

CITY OF NEWTON

Shape the Future of Newton

Get updated on Zoning Redesign and help us determine the important questions to explore in the coming year





Agenda

Zoning Redesign History and Update

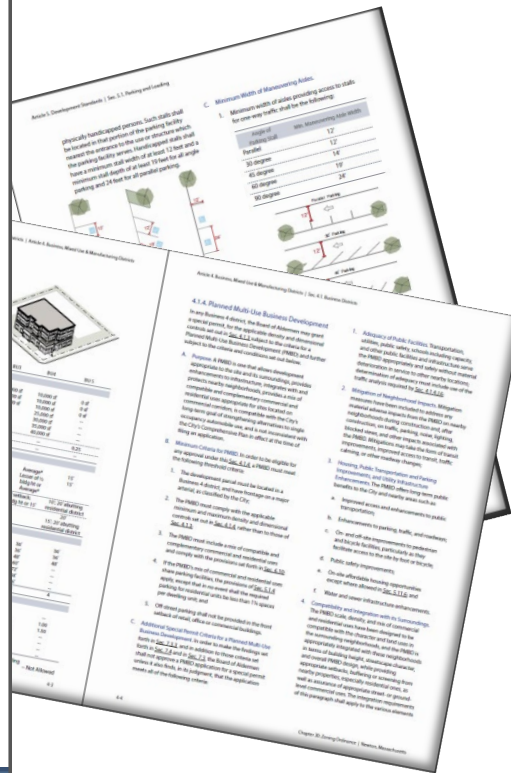
Break-Out Discussions

Next Steps

What is Zoning?

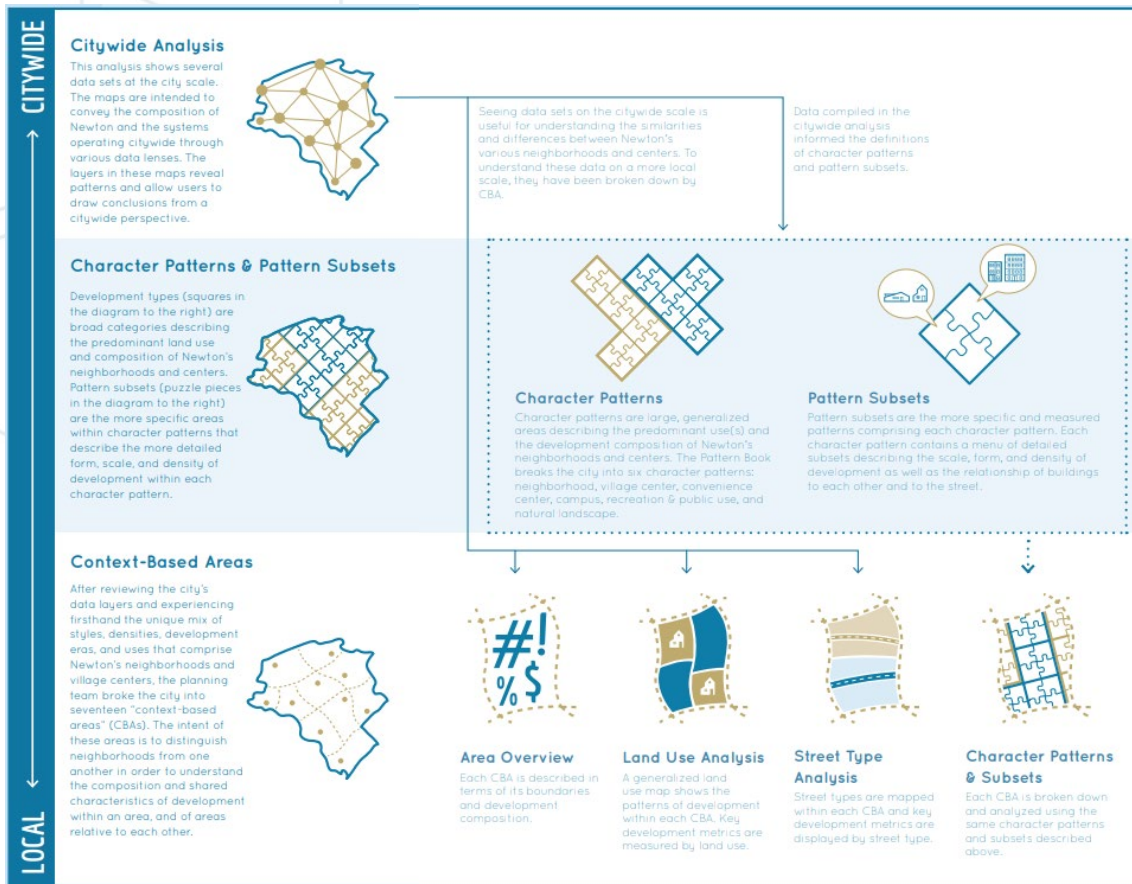
Newton, Massachusetts Chapter 30: Zoning Ordinance

November 1, 2015



Zoning law regulates how land is used across the city and shapes buildings, homes, blocks, neighborhoods, and village centers.

What is Zoning Redesign?



The Zoning Redesign initiative aims to create a zoning code that is more **flexible, predictable, and context-based** in order to encourage development / redevelopment within Newton that is in keeping with the city's celebrated villages while guiding future development appropriately and sustainably.



Timeline

30-Second History of Zoning in Newton

First zoning
code in
Newton
1922

1941
Added
residential
zones

Major amendments to
Newton Zoning
Ordinance to reduce
allowed density of
residential
development
1953

1987
Major
reorganization and
update to
commercial zones

FAR
Working
Group ((Floor
Area Ratio, i.e.
bulk of
buildings)
2010

2011 **Today**
**Zoning
Redesign
Efforts**

History of Zoning: In Greater Context

Zoning policies adopted to encourage and protect racial segregation*

Climate crisis**

Housing shortage & affordability crisis in the U.S.***

***THE COLOR OF LAW**, by Richard Rothstein

****IPCC (Intergovernmental Panel on Climate Change) REPORT OF OCTBER 2018**

*****THE STATE OF THE NATIONS' HOUSING 2020 REPORT**, by Joint Center for Housing Studies of Harvard University

Developing Goals and Objectives

NEWTON COMPREHENSIVE PLAN



Prepared by the
Mayor's Comprehensive Plan Advisory Committee
 Recommended by the
Planning and Development Board
 Adopted by the Newton Board of Aldermen
 November 19, 2007

