



Zoning Redesign - Committee Guidance to Update Article 3

Article 3 – Residence Districts

06.29.20 – ZAP Committee



Presentation Tonight

- ***Topic 1***
Residence Districts
- ***Topic 2***
Building Components
- ***Topic 3***
**Development Review /
Permitting Process**



Topic 1: Residence Districts

Goals

- Increase housing opportunity and diversity, particularly near public transit and village centers



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(ZAP Straw Vote 4/27/2020)

Goals

"Use Less and Green the Rest"

**The City of Newton's Five-Year
Climate Action Plan**

A Living Plan for 2020-2025



*Green Buildings:
Zervas Elementary School*



*Clean vehicles:
City Hall EV charging station*



*Renewable Energy:
Solar array at Rumford Avenue*

- ***Adopt Zoning Ordinances that encourage additional, appropriate, low-carbon housing near public transportation***

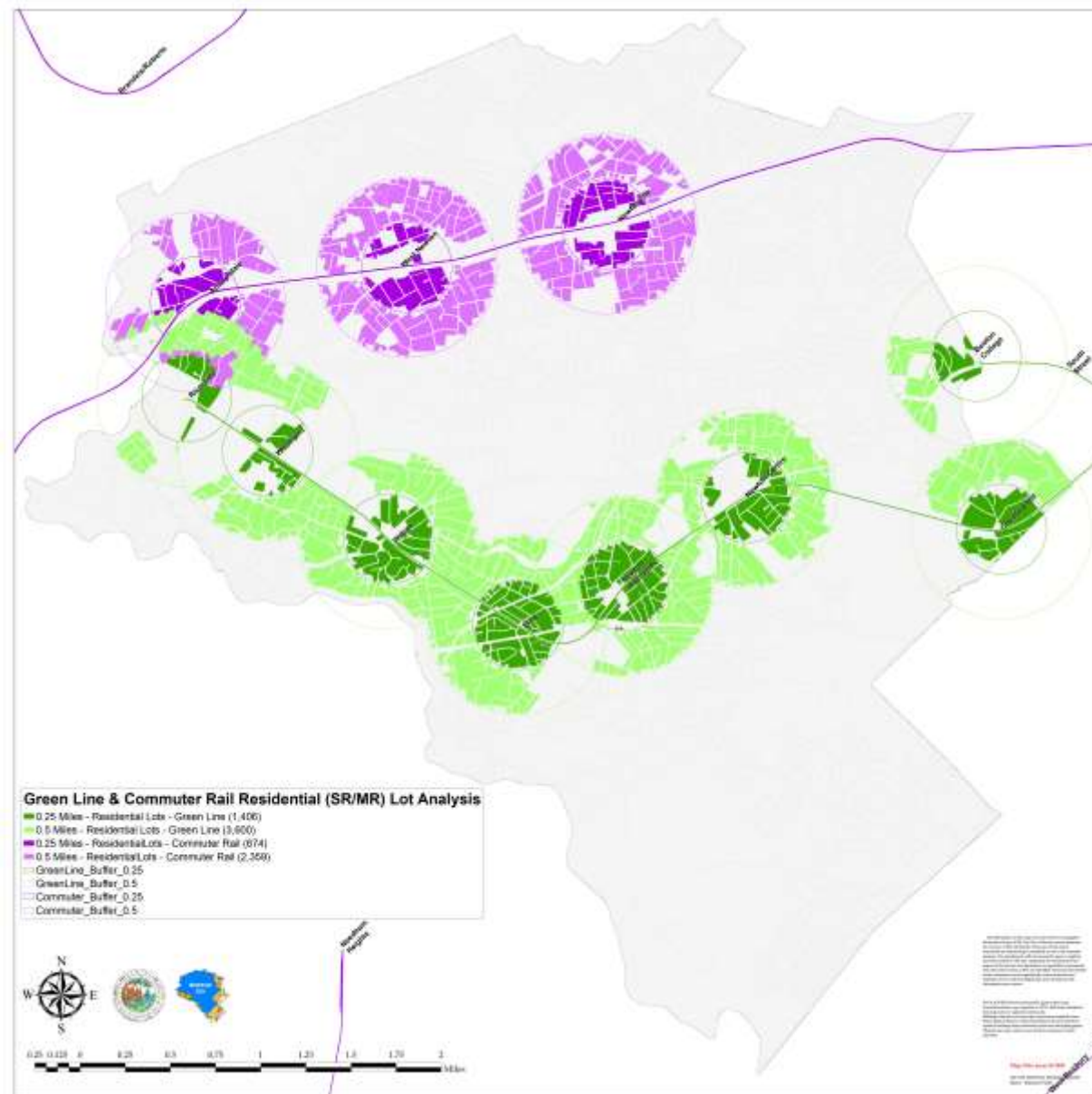
**- Climate Action Plan,
Action D.3.5**

(City Council Adopted 11/15/2019)

Residence Districts: Public Transit Analysis

Green Line and Commuter Rail

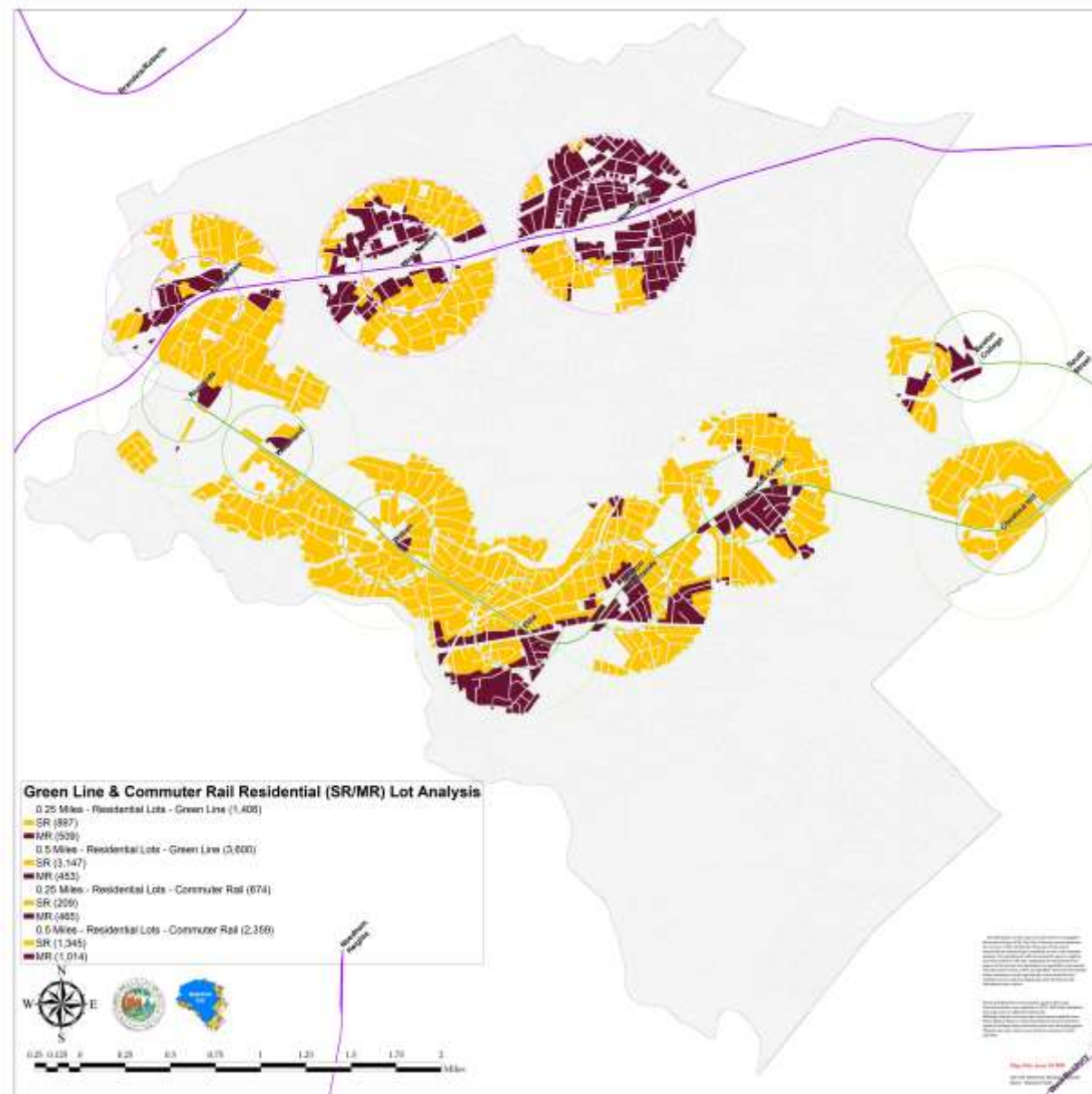
8,000 Residential Lots (current)



