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Barney S. Heath
Director

MEMORANDUM

DATE: April 3, 2020

TO: Councilor Deborah Crossley, Chair, Zoning & Planning Committee
Members of the Zoning & Planning Committee

FROM: Barney Heath, Director, Department of Planning and Development
Zachery LeMel, Chief of Long Range Planning

RE: **#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.
Other docket items to be taken up within the context of Zoning Redesign include #30-20, #38-20, and #148-20

MEETING: April 13, 2020

CC: City Council
Planning Board
John Lojek, Commissioner of Inspectional Services
Alissa O. Giuliani, City Solicitor
Jonathan Yeo, Chief Operating Officer

At the last ZAP meeting (March 23, 2020) the Planning Department held the first *workshop* on Article 3 – Residence Districts, focusing on Building Types. To frame the discussion staff presented how Building Types, as a tool, can achieve many of the goals of the Zoning Redesign process that began in 2011. Two of the main goals that new code would respond to are:

Contextual Form: Reduce the incidence of out of scale development via teardowns by breaking the link between building size and lot size and replacing it with design focused standards derived from the existing Fabric of Newton’s neighborhoods.

Increase Diversity: Allow for a range of housing types and densities to increase availability in the marketplace for various income levels and household sizes.

Using case studies of recently developed projects, by-right and Special Permit, staff presented each case study in three parts; (a) what existed on the site pre-recent development, (b) what exists currently on the site, and (c) what maximum development could exist under the proposed Zoning Ordinance. Part (b) was further broken down into how what exists on the site today occurred under the current ordinance and if/how it would need to change under the proposed ordinance. Part (c) showed the maximum possible development outcome that fits within the rules and standards of the proposed

ordinance. Though many other layouts and configurations are possible, the case studies always look to present the largest, most value captured, scenarios.

Comparing the Current & Proposed Zoning Ordinances

City staff have created a series of maps and tables, focused on Residence Districts, that compare the current ordinance lots, standards, and building types with the proposed ordinance (Attachment A & B). These materials do not directly compare individual zoning districts (i.e. SR1 to R1) or Building Types (i.e. single-family to House Type A), rather the materials highlight a more general overview. Staff looks forward to going through these tables and maps in more detail at the upcoming ZAP meeting.

Looking Ahead

City staff is preparing additional case studies that look to address questions heard at the previous ZAP meeting and from comments received. In addition, the case studies will further test elements of the proposed ordinance not previously highlighted within Building Types (Sec. 3.2) and Alternative Lot Configurations (Sec. 3.5). This will include:

Townhouse Section (Sec. 3.2.9): Replacing Single-Family Attached

3-Unit Building (Sec. 3.2.8): Additional units can be contextual

Shop House (Sec. 3.2.11): Fenestration requirements create a more inviting facade

Lot Subdivision: Promoting value through smaller homes on smaller lots

Rear Lots (Sec. 3.5.1): Stronger emphasis on form promotes better outcomes than current code

Courtyard Clusters (Sec. 3.5.3): New housing typologies promoting diversity

Finally, staff hopes to share an updated timeline for 2020 derived from the previously shared Zoning Redesign timeline in the February 10, 2020 ZAP memo. This updated timeline will provide additional detail along with clear milestones to achieve adoptions by the end of term in December 2021.

Attachments

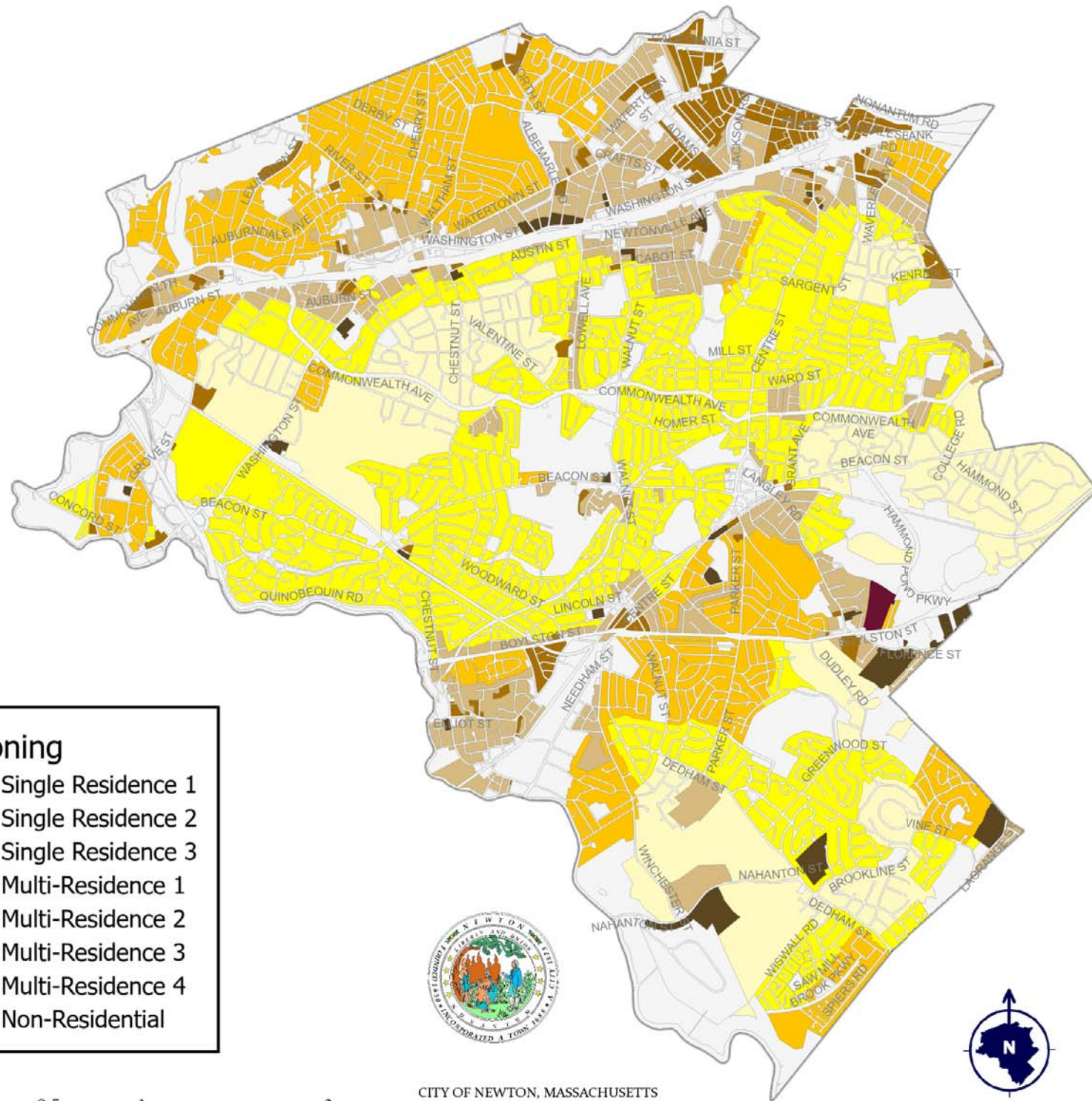
Attachment A Current and Proposed Residence Districts Comparison Maps