Mixed-Use Centers added November 7, 2011



Zoning Reform Final Report December 30, 2011



Prepared for the
City of Newton
 by the
Zoning Reform Group

Alderman Deb Crossley, Chair
 Marc Hershman, Peter Kilborn, Jennifer Molinsky,
 Terry Morris, Jason Rosenberg, and Steve Vona,

Economic Development Action Plan for the City of Newton

January 2019

Prepared for:
 City of Newton, MA
 1000 Commonwealth Ave.,
 Newton Centre, MA 02459



Housing Needs Analysis and Strategic Recommendations City of Newton, Massachusetts

June 2016

Prepared For:
 City of Newton
 Department of Planning and Development

Prepared By:



1359 Hancock Street, Suite 9
 Quincy, Massachusetts 02169



"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

November 15, 2019

RIVERSIDE

Vision Plan

May 2019

CivicMoxie
 experts in place





Zoning Goals

City Council Zoning and Planning Committee Goals



Housing: A zoning code more responsive to a demand for housing that serves a range of incomes and promotes sustainable community development patterns



Sustainability: Environmental stewardship, fiscal strength and meeting community needs



Context: Preserve and protect what we like in our neighborhoods. Encourage new development to fit in the context of our neighborhoods and villages

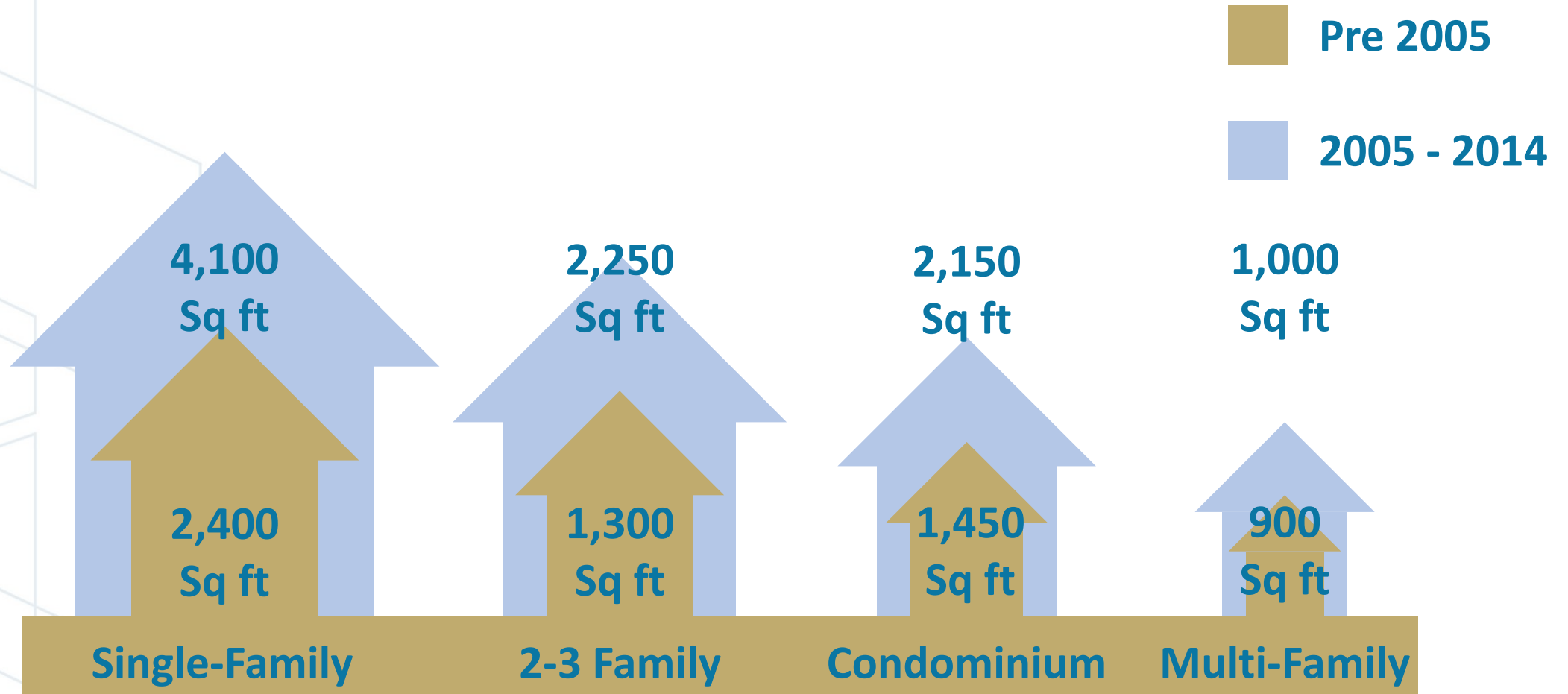


Does Our Current Zoning Achieve These Goals?

New houses, built by-right, under the current Zoning Code, are often out of scale with the neighborhood



