criteria for the award of inclusionary zoning funds to affordable housing projects.
- #36-20** **Review and discussion of potential Zoning Recodification revisions**
COUNCILOR BAKER requesting review and discussion of potential substantive revisions in Newton Zoning considered during the Phase One recodification not already acted upon, but which were deferred to Phase Two. The objective would be to consider which of them might be appropriate for interim Council action while a longer-term rewrite of the Newton Zoning Ordinances is underway.

- #38-20** **Request for discussion relative to single-family attached dwellings**
COUNCILOR LAREDO requesting a review of the zoning requirements for single-family attached dwelling units.
- #39-20** **Request for discussion relative to existing small businesses and new development**
COUNCILORS ALBRIGHT AND KELLEY requesting the Planning Department, along with the Economic Development Commission, research and develop tools including an ordinance or some other means, to ensure that existing small commercial/retail/independent and/or locally-owned businesses can remain in Newton when new development occurs.

Referred to Zoning & Planning and Programs & Services Committees

- #40-20** **Discussion with Department Heads regarding supportive services**
COUNCILORS ALBRIGHT, CROSSLEY, DOWNS, KELLEY, LEARY, GREENBERG AND HUMPHREY requesting a discussion with the Director of Health and Human Services, Director of Senior Services, Commissioner of Parks & Recreation and the Director of Planning and Development regarding what Newton is doing to support economically disadvantaged persons in Newton, including; immigrants, seniors, disabled individuals and families with adult disabled children.

Budget Items:

Referred to Finance and Appropriate Committees

- #8-20** **Submittal of the FY 2021 to FY 2025 Capital Improvement Plan**
HER HONOR THE MAYOR submitting the Fiscal Years 2021 to 2025 Capital Improvement Plan pursuant to section 5-3 of the Newton City Charter.
- #380-19** **Review/Acceptance of the FY 2021 – FY 2025 5-year Financial Forecast**
HER HONOR THE MAYOR submitting the Fiscal Years 2021 to 2025 5-Year Financial Forecast for City Council review/acceptance.

From the January 21, 2020 Docket:

- #72-20** **Request for discussion relative to increasing the number of inclusionary units**
COUNCILORS LAREDO, WRIGHT, NORTON, MARKIEWICZ, LIPOF, MALAKIE, BAKER, KRINTZMAN & KALIS requesting a discussion of what specific measures the City can take to meet the 40B threshold (the state's requirement for number of affordable units), including raising the requirements for the number of affordable units in large developments.

From the February 3, 2020 Docket

- #92-20** **Appointment of Martin Smargiasi to the Auburndale Historic Commission**
HER HONOR THE MAYOR appointing Martin Smargiasi, 20 Fern Street, Auburndale, as an alternate member of the AUBURNDALE HISTORIC DISTRICT COMMISSION for a term to expire on February 28, 2023. (60 days 04/03/20)
scheduled for February 10
- #93-20** **Appointment of Scott Aquilina to the Upper Falls Historic District Commission**
HER HONOR THE MAYOR appointing Scott Aquilina, 1253 Commonwealth Avenue, Newton, as a member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire on June 8, 2021. (60 days: 04/03/20)
scheduled for February 10
- #94-20** **Appointment of Daphne Romanoff to the Upper Falls Historic District Commission**
HER HONOR THE MAYOR appointing Daphne Romanoff, 36 Canterbury Road, Newton, as a member of the NEWTON UPPER FALLS HISTORIC DISTRICT COMMISSION for a term to expire on December 24, 2022. (60 days: 04/03/20)
scheduled for February 10
- #95-20** **Reappointment of Chris Steele to the Planning and Development Board**
HER HONOR THE MAYOR reappointing Chris Steele, 254 Elliot Street, Apt. 1, Newton Upper Falls, as a member of the PLANNING AND DEVELOPMENT BOARD for a term to expire on February 1, 2025. (60 days: 04/03/20)
scheduled for February 10
- #96-20** **Reappointment of Dan Brody to the Community Preservation Committee**
HER HONOR THE MAYOR appointing Dan Brody, 15 Brewster Road, Newton Highlands, as a member of the COMMUNITY PRESERVATION COMMITTEE for a term to expire on February 1, 2023. (60 days: 04/03/20)
scheduled for February 10
- #97-20** **Request for discussion with ISD regarding special permit compliance**
COUNCILORS BAKER, LAREDO, AND LIPOF requesting a discussion with the Commissioner of Inspectional Services about the existing and potential resources

and practices involved in assuring compliance with zoning special permits once issued by the Council.