Green Line and Commuter Rail

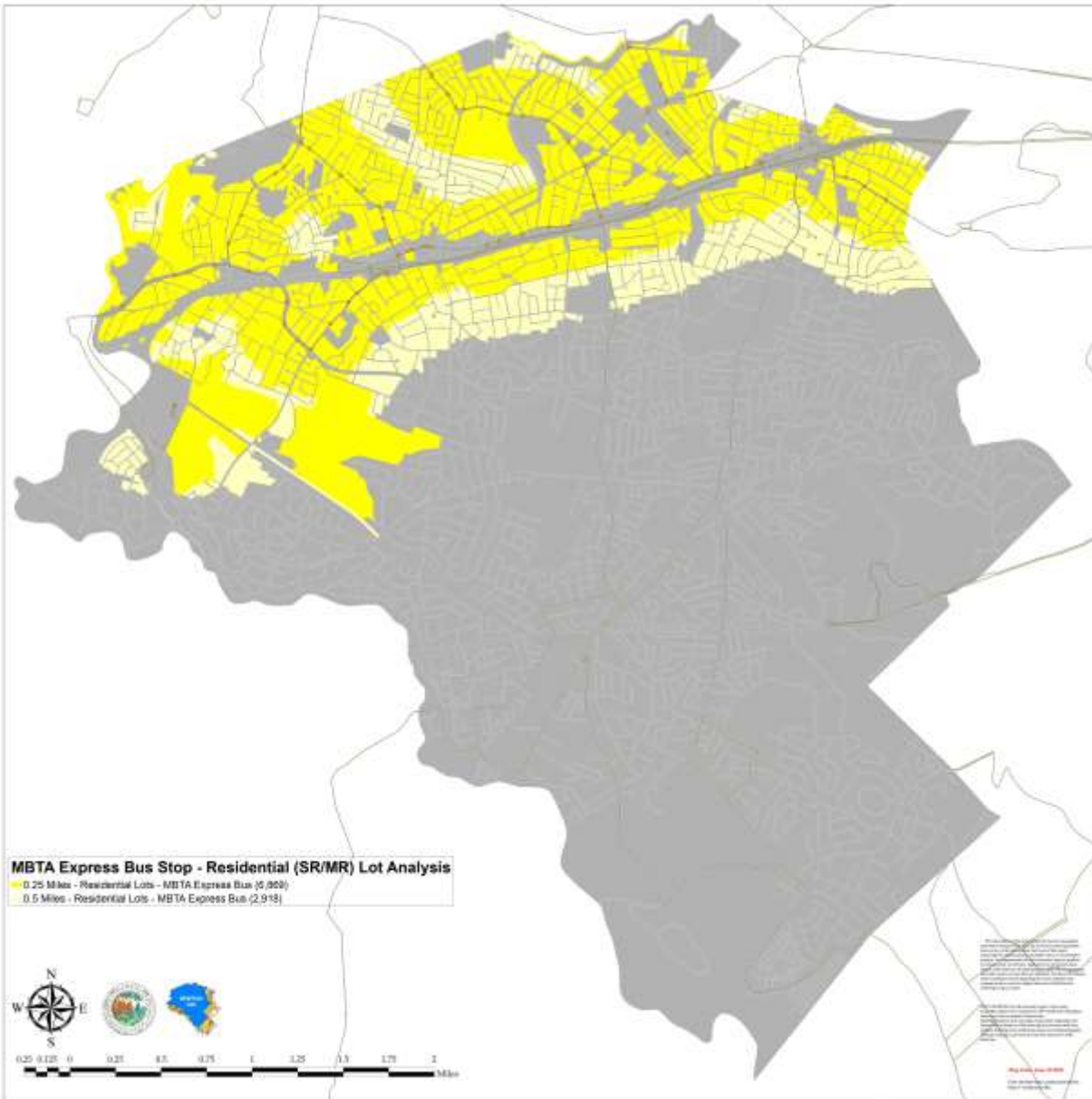
81% of Lots
within 0.5 miles of
Green Line
Stations are zoned
single-family only

