



Ruthanne Fuller
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Barney S. Heath
Director

MEMORANDUM

DATE: February 23, 2018

TO: Councilor Susan Albright, Chairman
Members of the Zoning and Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
James Freas, Deputy Director of Planning
Rachel Blatt, Long Range Planner

RE: **#144-18 Zoning amendment relative to parking facilities**
ALAN SCHLESINGER, on behalf of Northland Development LLC, requesting to amend Newton Zoning Ordinance, Chapter 30, Section 4.4.1 to allow parking facilities, accessory and non-accessory, single and multi-level in the Mixed Use 1 District by special permit.

MEETING: February 26, 2018

CC: Planning Board
Ouida Young, Law Department
Commissioner John Lojek, Inspectional Services Department

Parking facilities, accessory and non-accessory, are generally allowed uses in all the commercial districts of Newton. In reviewing the parking facilities allowed in the MU1, it was discovered that unlike other commercial districts, no parking facilities are currently allowed. This dates back to the old ordinance, pre-2015 reorganization.

Parking facilities are quite common in the MU1 district, which extends along most of Needham Street, and other sections of the ordinance require accessory parking to be built with any use.

The proposal in this docket item is to make accessory and non-accessory parking facilities allowable by Special Permit in the MU1 district.

The Planning Department is supportive of the proposed change.

- The proposed change is consistent with other commercial districts.
- For years, planning reports on the Needham Street corridor and Council actions have encouraged connecting parking resources across properties along the corridor.

The Planning Department would additionally support making accessory parking facilities by right, consistent with other portions of the ordinance and the other districts.

Attachments: Draft redline text amendment as proposed
Draft with Planning Department recommendation

PROPOSED TEXT

| Business, Mixed Use & Manufacturing Districts | BU1 | BU2 | BU3 | BU4 | BU5 | MU1 | MU2 | MU3 | MU4 | M | LM | Definition/ Listed Standard |
|--|-----|-----|-----|-----|-----|-----|-----|-----|------|----|------|-----------------------------------|
| Bank, up to 5,000 square feet | P | P | P | P | -- | SP | P | SP | P | -- | P | Sec. 6.4.4 |
| Bank, over 5,000 square feet | P | P | P | P | -- | SP | SP | SP | P | -- | P | Sec. 6.4.4 |
| Bowling alley | -- | P | -- | -- | -- | -- | -- | -- | -- | -- | P | Sec. 6.4.5 |
| Business incubator | P | P | P | P | -- | P | P | P | -- | P | p | Sec. 6.4.6 |
| Business services | -- | -- | -- | -- | -- | SP | P | -- | -- | -- | -- | Sec. 6.4.7 |
| Car-sharing service, car rental, bike rental, electric car-charging station | P | P | P | P | P | P | P | P | P | -- | P | Sec. 6.4.8 |
| Car wash | -- | -- | -- | -- | -- | -- | -- | -- | -- | SP | -- | Sec. 6.4.9 |
| Drive-in business | SP | SP | SP | SP | -- | -- | -- | -- | -- | -- | SP | Sec. 6.4.11 |
| Dry cleaning or laundry, retail | P | P | P | P | -- | SP | P | P | P | -- | -- | Sec. 6.4.12 |
| Fast food establishment | -- | SP | -- | -- | -- | -- | -- | -- | -- | -- | SP | Sec. 6.4.13 |
| Fuel establishment | -- | SP | -- | -- | -- | SP | SP | -- | -- | SP | SP | Sec. 6.4.14 |
| Funeral home | SP | SP | SP | SP | -- | -- | SP | -- | -- | -- | -- | Sec. 6.4.15 |
| Health club, above or below ground floor | P | P | -- | P | -- | P | P | P | SP | P | P | Sec. 6.4.16 |
| Health club, ground floor | P | P | -- | P | -- | SP | SP | SP | SP | P | P | Sec. 6.4.16 |
| Hotel or lodging establishment | SP | SP | SP | SP | SP | -- | SP | SP | SP | -- | -- | Sec. 6.4.17 |
| Job printing, up to 3,000 square feet (area used for work and storage) | P | P | P | P | -- | -- | P | -- | -- | P | -- | Sec. 6.4.18 |
| Job printing, over 3,000 square feet (area used for work and storage) | SP | SP | SP | SP | -- | -- | SP | -- | -- | P | -- | Sec. 6.4.18 |
| Kennel | -- | -- | -- | -- | -- | -- | -- | -- | -- | P | P | Sec. 6.4.19 |
| Office | P | P | P | P | P | P | P | L | L/SP | P | P | Sec. 6.4.20 |
| Office of a contractor, builder, electrician or plumber or similar enterprises | -- | L | -- | -- | -- | -- | -- | -- | -- | -- | L | Sec. 6.4.21 |
| Open-air business | SP | SP | SP | SP | -- | -- | -- | -- | SP | -- | SP | Sec. 6.4.22 |
| Outdoor storage | -- | SP | -- | -- | -- | -- | -- | -- | -- | -- | -- | Sec. 6.4.23 |
| Parking facility, accessory, single level | P | P | P | P | -- | SP | P | -- | P | P | P/SP | Sec. 6.4.24 |
| Parking facility, non-accessory, single level | SP | SP | SP | SP | -- | SP | SP | -- | SP | SP | SP | Sec. 6.4.24 |
| Parking facility, accessory, multi-level | SP | SP | SP | SP | -- | SP | -- | -- | P | SP | SP | Sec. 6.4.24 |
| Parking facility, non-accessory, multi-level | SP | SP | SP | SP | -- | SP | -- | -- | SP | SP | SP | Sec. 6.4.24 |
| Personal service, up to 5,000 square feet | P | P | P | P | -- | -- | P | P | P | -- | P | Sec. 6.4.25 |
| Personal service, over 5,000 square feet | P | P | P | P | -- | -- | P | SP | SP | -- | P | Sec. 6.4.25 |
| Place of amusement, indoor or outdoor | -- | SP | -- | -- | -- | -- | -- | SP | SP | -- | SP | Sec. 6.4.26 |

P = Allowed by Right L = Allowed Subject to Listed Standards SP = Special Permit by Board of Aldermen Required -- Not Allowed

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PLANNING DEPARTMENT
REVISION

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