Attachment B Current and Proposed Residence Districts Comparison Tables

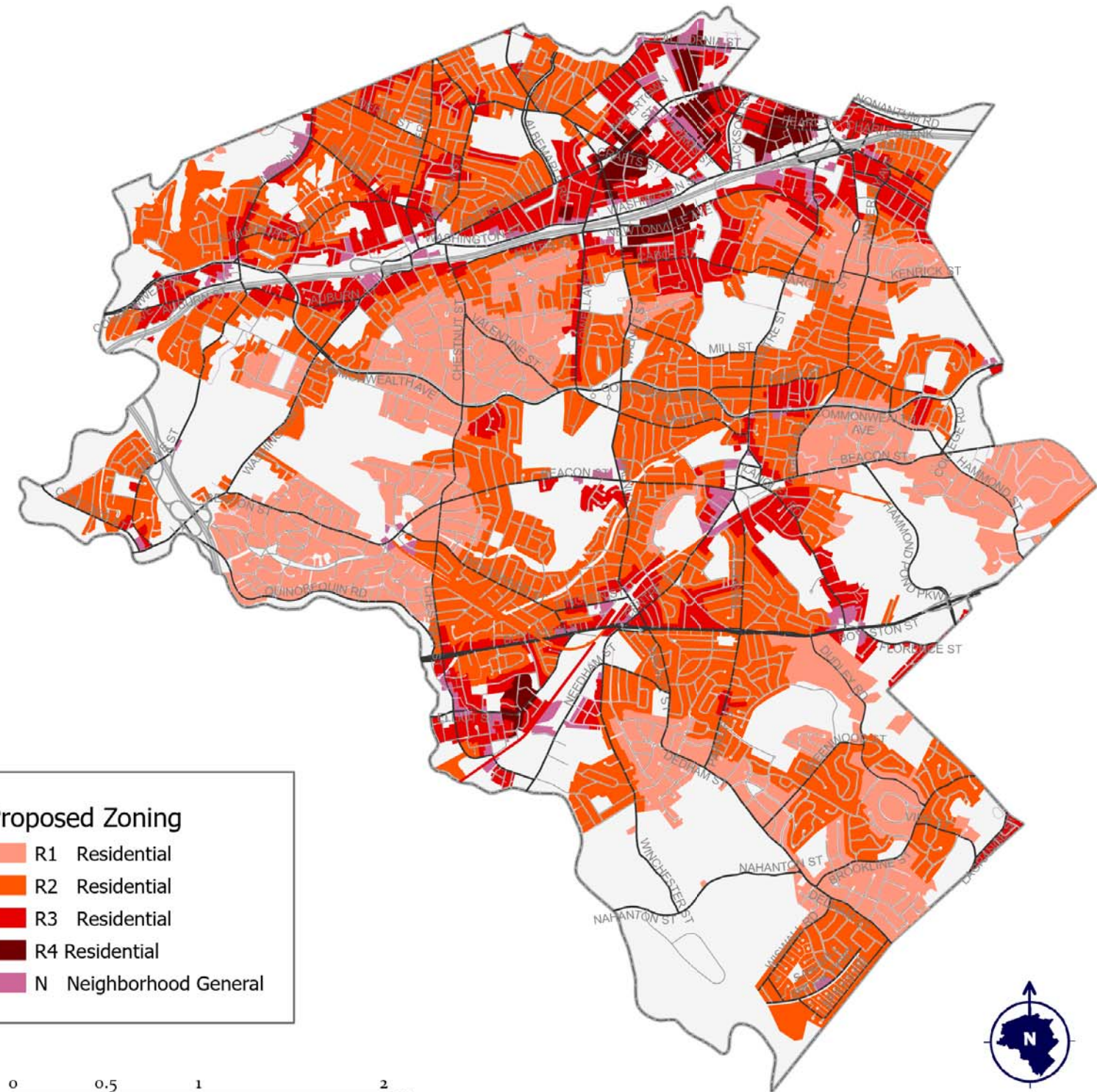
Current and Proposed Zoning Districts

