



Ruthanne Fuller
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Barney S. Heath
Director

MEMORANDUM

DATE: May 25, 2018

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

FROM: Barney S. Heath, Director of Planning and Development
James Freas, Deputy Director of Planning and Development
Rachel Nadkarni, Long Range Planner

RE: **#201-18 Zoning amendment to limit residential portion of business zone developments**
COUNCILOR GENTILE, MARKIEWICZ, COTE AND NORTON requesting amendments to Chapter 30, Newton Zoning Ordinance, to require that any development in a business zone, limit the residential portion of the project to 50% of the total development.

MEETING DATE: May 29, 2018

CC: Ouida Young, City Solicitor
Planning Board

Each business zone offers a different set of requirements for residential in business zones. In all business zones except the BU5, where no-residential uses are allowed, there are some residential uses that are allowed by-right with standards, and some that are allowed by Special Permit. In locations across the city there are properties in business zones that are 100% residential use, whose future non-conforming status under the proposed would need to be understood.

The Planning Department recommends that the Zoning and Planning Committee first focus its discussion on the issue to be addressed and, from that, what is the appropriate approach. Some important questions to consider:

1. What is the specific issue of concern?
2. What additional data is necessary to guide decision making?
3. How new non-conforming properties would be addressed?
4. Would there be different rules regarding specialty housing types – e.g. lodging houses, assisted living, live/work, etc.?