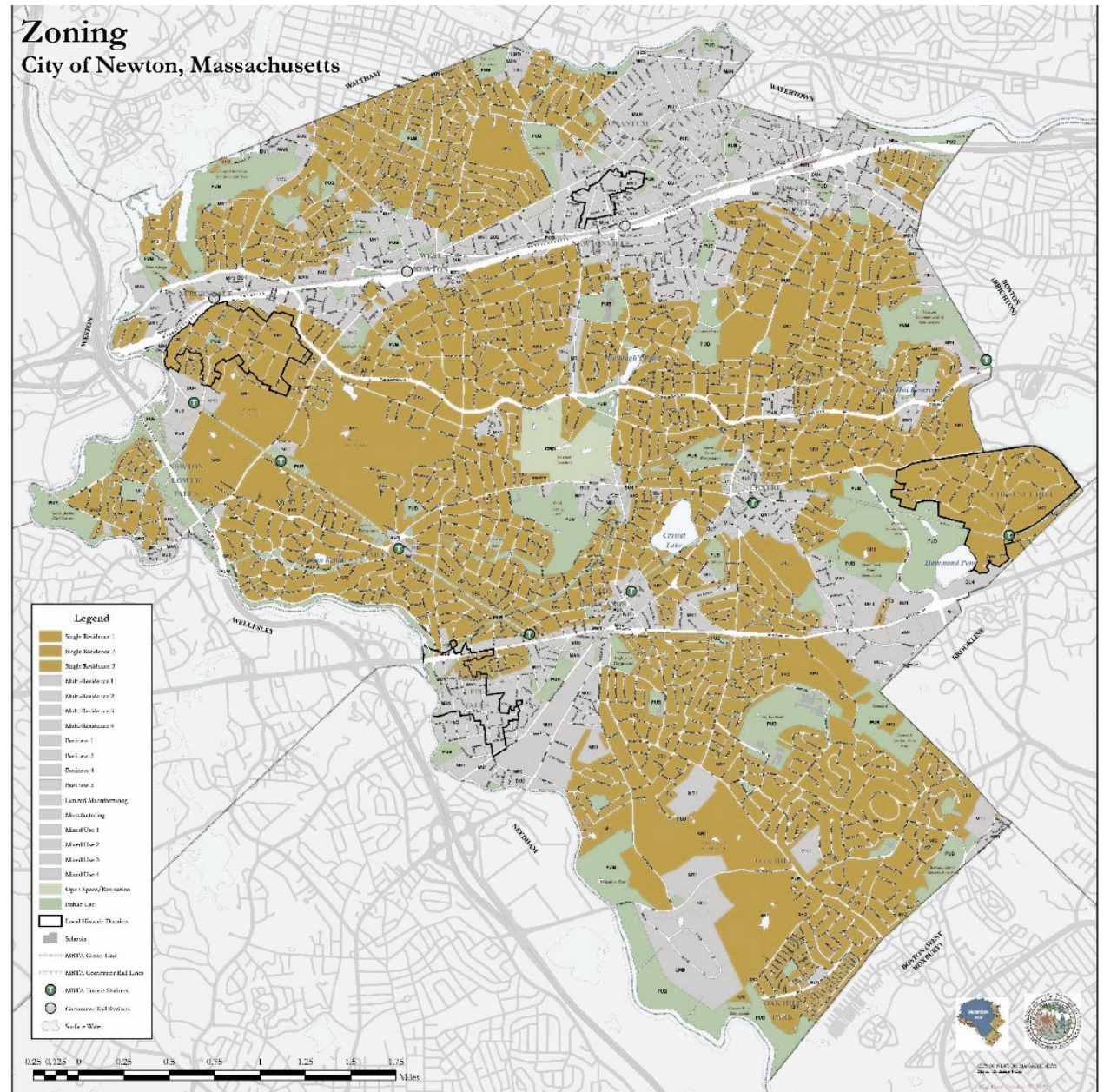
Larger, more expensive homes continue to replace older, less expensive homes



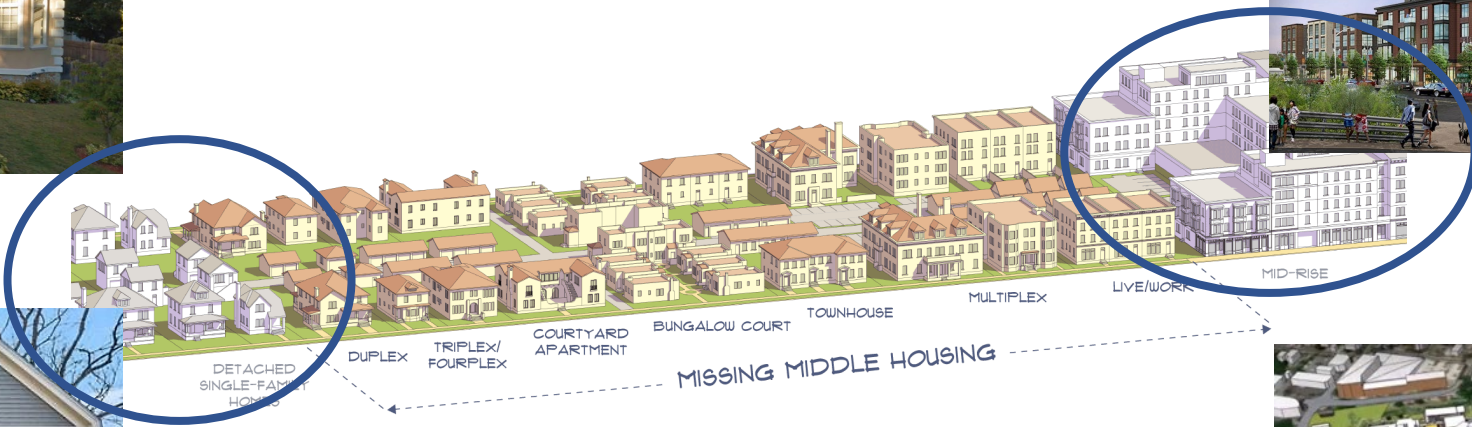
> 60% of developable land only allows single-family detached homes

 - Single-Family Only Districts

Source: Newton GIS



Under the current Zoning Ordinance, new housing tends to be large single-family homes or large developments.