City of Newton, Massachusetts

Current Residential Zoning



Proposed Residential Zoning

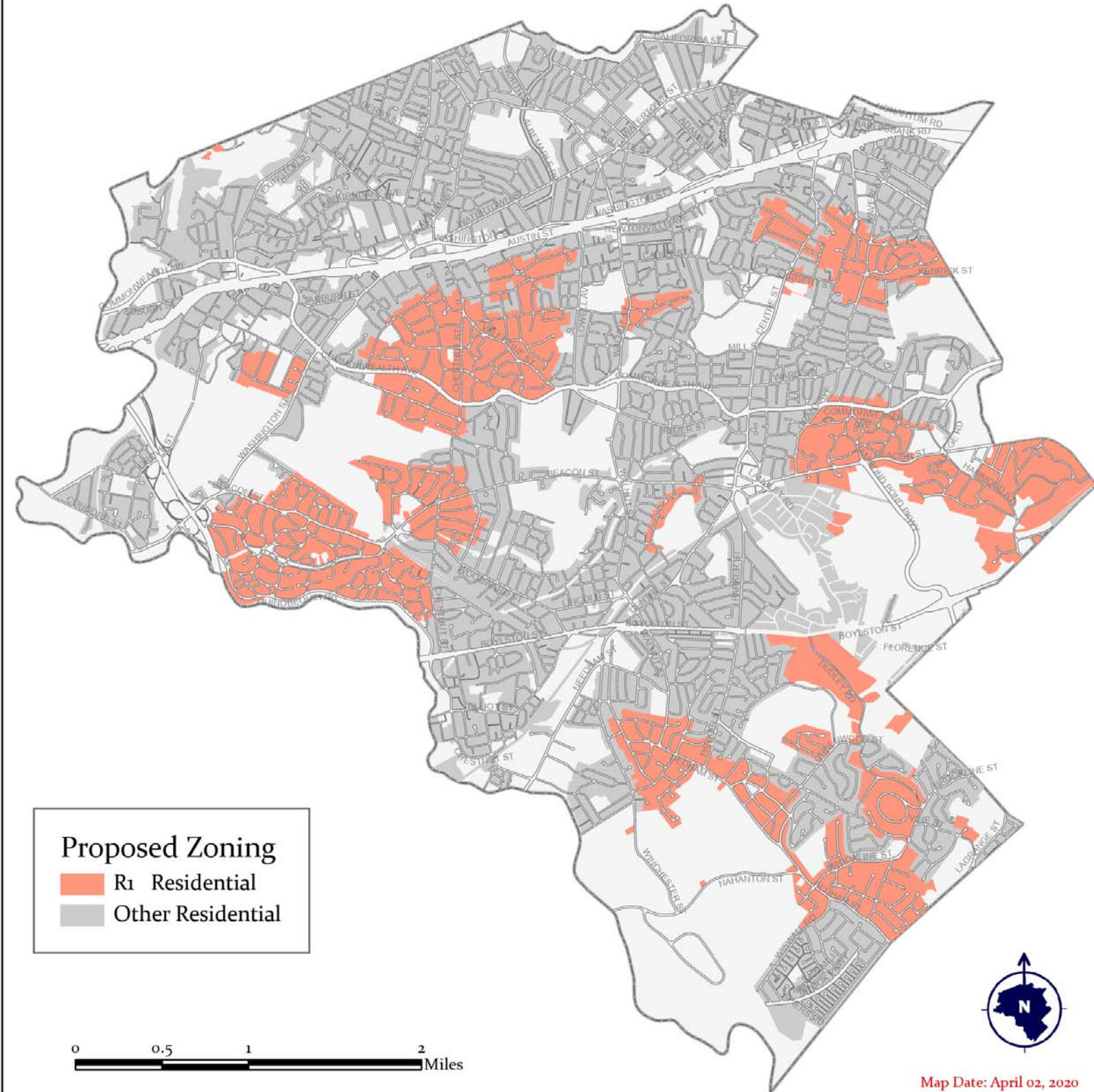
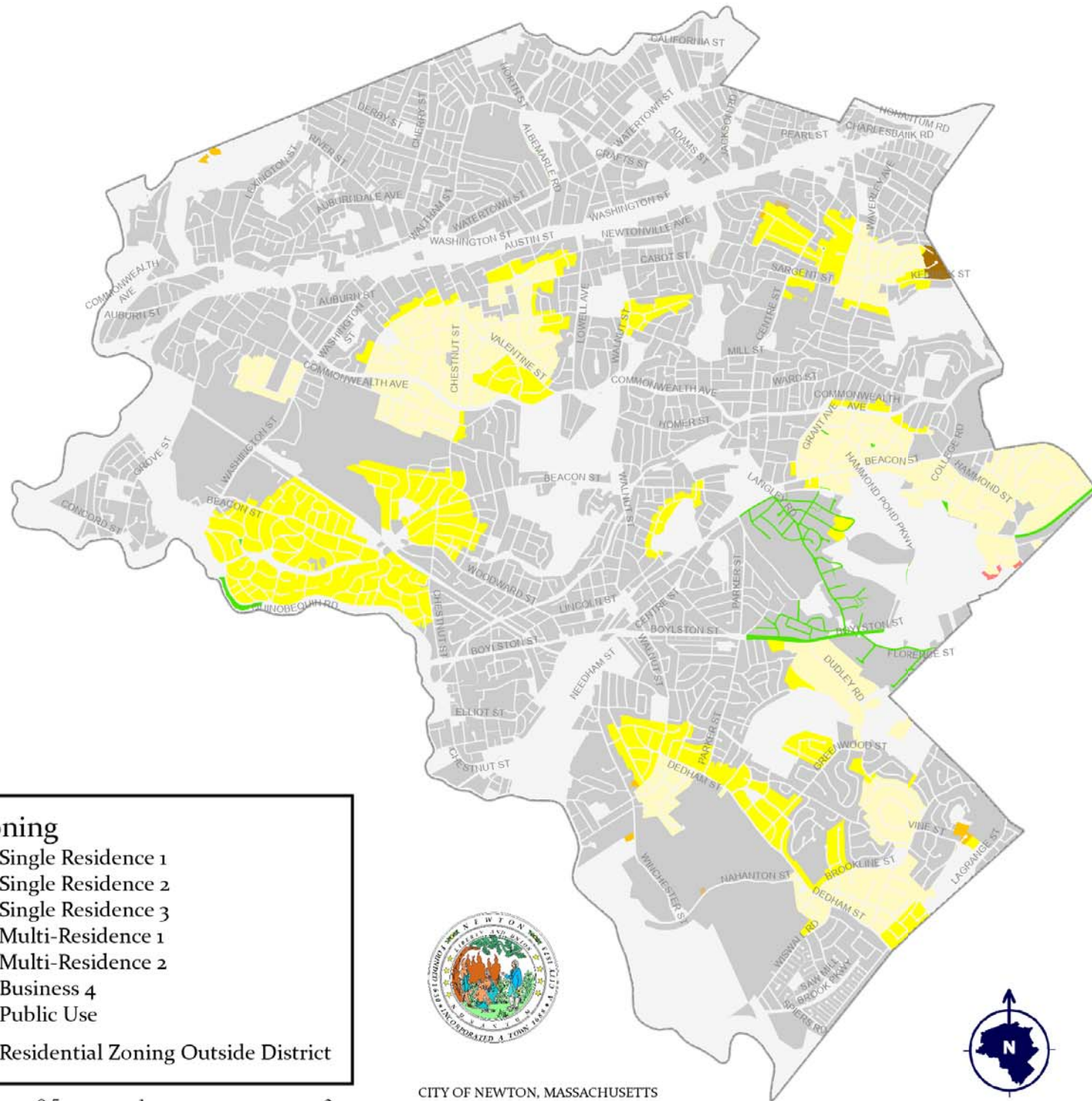