#98-20 **Request for a discussion with ISD regarding noise ordinance Compliance**
COUNCILORS BAKER, RYAN, AND WRIGHT requesting discussion with Inspectional Services about possible ways of enhancing compliance with the provisions of Newton's noise ordinance which limits construction activity to certain times of day and on Sundays and legal holidays, including possible additional measures to advise contractors and subcontractors of applicable rules to minimize the need for complaint driven enforcement by city staff or police.

#99-20 **Referred to Zoning & Planning and Programs & Services**
Committees

HER HONOR THE MAYOR requesting amendments to the City of Newton Ordinances, Chapters 3, 7, 10, 13, 17, 18, 20, 21, 22 and 30 to rename the Department of Parks & Recreation to the Department of Parks, Recreation and Culture.

Needs public hearing

For a future Docket:

Item on bird zoning guidelines (backup material is collected, awaiting docket form)

Public Hearing Assigned

#31-20 **Amend zoning ordinance special permit criteria related to energy conservation**
COUNCILORS CROSSLEY AND ALBRIGHT seeking a review and possible amendments to Section 7.3.3.C.5 of Chapter 30, Newton Zoning Ordinance, to:
a) further inform the objectives of reducing energy consumption and limiting use of natural resources, and b) consider reducing the threshold for compliance to apply the requirement to buildings 10,000 sq. ft. and larger.
Zoning and Planning Held 1/27/20-Public Hearing to be set for 02/24/20*
***Public Hearing will only cover part A**

Approved by Committee-Awaiting Council Order:

Postponed until March 2

Referred to Zoning & Planning Committee**#37-20**

Amend ordinances by creating a temporary suspension on landmark designation COUNCILORS ALBRIGHT, AUCHINCLOSS, CROSSLEY, DOWNS, KELLEY, LIPOF, GREENBERG, KRINTZMAN, NOEL, LEARY, AND DANBERG proposing an amendment to Chapter 22 of the Revised Ordinances of the City of Newton, 2017 to temporarily suspend nominations made by the Historical Commission and the City Council for landmark designations of any land, buildings and structures in the City of Newton in order to allow the City adequate time to review the landmark ordinance and consider what revisions are appropriate. The temporary suspension will prevent and suspend the processing, and approval of any property currently under consideration for landmark designation and will temporarily suspend future landmark designations made by the Historical Commission and the City Council. Landmark nominations made by the Mayor, Director of Planning of Development and the Commissioner of Inspectional Services shall not be affected. This temporary suspension shall end no later than December 31, 2020.

Zoning & Planning Held 7-0 on 01/13/2020

Zoning & Planning Approved 5-2 (Councilors Baker and Wright opposed) on 01/27/20

Recurring Agenda Item until further notice:**Referred to Zoning & Planning Committee****#88-20**

Discussion and review relative to the draft Zoning Ordinance
DIRECTOR OF PLANNING requesting review, discussion, and direction relative to the draft Zoning Ordinance.

Zoning and Planning Held 01/27/20

Scheduled 02/10/20

Awaiting NFAT:

Newton Zoning Redesign

ZAP Presentation
02. 10. 20

Agenda

Process

Prioritization

Timeline

Questions & Comments

Process

Adoption by December 2021

- Break up draft Zoning Ordinance into manageable pieces
- ZAP Committee is the main forum for discussion
- Constant community engagement will inform along the way
- Vote on complete Ordinance



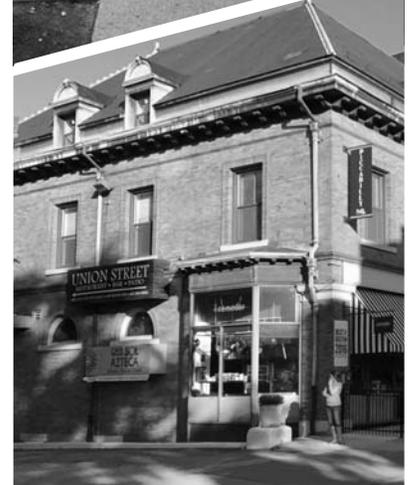
Part I: Overview & Discussion

Overview

- Present the what, why, and how of the Article
- Workplan

Discussion

- Workshop the what, why, and how of the Article
- Compare current Ordinance with proposed Ordinance



Part II: Summary & Editing

Summary

- Update Article based on the outcomes of Part I

Editing

- Line-by-line and wordsmithing where needed
- Ensure the Ordinance reflects outcomes of Part I