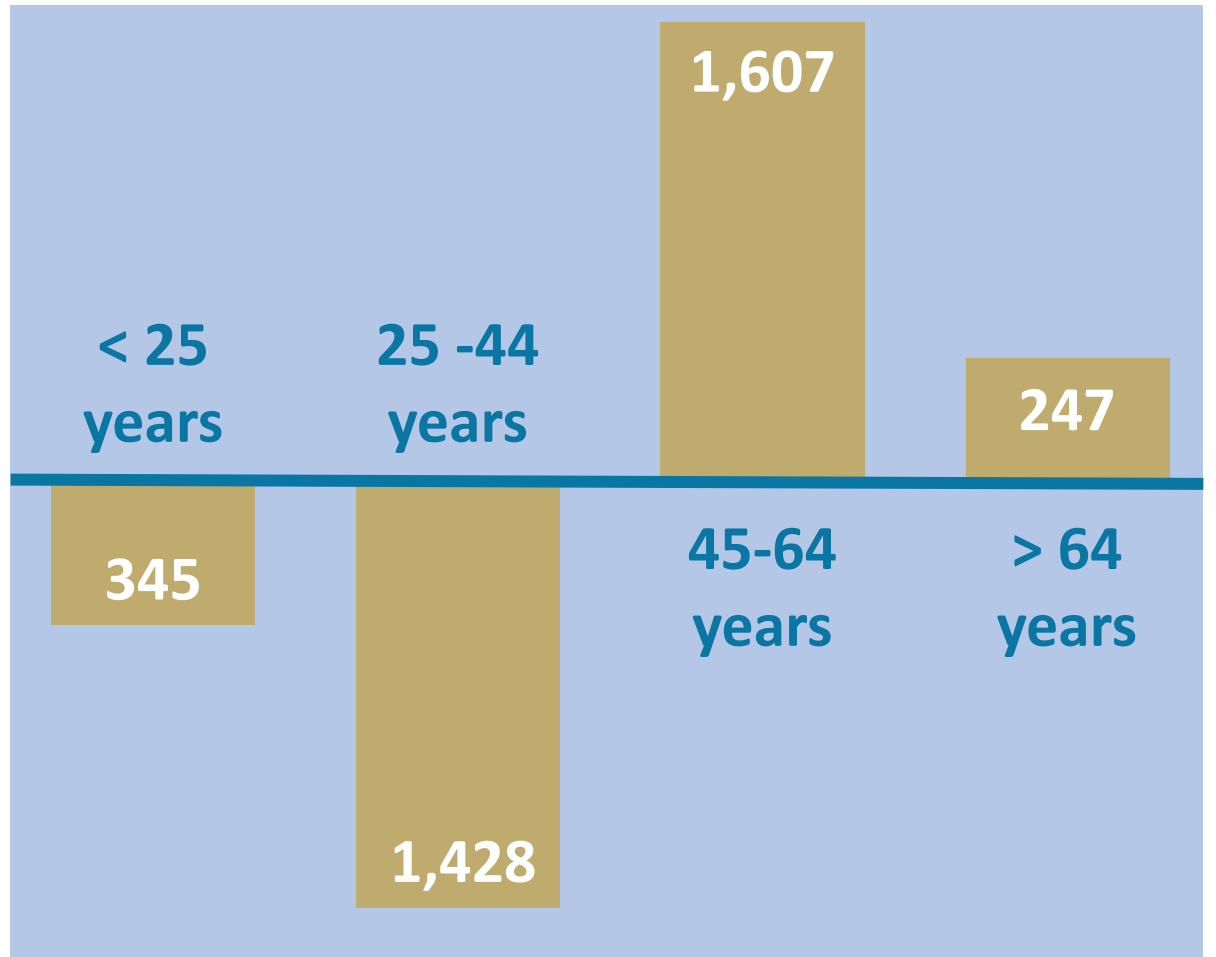
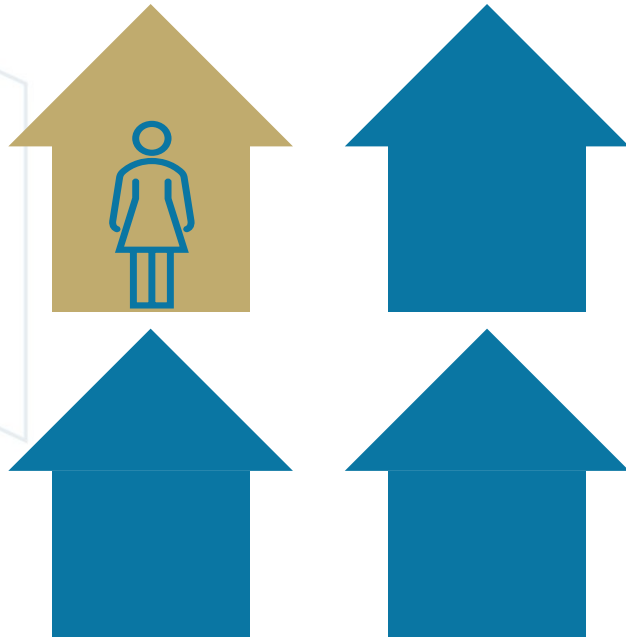
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Opticos Design, Inc.

Current Zoning doesn't provide enough opportunity for the missing middle



Changing demographics indicate a need for additional housing types and price points

25%
of Newtonians
live by
themselves



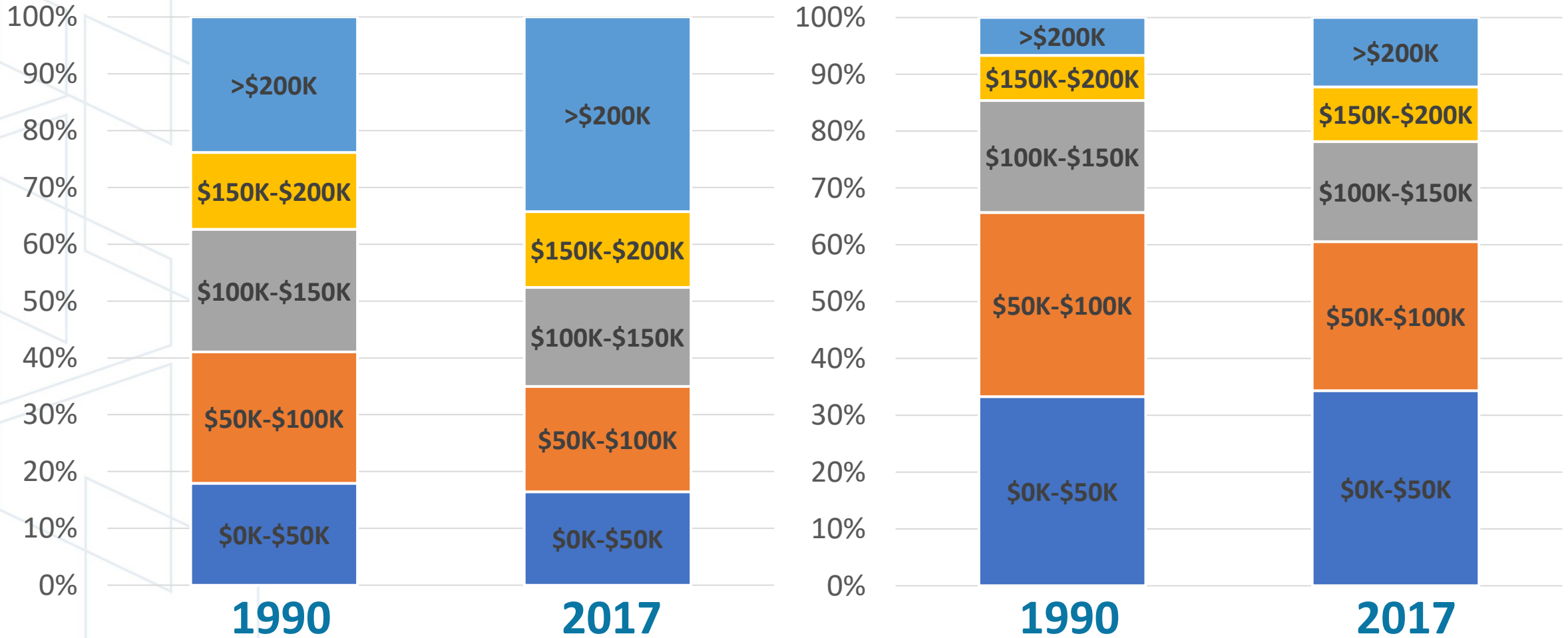
Source: Newton Leads 2040 Housing Strategy