Proposed R1 Zoning District

City of Newton, Massachusetts

Current Zoning in R1 District

Proposed R1 Zoning District

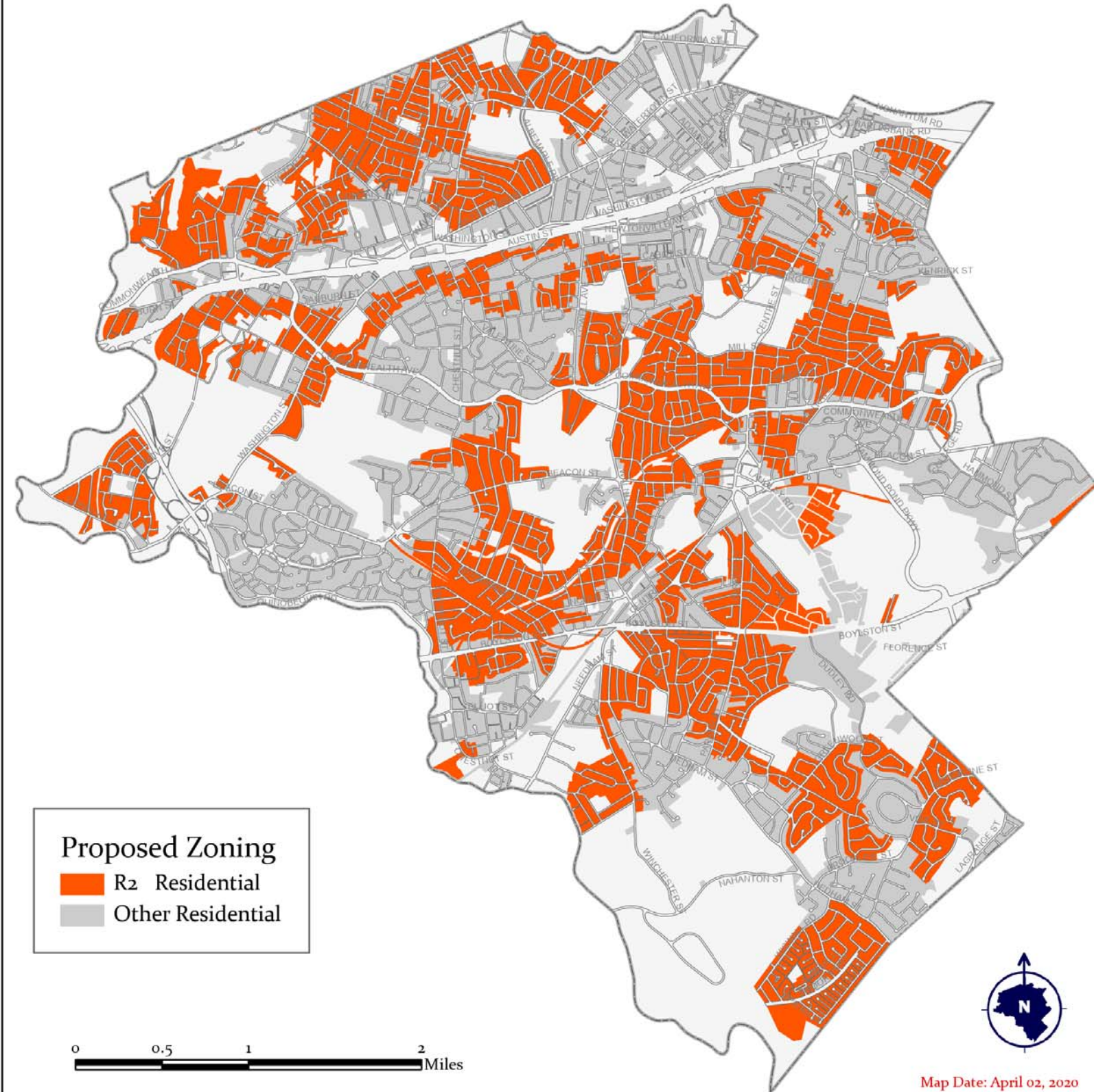
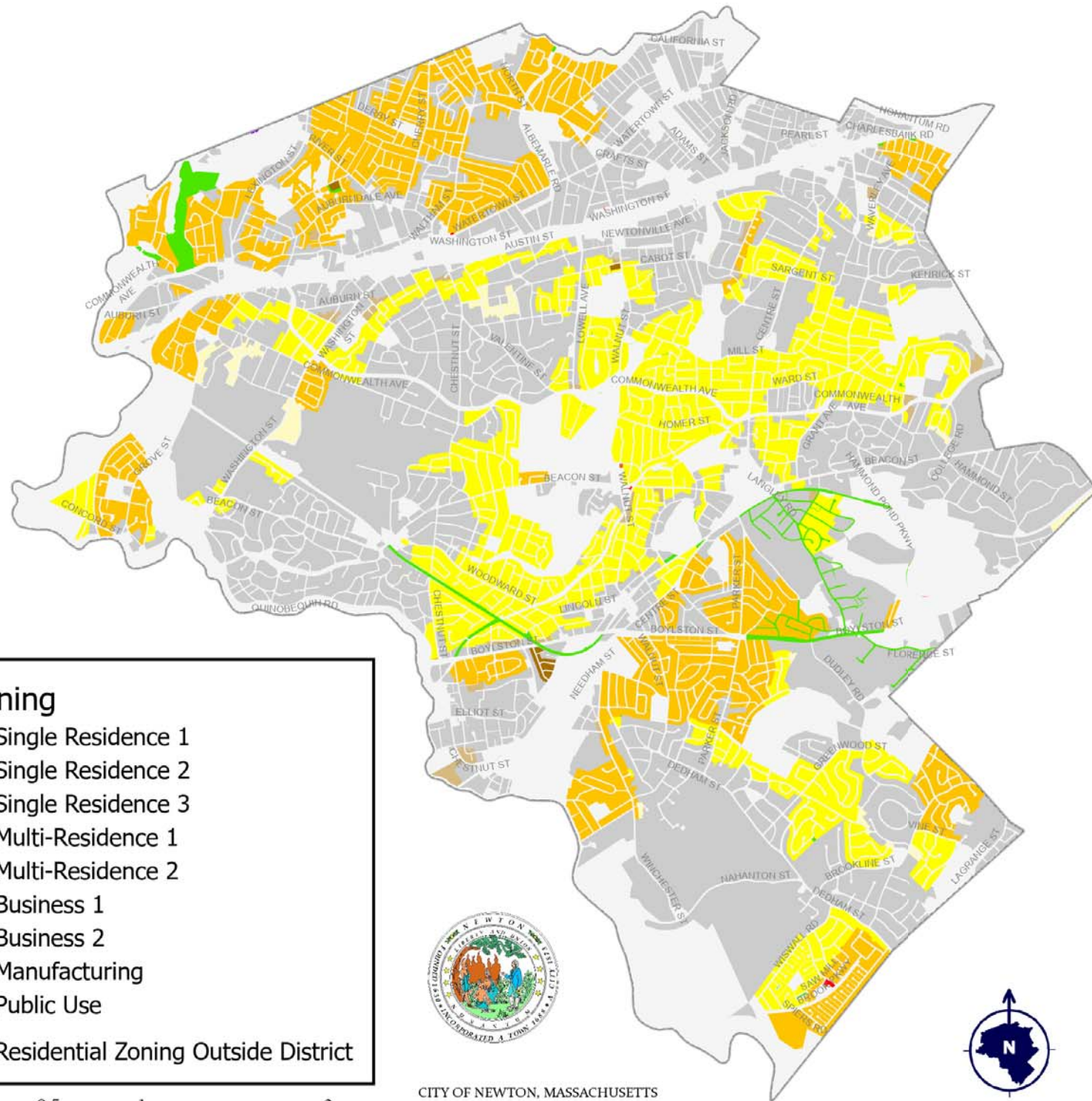