Part III: Public Comment at ZAP & Straw Vote

Public Comment

- Hear and incorporate feedback from the Community

Straw Vote

- Straw vote on each Article to memorialize consensus
- City Council vote only on complete Zoning Ordinance



Parallel Community Engagement

- Focus groups
- Community meetings
- Planning & Development Board
- Other City Commissions
- Committee of the Whole

Prioritization

Where to Begin

Article 1: Introduction

Article 2: General Standards

Article 3: Residence Districts

Article 4: Village Districts

Article 5: Public Use & Recreation Districts

Article 6: Single Purpose Districts

Article 7: Overlay & Master Plan Districts

Article 8: Development Standards

Article 9: Use Regulations

Article 10: Non-Conformities

Article 11: Administration

Article 12: Definitions



Themes & Issues

- **Build from Zoning Reform Group's 11 themes**
- **Cross reference with key issues (i.e. teardowns, simpler process for minor alterations)**



Zoning Reform Group Report

#88-20

Themes for Zoning Redesign:

1. **Better organize the Ordinance for ease of use**
2. **Simplify and streamline the permitting and review processes**
3. **Recognize that each village center and commercial corridor is unique**
4. **Encourage mixed-use residential in village centers**
5. **Create “soft transitions” between village centers and residential neighborhoods**

Timeline

Adoption by December 2021

- Article-by-Article
- Review, update, and agree
- One final vote on the complete Zoning Ordinance



2020 Timeline

#88-20

Articles	Mar - 20	Apr - 20	May - 20	Jun - 20	Jul - 20	Aug - 20	Sep - 20	Oct - 20	Nov - 20	Dec - 20
Art. 3 - Residence Districts	█	█	█	█						
Art. 4 - Village Districts				█	█	█	█			
Art. 8 - Development Standards							█	█	█	
Art. 11 - Administration									█	█
Art. 9 - Use Regulations										
Art. 10 - Non-Conformities										
Art. 5 - Public Use & Recreation Districts										
Art. 6 - Single Purpose Districts										
Art. 7 - Overlay & Master Plan Districts										
Art. 2 - General Standards										
Art. 12 - Definitions										
Art. 1 - Introduction										
City Council Vote										

Note: The draft Zoning Map will be discussed within the appropriate Articles

2021 Timeline

#88-20

Articles	Jan - 21	Feb - 21	Mar - 21	Apr - 21	May - 21	Jun - 21	Jul - 21	Aug - 21	Sep - 21	Oct - 21	Nov - 21	Dec - 21
Art. 3 - Residence Districts												
Art. 4 - Village Districts												
Art. 8 - Development Standards												
Art. 11 - Administration	█	█										
Art. 9 - Use Regulations		█	█	█								
Art. 10 - Non-Conformities				█	█	█						
Art. 5 - Public Use & Recreation Districts						█	█					
Art. 6 - Single Purpose Districts							█	█				
Art. 7 - Overlay & Master Plan Districts								█	█			
Art. 2 - General Standards										█	█	
Art. 12 - Definitions											█	
Art. 1 - Introduction											█	
City Council Vote												█

Note: The draft Zoning Map will be discussed within the appropriate Articles

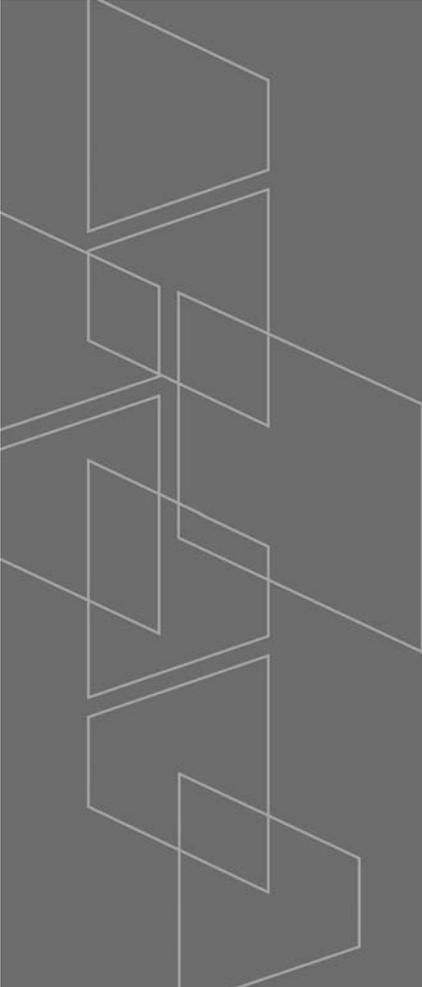
Next Steps

February 24th Meeting -

- Present agreed upon timeline
- Overview of the draft Zoning Ordinance (content)