Annual household income: Living in Newton, less attainable

Newton

Massachusetts

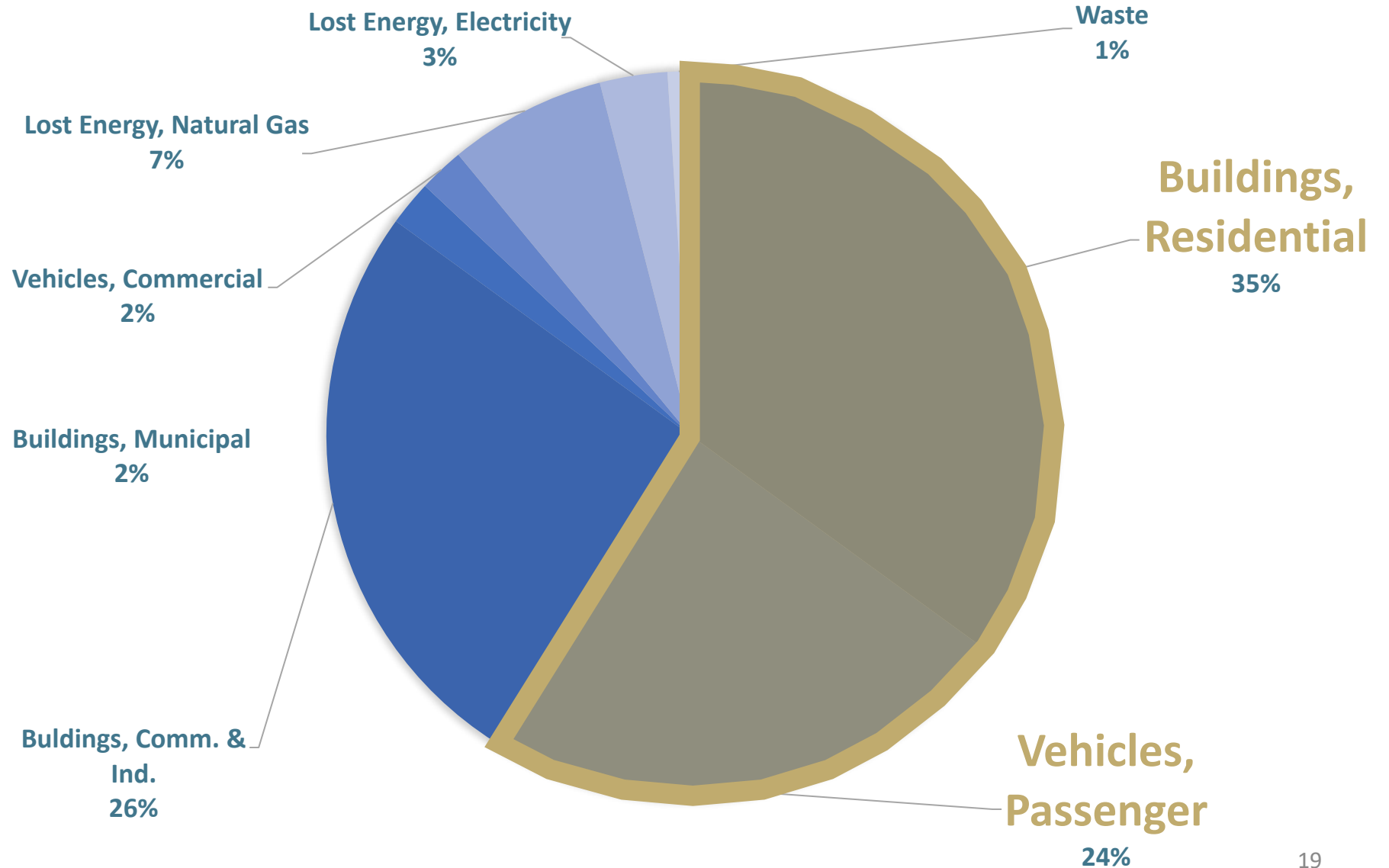
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Source: 1990 U.S. Census and 2017 American Community Survey (all in 2017 \$s)

Current zoning doesn't incentivize energy efficiency or walkability

59%
of Newton GHG emissions come from Newton homes and vehicles



Source: Newton Climate Action Plan

Current Zoning Ordinance: Every housing unit requires two parking stalls, regardless of size or proximity to transit