51% of Lots
within 0.5 miles of
Commuter Rail
Stations are zoned
single-family only



Express Bus

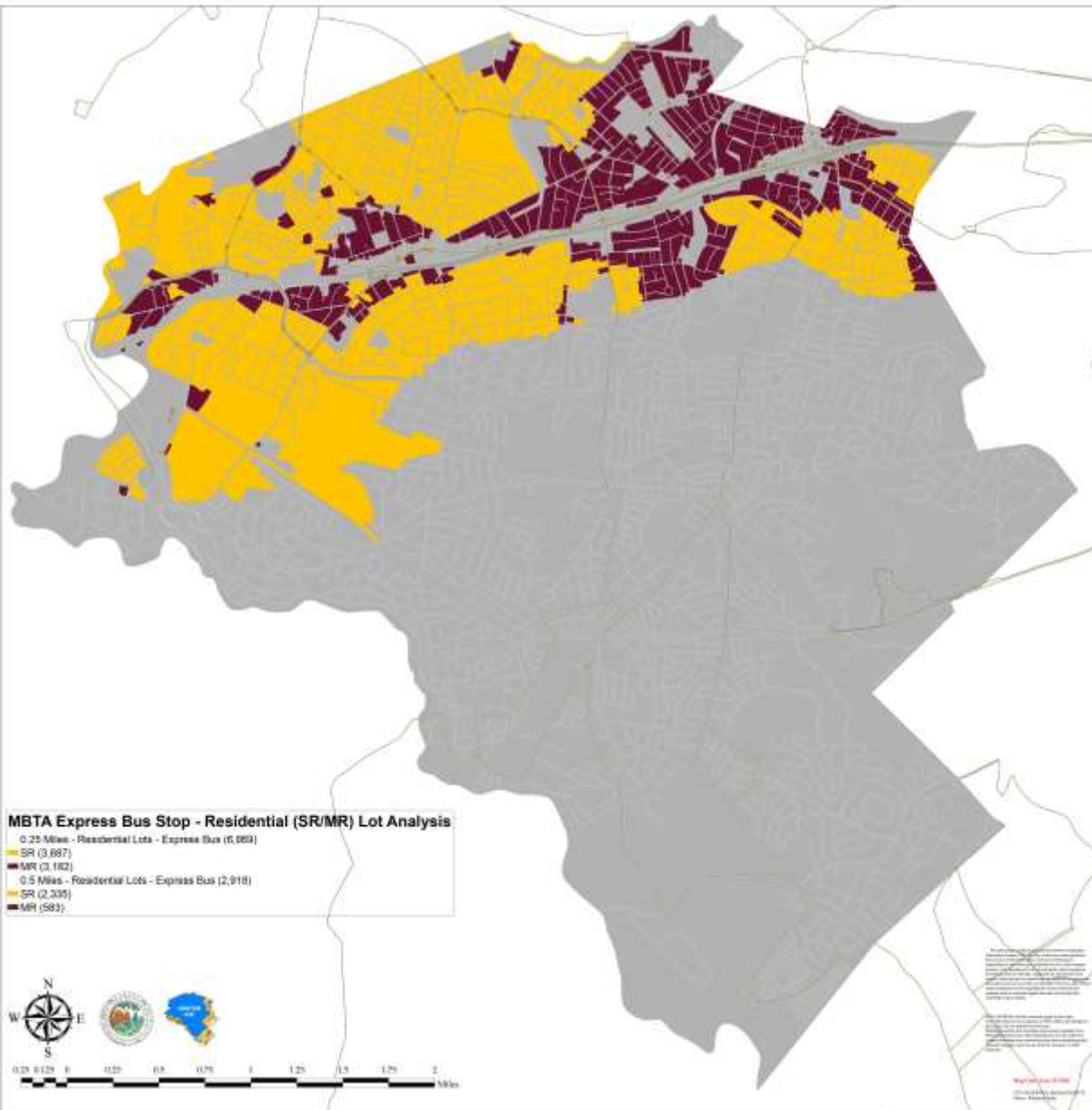
9,800 Residential Lots (current)