Homework

- Read October 22, 2018 ZAP Memo
- Review October 2018 draft Zoning Ordinance



Key Issues

Article 2 – General Standards

- Clarify how setbacks, height, etc. are measured
- Address any “loopholes” in height measurement that incentivize manipulating the grade of the site and that lead to excess bulk
- Retaining walls
- Define impervious
- Define lot
- How count attic space
- What is driving teardowns
- Defining half-stories
- Defining basements
- Easy to understand and enforce
- Long narrow lots
- Elevator penthouse as third floor (Austin Street)
- Exemptions to setbacks, encroachments into setbacks

Article 3 – Residence Districts

- Tear downs
- Single family attached
- Garages
- Impervious area
- Detached garage locations
- Long narrow lots, oddly shaped lots
- Residential special permits – what needs
- Flexibility of building size
- Shadowing (related to height)
- Buildable lot size (new possibilities for subdivision)
- Bee friendly
- Availability of starter homes
- Economic diversity
- Require visible house numbers
- Protect public way for people: driveways, curb cuts
- Rear-lot subdivisions
- Setback requirements
- Different building outcomes on different size/shape lots
- Change of street character from two-family to multi-family
- What is the “context”?
- Protecting the streetscape: consistency of street-facing part of buildings
- Policy decision: what is the context we want to create (house sizes, housing diversity, locations for density)?
- Cluster housing / Courtyard housing

Article 4 – Village Districts

- Incentivize mixed use buildings
- Regulate building form – length of façade, location of parking, transparency
- Variation of front setback
- Shop sizes/width (small size for small business)
- Incorporate old with new
- Materials, texture – variation to distinguish shops
- Incentives for historic preservation
- Fenestration: no blank walls, effect on street experience
- Allow increased size / other reuse of historic buildings
- Signage/wayfinding, building numbers visible, legibility of the streetscape
- Building height, variation of height
- Roof type requirements
- How use roofs: solar, green roofs, roof decks, restaurant seating
- Mechanical equipment ductwork, visibility/screening

Article 5 – Public Use & Recreation^{#88-20} Districts

- Clarify uses allowed in PUB and REC districts
- Clarify review process

Article 6 – Single Purpose Districts

- Create zoning better tailored to places like Wells Ave and Chestnut Hill Route 9
- Update manufacturing districts to reflect current trends

Article 7 – Overlay & Master Plan^{#88-20} Districts

- Create a process for future overlay districts where appropriate

Article 8 – Development Standards

- Update parking regulations
- Provide more detailed bicycle parking requirements
- Create TDM requirements
- Update sign regs

Article 9 – Use Regulations

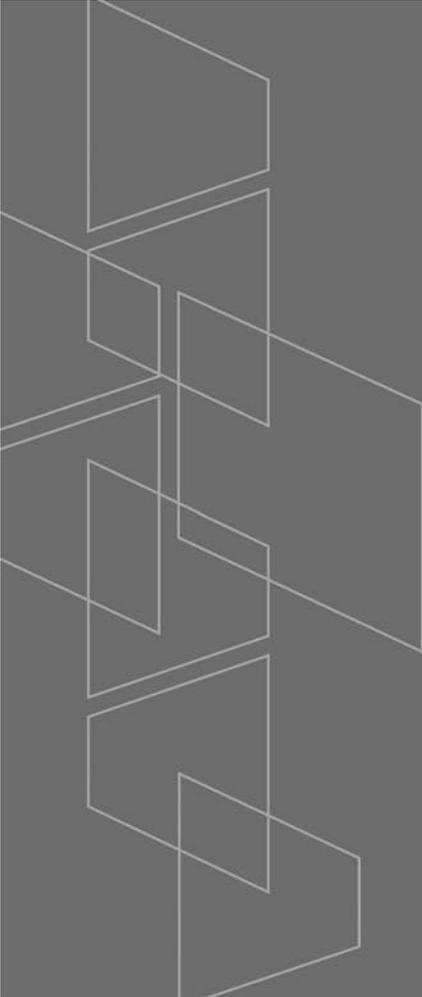
- Address uses by category rather than very specific individual uses

Article 10 – Non-Conformities

- Clarify extent non-conformities can be altered

Article 11 – Administration

- Tailor process and criteria to request



Question & Comments