39%

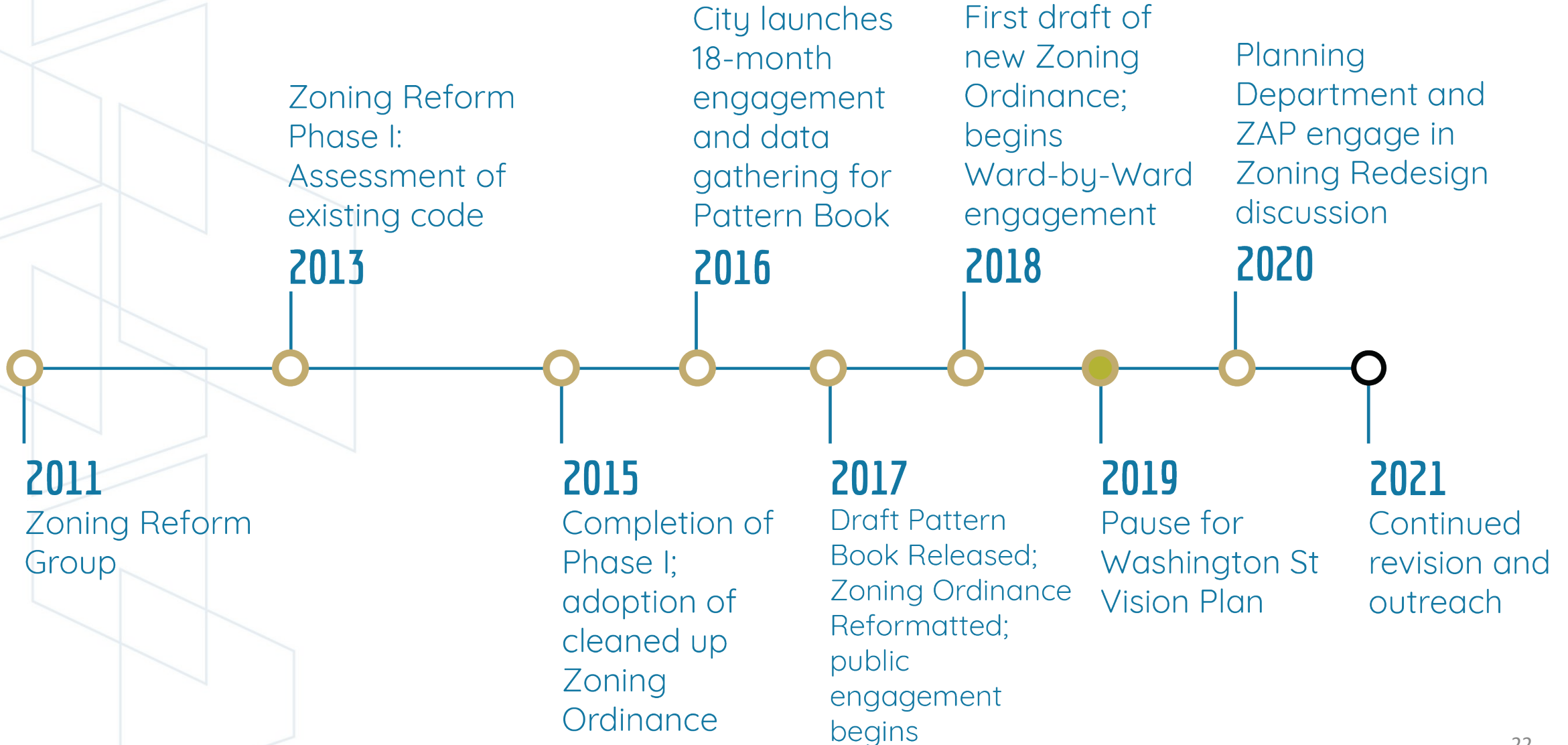
Newtonian households own one-car or no-cars

Vehicles Available	# of Households
No Vehicles	1,560
1 Vehicle	10,472
2 Vehicles	15,104
3 or more Vehicles	3,507

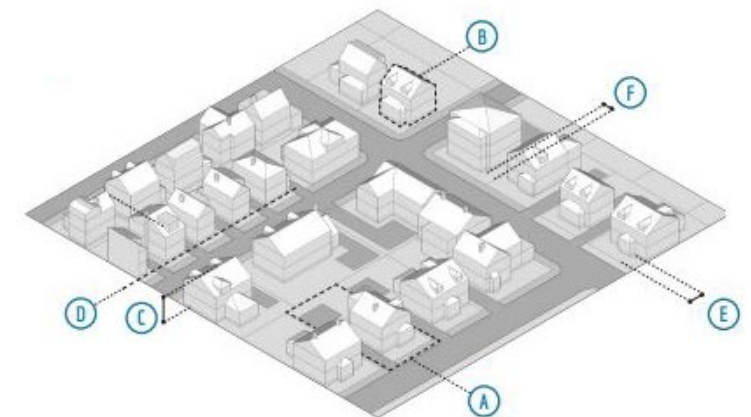
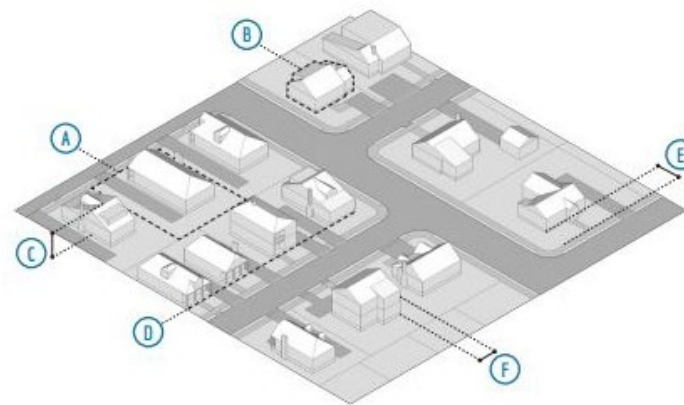
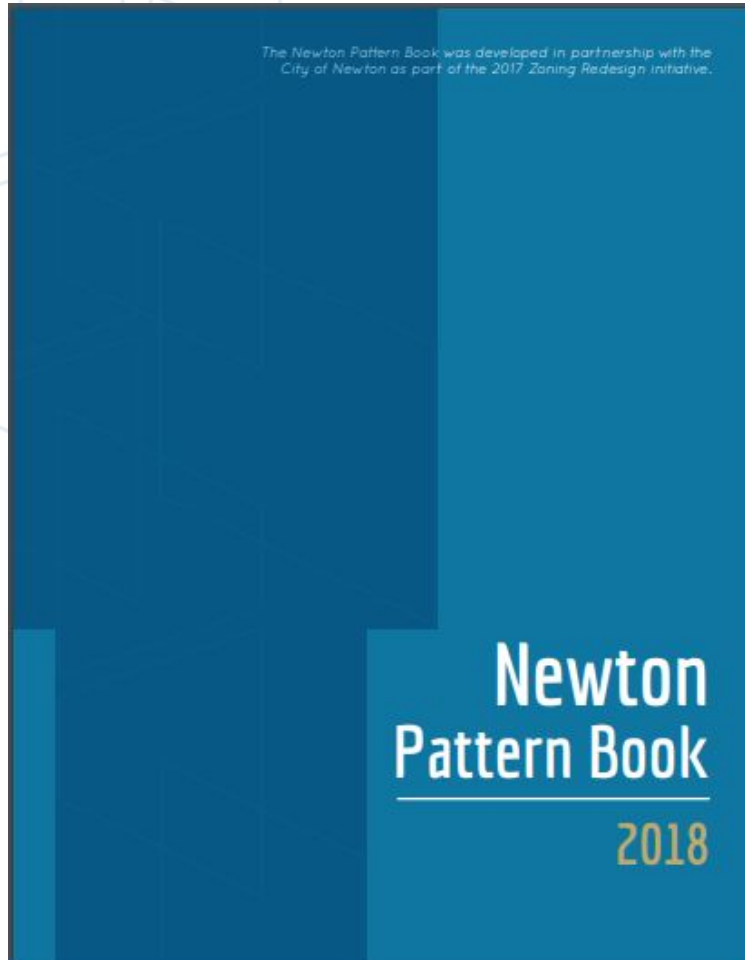