Proposed R2 Zoning District

City of Newton, Massachusetts

Current Zoning in R2 District

Proposed R2 Zoning District



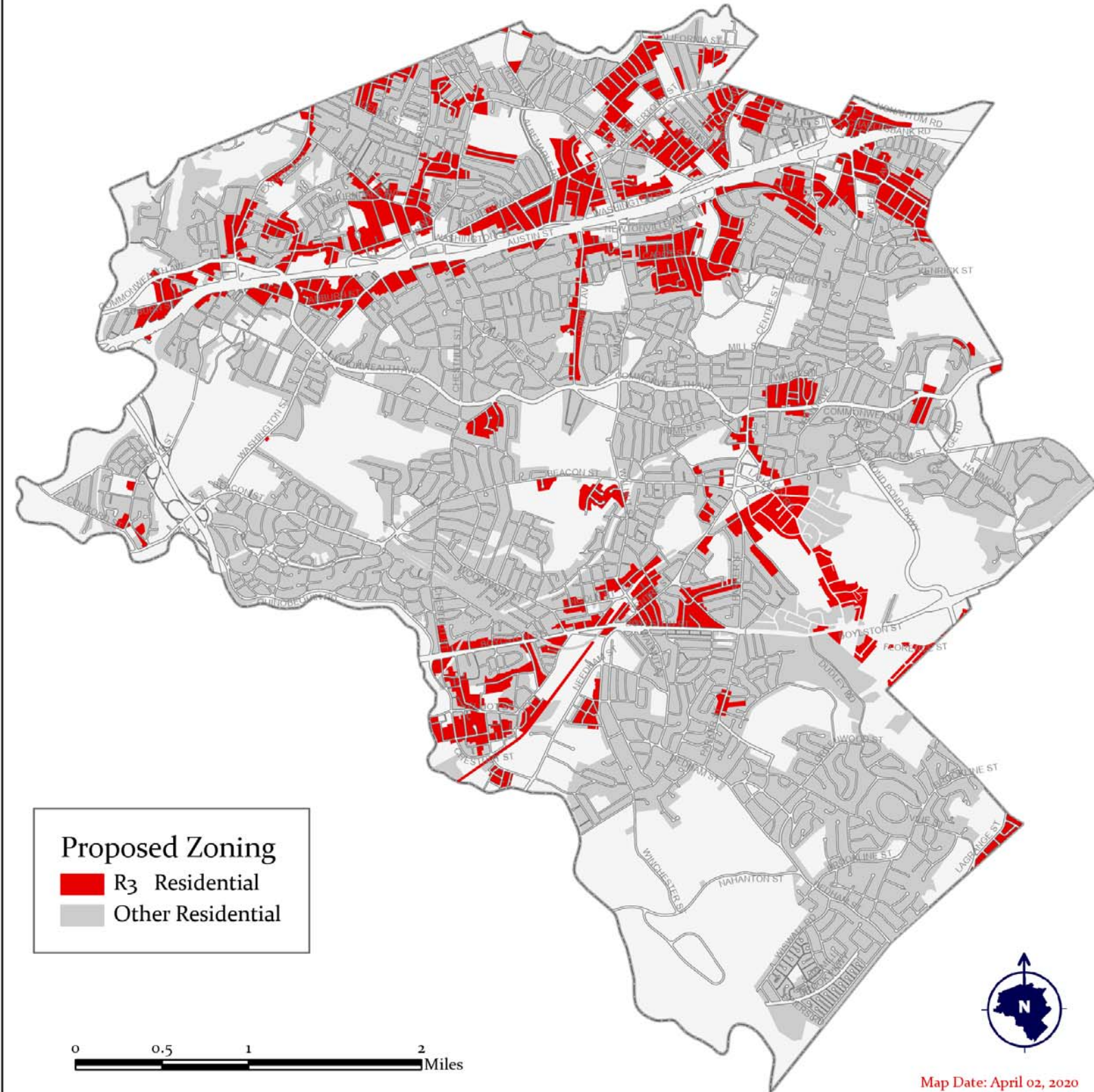
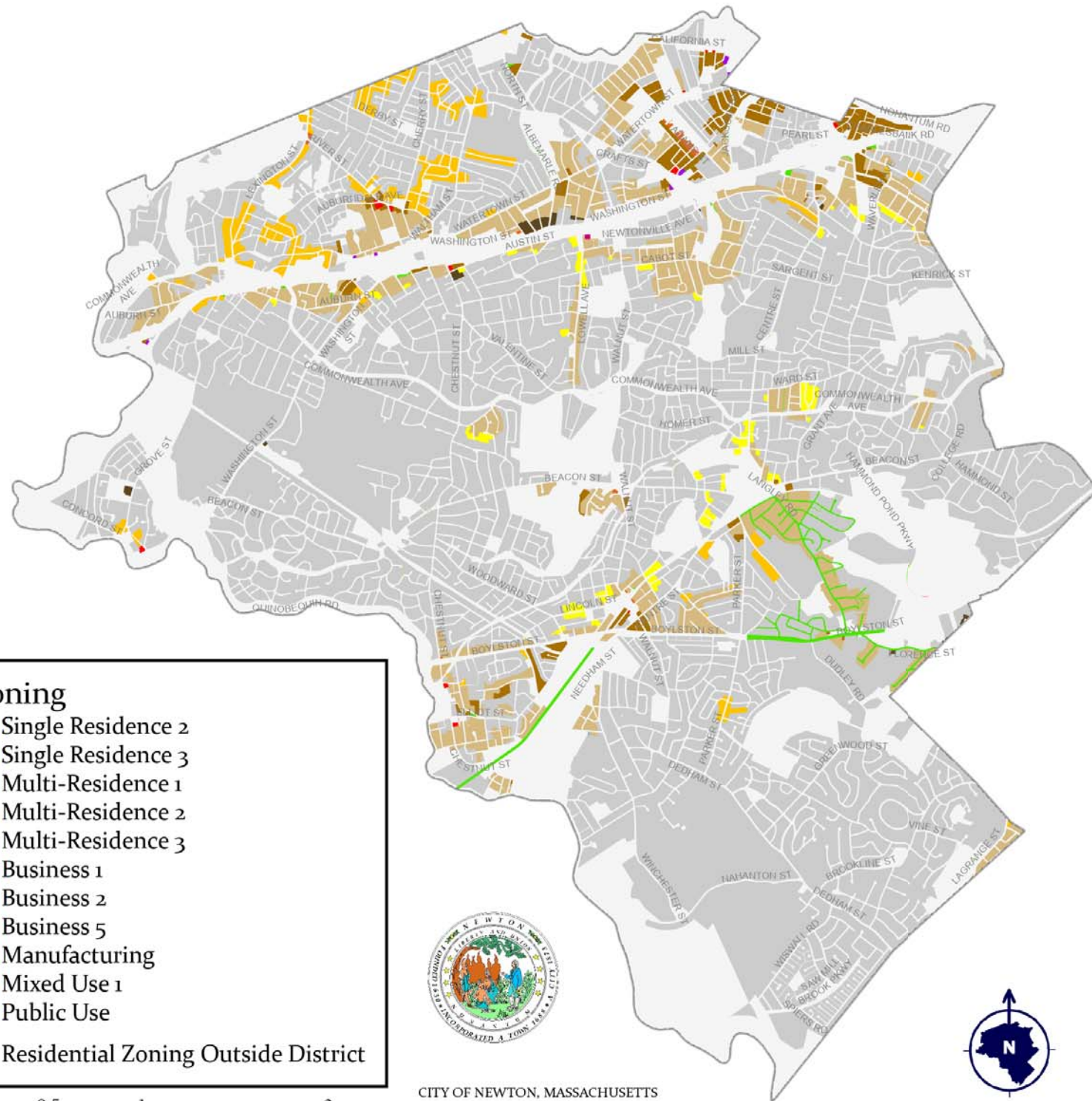
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Proposed R3 Zoning District