Express Bus

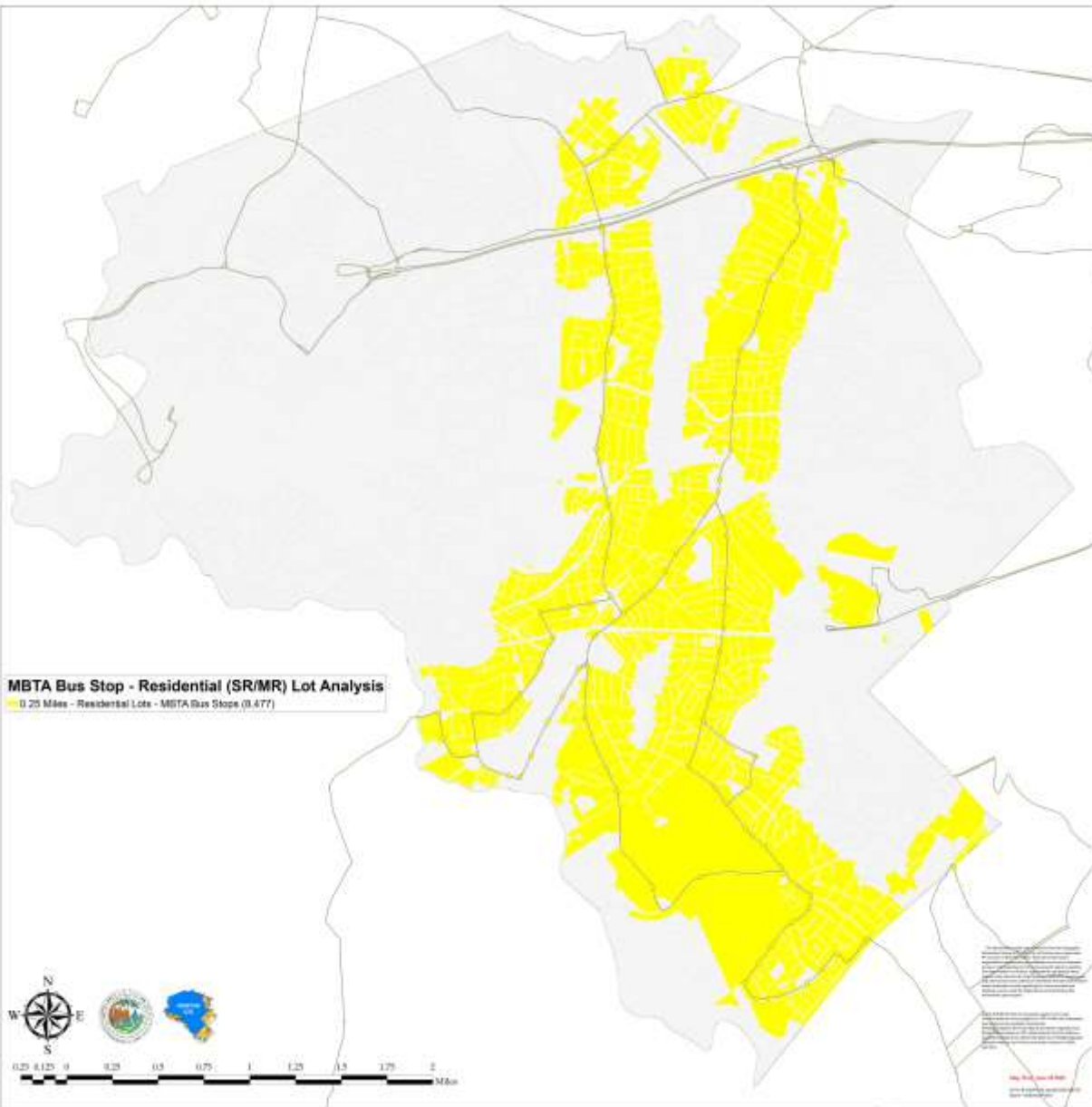
54% of Lots
within 0.25 miles
of Express Bus
Stops are zoned
single-family only

80% of Lots
within 0.5 miles of
Express Bus Stops
are zoned **single-
family only**