Zoning Redesign Status

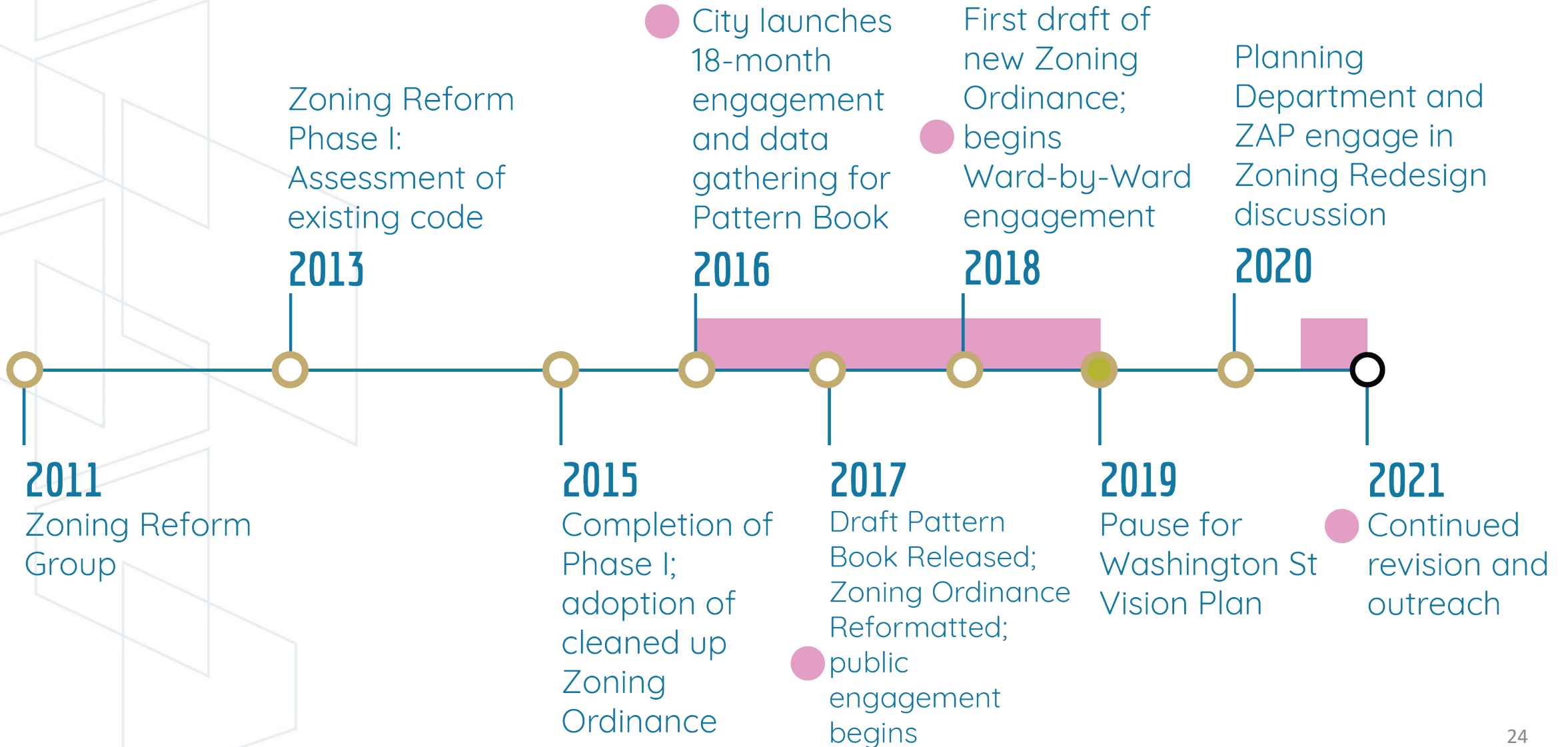
Zoning Redesign Timeline



Looking Back to Look Forward



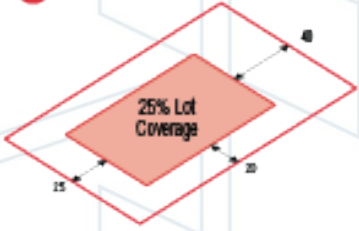
Previous Engagement



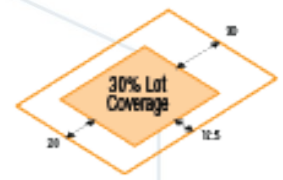
Draft Changes from Previous Engagement



R1



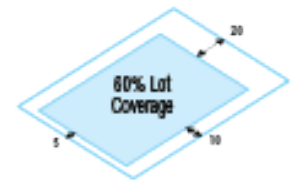
R2



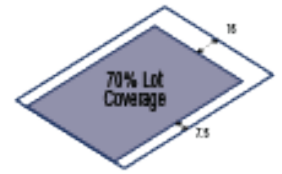
R3



R4



N



A new zoning district (R4)