City of Newton, Massachusetts

Current Zoning in R3 District

Proposed R3 Zoning District



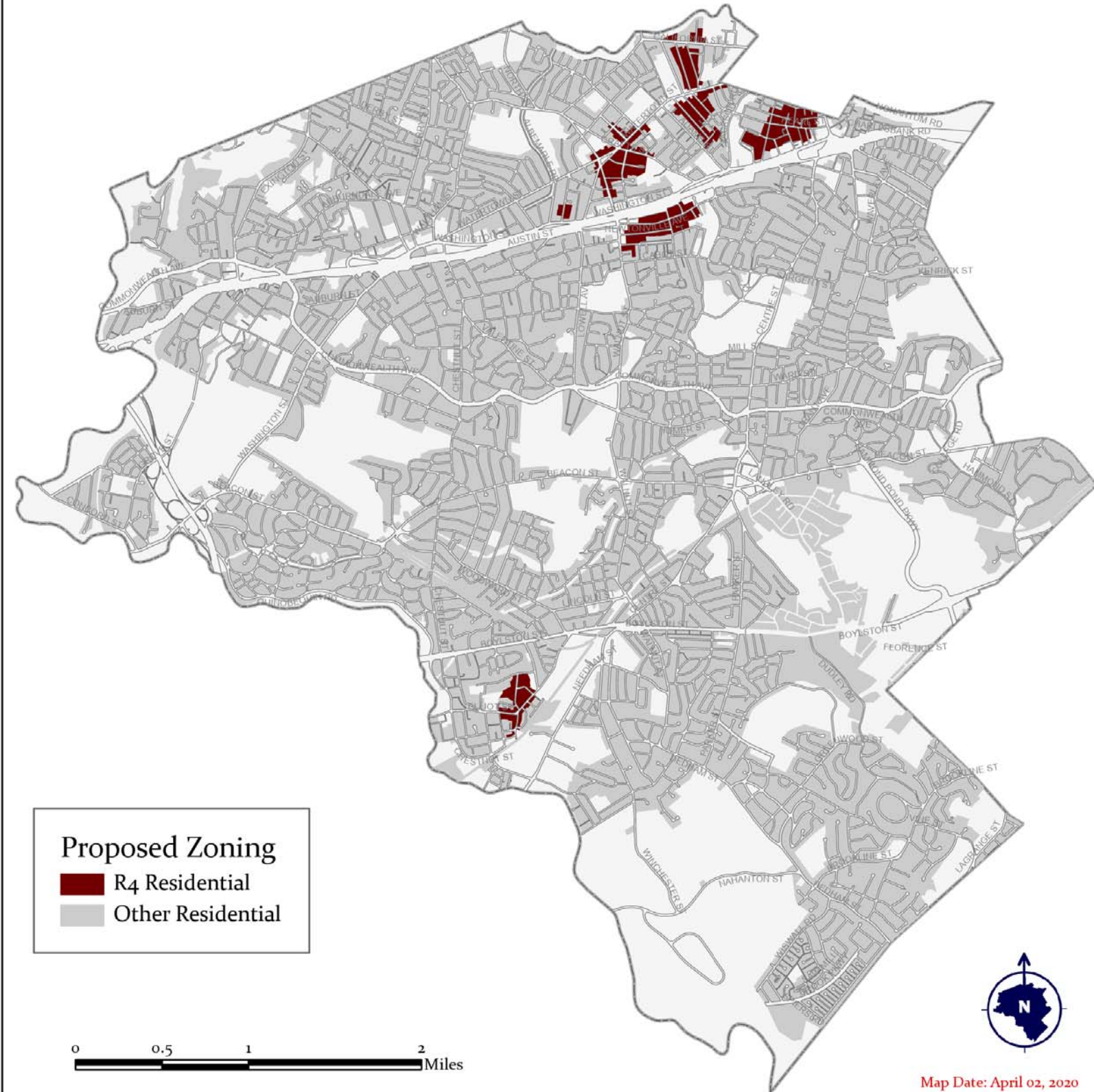
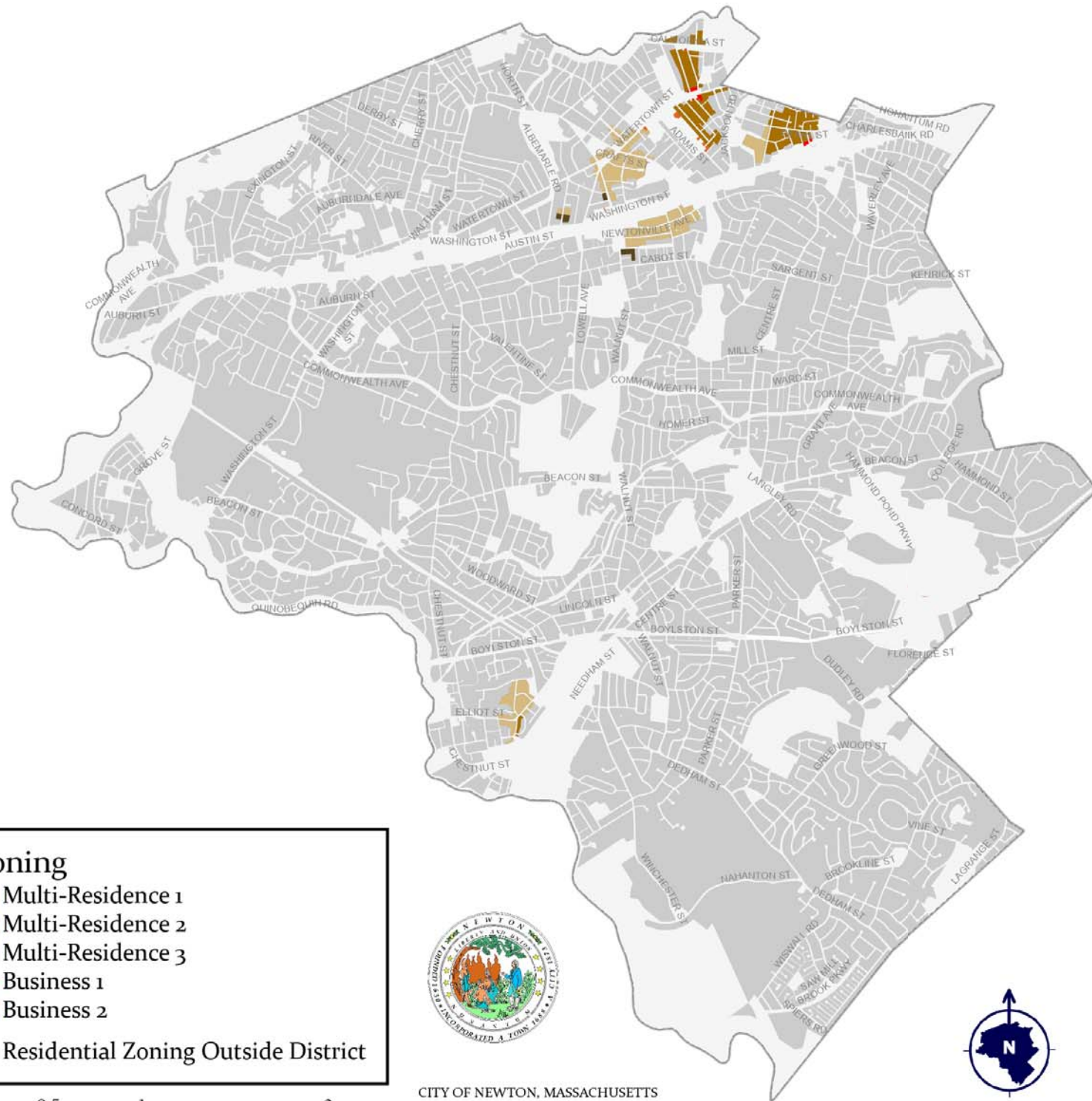
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Proposed R4 Zoning District