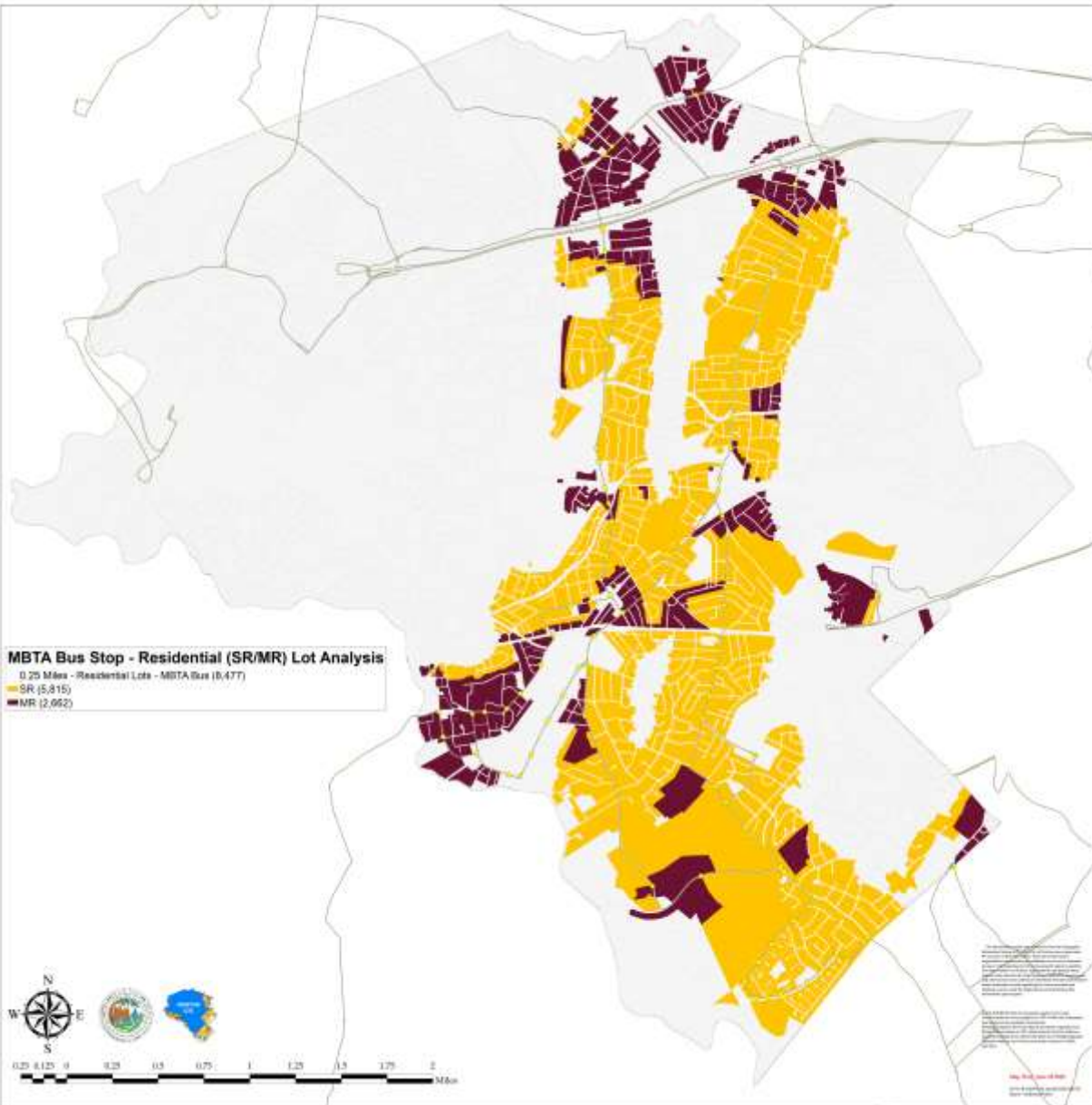
MBTA Local Bus

8,500 Residential Lots (current)



MBTA Local Bus

69% of Lots
within 0.25 miles
of Local Bus Stops
are zoned **single-
family only**



