

# Proposed Purpose Section

## Sec. 1.1. Title

This Ordinance is known as the 'City of Newton Zoning Ordinance' and may also be cited and referred to as 'Newton Zoning Ordinance' and/or NZO.

## Sec. 1.2. Purpose

The provisions of this Chapter are ordained by the City for the purpose of promoting the health, safety, convenience, and welfare of its inhabitants by:

- A. Implementing the Comprehensive Plan of the City of Newton as well as other officially adopted plans and policies.
- B. Coordinating development and redevelopment according to neighborhood, village, and other area plans developed collaboratively with community members.
- C. Equitably balancing the interests of property owners with the interests of the community as a whole.
- D. Protecting and promoting the social, environmental, and economic benefits provided by a walkable development pattern.
- E. Preserving and enhancing the existing character of Newton's traditional walkable villages and neighborhoods, to continue to promote sense of community, respect the existing built form, and honor the historic development pattern inherent to the city.
- F. Permitting redevelopment and infill construction that contributes to and preserves the character of Newton.
- G. Guiding reinvestment in established neighborhoods that builds upon and reinforces their unique characteristics.
- H. Promoting the adaptation and preservation of existing buildings.
- I. Providing a range of housing types, unit sizes, and price points to accommodate the diverse household sizes and life stages of Newton residents at all income levels, paying particular attention to providing housing that is affordable to individuals and families with low and moderate incomes and housing that is accessible for those with disabilities.
- J. Promoting a welcoming community where people of diverse demographics, origins, and income levels will be able to find a home and opportunity for success.
- K. Addressing the public aspects of private development and how building form, placement, and uses contribute to the quality of the public realm.
- L. Promoting arts and culture for community and economic benefit including improving the public realm, enhancing community life, and growing a vibrant creative sector.
- M. Encouraging the use of public transportation, bicycling, and walking.
- N. Decreasing vehicular air and water pollutant emissions, conserving energy resources and reducing ambient noise levels by reducing vehicular trips, total vehicle miles traveled, and traffic congestion within the city.
- O. Reducing the demand for parking facilities and increasing the capacity and efficiency of existing transportation infrastructure.
- P. Assisting in the provision of transportation, water, sewage, schools, parks, open spaces and other public facilities and ensuring these are adequate to serve existing and proposed development.
- Q. Increasing the commercial tax base in support of the fiscal health of the City.
- R. Protecting and promoting a diverse mix of businesses and employment opportunities.
- S. Providing opportunities for businesses to remain in Newton as they develop and grow.
- T. Promoting environmentally sustainable building and site design practices.
- U. Providing clear and consistent procedures for appropriate and effective public involvement in land use and development decisions.
- V. Providing clear regulations and processes that result in predictable, efficient, and coordinated review processes.

# Current Purpose Section

## Sec. 1.2. Purpose of Chapter

The provisions of this Chapter are ordained by the City for the purpose of promoting the health, safety, convenience and welfare of its inhabitants by:

- A. Encouraging the most appropriate use of land, including the consideration of the comprehensive plan adopted by the Planning Board and the City Council;
- B. Preventing overcrowding of land and undue concentration of population;
- C. Conserving the value of land and buildings, including the conserving of natural resources and the preventing of blight and pollution of the environment;
- D. Efficiently using and conserving of natural resources and energy;
- E. Lessening the congestion of traffic;
- F. Assisting in the adequate provision of transportation, water, sewerage, schools, parks, open spaces and other public facilities;
- G. Preserving and increasing the amenities and aesthetic qualities of the City;
- H. Encouraging housing for persons of all income levels;
- I. Reducing hazards from fire and other dangers; and
- J. Providing for adequate light and air.