City of Newton, Massachusetts

Current Zoning in R4 District

Proposed R4 Zoning District



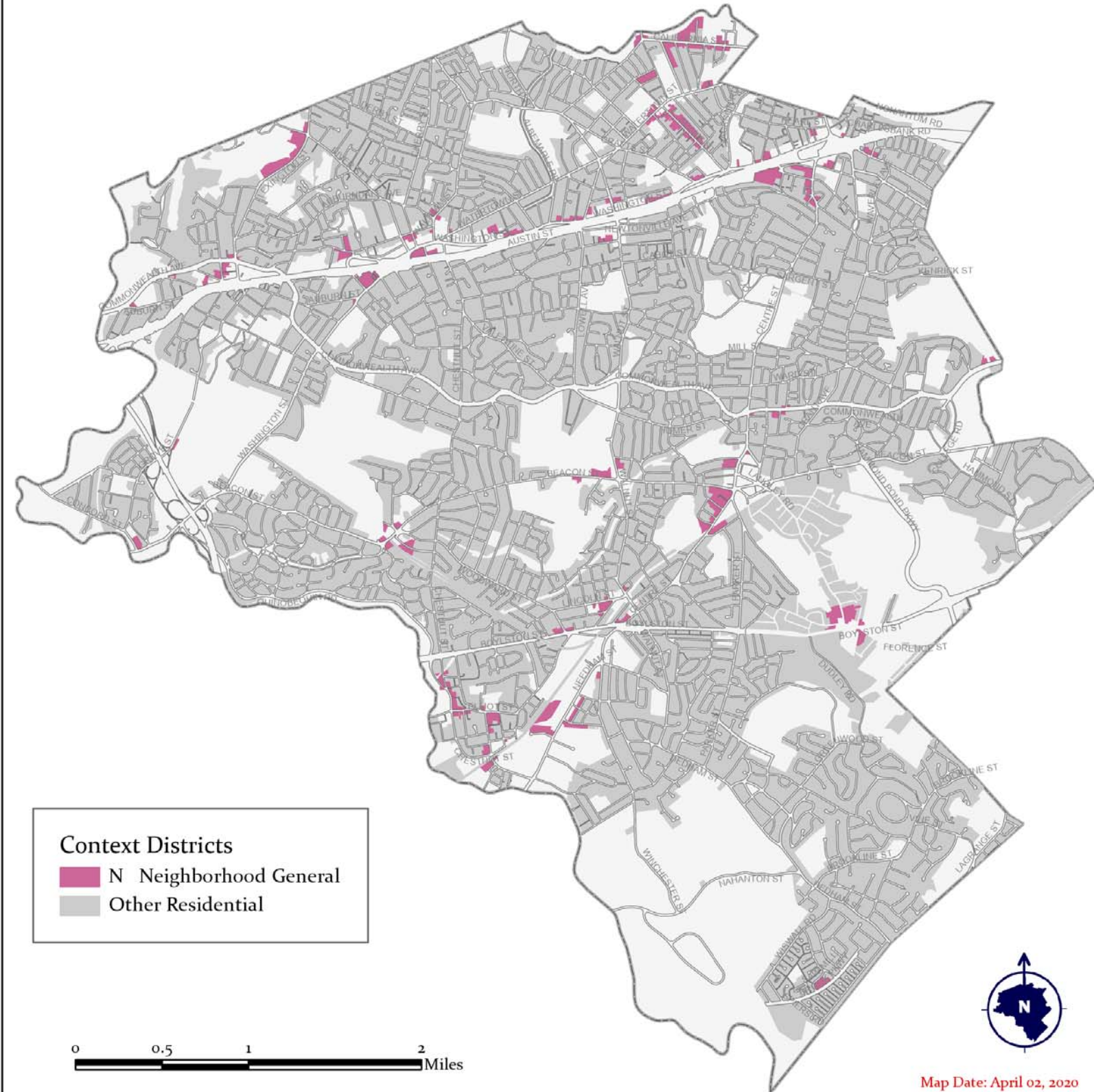
Proposed Neighborhood General Zoning District