Question – Residence Districts

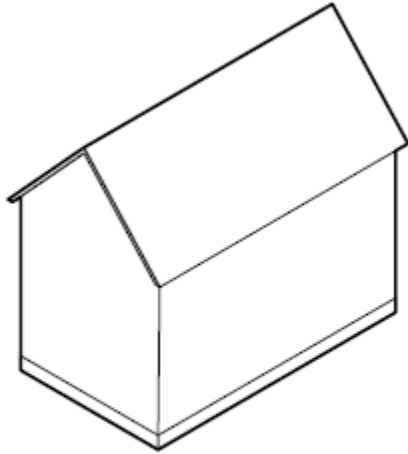
- **Generally, should Newton’s Zoning Ordinance continue to have single-family only Residence Districts* within –**
 - **0.25 miles of Green Line/Commuter Rail Stations?**
 - **0.5 miles of Green Line/Commuter Rail Stations?**
 - **0.25 miles of Express Bus Stops?**
 - **0.5 miles of Express Bus Stops?**
 - **0.25 miles of Local Bus Stops?**

***This does not mean single-family homes would be prohibited. Rather the zoning district would allow a mixture of residential building types that include single- and multi-family housing types**

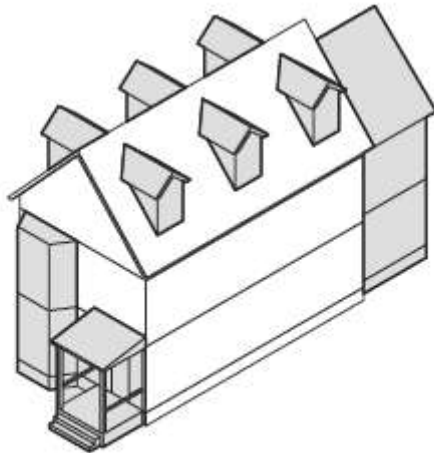


Topic 2: Building Components

Goals



MAIN MASSING of a BUILDING



Additional BUILDING COMPONENTS

- **Predictable growth for homeowners and neighbors**
- **Better process for allowing increase in habitable space**
- **Achieve variety and individuality in design**

Development without Building Components



Development with Building Components



Question – Building Components

- **To properly allow existing buildings to evolve as homeowners needs and circumstances change and to avoid overly boxy and flat new development, should Newton’s Zoning Ordinance incentivize Building Components by not counting them towards the overall building footprint?**
 - **Instead, the zoning code would regulate Building Components with specific standards for each component, as well as the district lot coverage and setback standards.**



Topic 3: Development Review / Permitting Process

Clarifying Point

- **This topic is not about who the Zoning Ordinance designates as the Special Permit Granting Authority**
- **It is about criteria or metrics City Council wants to use in determining whether and when a Special Permit should be offered or allowed**



Goals

- **Simplified and streamlined permitting and review process**
- **Facilitate desired development in accordance with Newton's vision and goals**

Draft Zoning – SP Requirements

- **3-Unit Building in R3**
- **4-8 Unit Building in R4**
- **Small Multi-Use Building in N**
- **Multi-Unit Conversion (all)**
- **Courtyard Cluster (all)**
- **Rear Lots (all)**
- **Adaptive Reuse (all)**

Draft Zoning – SP Allowances

- **Lot coverage can be increased by 10% above district standard**
- **# of stories and story heights can be increased by 0.5 stories and 2 ft beyond each Building Type**

Draft Zoning – SP Allowances

Building Type	By-Right Building Footprint Max. Square Feet	Special Permit Building Footprint Max. Square Feet
A	2,400	3,000
B	1,400	2,000
C	1,200	1,800
D	3,500	4,000
Two-unit	2,000	2,200
3-Unit	1,600	1,800
Townhouse Section	1,500	1,800
4-8 Unit	2,500	N/A

Question – Dev. Review/Permitting

- **Generally, if the Committee and staff develop rules and regulations that we agree can lead to successfully achieving the City’s stated goals, should we also allow or require a Special Permit that may slow or discourage those very types of development and may weaken the achievement of those goals?**



Next Steps & Schedule



Next Steps

7/1 – Professional Focus Group

7/6 – P&D Board Meeting

7/8 – Public Office Hours

7/9 – ZAP Meeting (with Arch. Focus Group)

Homework

Will be provided in the next ZAP memo

Thank You!