City of Newton, Massachusetts

Current Zoning in N District



Proposed N Zoning District



Comparing Residence Districts: Current Ordinance and Proposed Ordinance

Standards - Current Residential Zoning District Standards vs. Proposed Residential District Standards

Lot Standards: minimum lot size, where the building may be placed on the lot, how much of the lot can be covered
 Single Family (all zones)
 Two Family (MR zones, R3, R4, N)

	Current												Proposed					
	SR1		SR2		SR3		MR1		MR2		MR3		MR4	R1	R2	R3	R4	N
	New Lot	Old Lot*	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot	Old Lot	New Lot					
Lot Area (min)**	25,000 sf	15,000 sf	15,000 sf	10,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	7,000 sf	10,000 sf	N/A	N/A	N/A	N/A	N/A
Lot Frontage (min)	140 ft	100 ft	100 ft	80 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	70 ft	80 ft	80 ft	60 ft	50 ft	40 ft	50 ft
Lot Frontage (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	110 ft	100 ft	100 ft	100 ft
Lot Coverage (max)***	15%	20%	20%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	25%	30%	50%	60%	70%
Open Space (min)	70%	65%	65%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	N/A	N/A	N/A	N/A	N/A
Front Setback (min)	40 ft	25 ft	30 ft	25 ft	30 ft	25 ft	30 ft	25 ft	25 ft	25 ft	25 ft	15 ft	15 ft	25 ft	20 ft	10 ft	5 ft	5 ft
Front Setback (max)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	40 ft	35 ft	35 ft	25 ft
Side Setback (min)	20 ft	12.5 ft	15 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	10 ft	7.5 ft	7.5 ft	7.5 ft	10 ft	20 ft	12.5 ft	10 ft	7.5 ft	10 ft
Rear Setback (min)	25 ft	25 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	15 ft	40 ft	30 ft	20 ft	15 ft	20 ft
Frontage Buildout (min)^	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	12 ft/25%	12 ft/25%	12 ft/25%	12 ft/40%

*Old Lot = Lot created before 12/7/1953. New Lot = lot created on or after 12/7/1953

**The proposed ordinance does not have a defined minimum lot size, rather the district and Building Type standards work together to create an effective minimum lot size for each House Type. See Build Out Analysis Deep Dive Tables, dated 2/25/2019, for more information

***Lot Coverage Existing = footprint of all built structures (the expanded definition encompasses open space, making open space superfluous in the proposed ordinance). Lot Coverage Proposed = footprint of all built structures and impervious area:

^Frontage Buildout = the greater of x ft or y% of the frontage

Lots - Current Zoning of Lots that Make Up Proposed Residence Districts

Residence 1 District (R1)*		
Total Lots		3683
Current Zoning	SR1	1570
	SR2	2069
	SR3	10
	MR1	2
	MR2	21
	BU4	2
	PUB	4
	Blank	5

Residence 2 District (R2)*		
Total Lots		12456
Current Zoning	SR1	191
	SR2	5964
	SR3	5995
	MR1	196
	MR2	53
	BU1	7
	BU2	2
	MAN	2
	PUB	23
	Blank	23

Residence 3 District (R3)*		
Total Lots		5363
Current Zoning	SR2	241
	SR3	755
	MR1	3447
	MR2	740
	MR3	60
	MU1	1
	BU1	24
	BU2	52
	BU5	3
	MAN	14
	PUB	15
	Blank	11

Residence 4 District (R4)*		
Total Lots		815
Current Zoning	MR1	351
	MR2	429
	MR3	9
	BU1	14
	BU2	12

Neighborhood General District (N)*		
Total Lots		487
Current Zoning	SR2	38
	SR3	12
	MR1	78
	MR2	104
	MR3	17
	MU1	9
	MU2	8
	BU1	92
	BU2	103
	MAN	19
	PUB	3
Blank	4	

*Proposed Residential Districts

Buildings - Building Size Allowance of Single- & Two-Family Homes in the Current and Proposed Residence Districts

Building Size - Overall size of building
 Single Family/Two Unit

Building Type	Current				Proposed				
	Single Family	Single Family	Single Family	Single Family / Two Family	House A	House B	House C	House D	Two-Unit
Allowed Zone	SR1	SR2	SR3	MR1 - MR3	R1	R1 - N	R1 - N	R1 - R2	R3 - N
FAR	0.26 - 0.46	0.33 - 0.46	0.36 - 0.48	0.38 - 0.58	N/A	N/A	N/A	N/A	N/A
Building Height sloped/flat	36 ft/30 ft	36 ft/30 ft	36 ft/30 ft	36 ft/30 ft	30 ft	30 ft	18 ft	12 ft	36 ft
Stories by-right / Special Permit*	2.5/3	2.5/3	2.5/3	2.5/3	2.5	2.5/3	1.5	1	3
Building Footprint	N/A	N/A	N/A	N/A	2,400 sf	1,400 sf	1,200 sf	3,500 sf	2,000 sf
Building Width (min)	N/A	N/A	N/A	N/A	25 ft	15 ft	12 ft	30 ft	20 ft
Building Width (max)	N/A	N/A	N/A	N/A	100 ft	65 ft	65 ft	120 ft	65 ft
Building Depth (max)	N/A	N/A	N/A	N/A	100 ft	90 ft	80 ft	100 ft	80 ft

*Height/Story measurement definitions found in Section 2.6 of the draft proposed ordinance