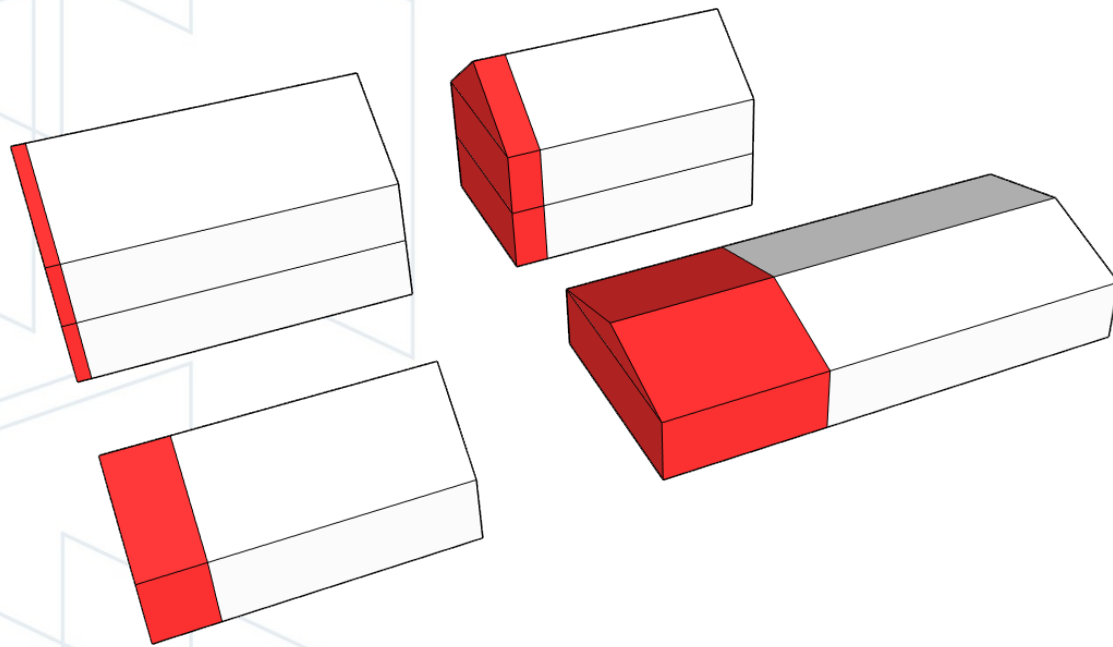
Revised setbacks and lot coverage



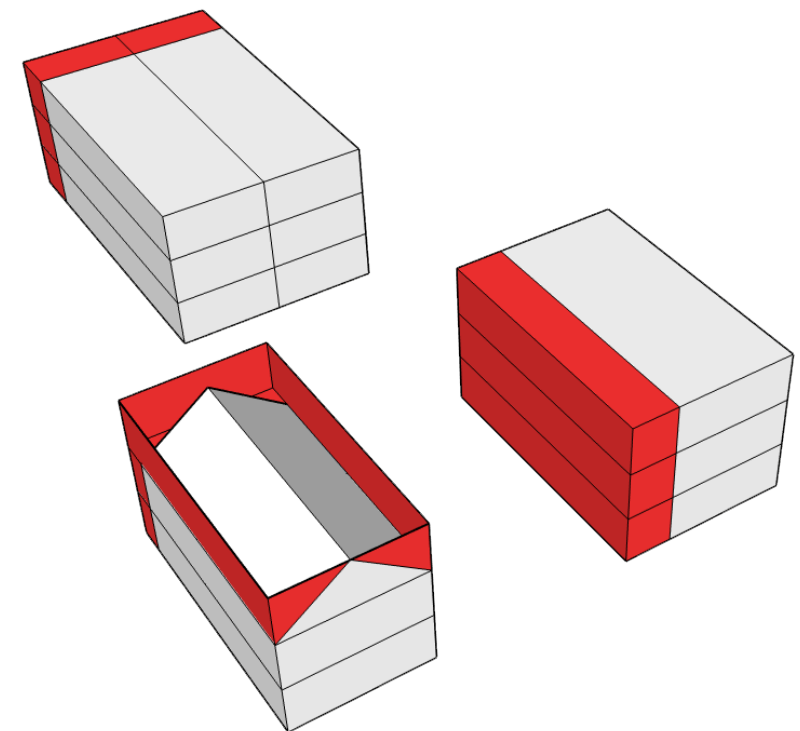
Updated Building Types sizes

Draft Changes from Previous Engagement

Single-Family Building Types



Multi-Family Building Types



 - Reduction in Building Size

Zoning Ordinance: Articles

1

Introduction

2

General Standards

3

Residence Districts

4

Village Districts

5

Public Use and Recreation Districts

6

Single Purpose Districts

7

Overlay & Master Plan Districts

8

Development Standards

9

Use Regulations

10

Non-Conformities

11

Administration

12

Definitions

Zoning Map

Zoning Ordinance: Articles

1

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2

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Definitions

Zoning Map

Moving Forward



Housing: How do we expand housing diversity and make Newton more welcoming to a broader range of people?



Sustainability: How do we further our climate goals when housing and transportation are responsible for the majority of GHG emissions?



Context: How do we ensure that neighborhood fabric is enhanced by new buildings?



Break-Out Discussions



Break-Out Discussions

Facilitators & Co-hosts:

- City Staff
- ZAP Councilor or a Planning & Development Board member

Break-out room assignments: Random & Automatic

Break-Out Discussions: Community Guidelines

- How to speak up? Raise (blue) hand (and after speaking, take it down)
- Stay muted except while you're speaking
- Use the Chat Box to Share Your Opinion
- Explore the prompts and listen to diverse opinions with respect, curiosity, and civility
- This session is being recorded for the Department of Planning & Development's use. If you do not want to participate, turn off your video and mute yourself.

Break-Out Discussions: Prompts

Conversation will be guided by the following prompts:

- [1] What do you want to better understand about Zoning Redesign?
- [2] Which of the Zoning Redesign goals feel most important to you? And why? (Remember, we're planning for the next 50 years and beyond!)
- [3] What do you hope that Zoning Redesign accomplishes?
- [4] What concerns you about Zoning Redesign?
- [5] How do you want to participate with Zoning Redesign in 2021?



Break-Out Discussions: Return

Welcome Back!

In the coming weeks:

- All your questions/comments will be compiled and shared
- We will answer all the questions we can, highlighting common themes for future engagement



What's Next?

Looking Forward to 2021

Planning
Department and
ZAP engage in
Zoning Redesign
discussion

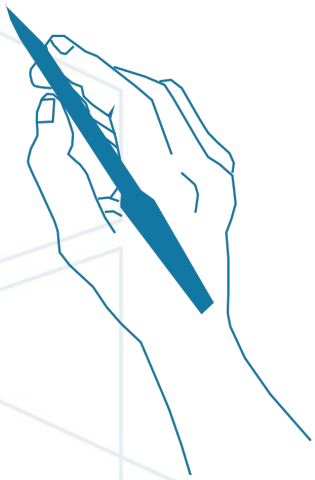
2020

Synthesize learnings from
December; Restructure Zoning
Redesign Website
Develop comprehensive community
engagement strategy

January 2021

December 2020
'Where We Are Now'
Events & Survey

**February 2021 &
Beyond**
Community
engagement on the
substance of the
Zoning Ordinance



Complete the Zoning
Redesign Survey



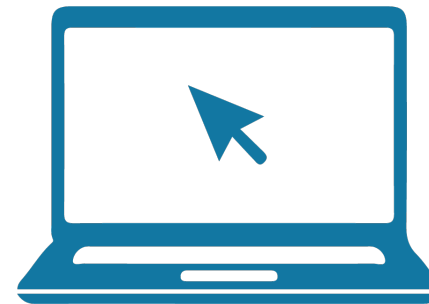
Screen the
Presentation with
Your Community



Sign up for the
Zoning Redesign
Email List



Connect with the community
engagement planner



Zoning Redesign
Website Update

Contact Information

zoningredesign@newtonma.gov

Zoning and Planning Committee

Deborah Crossley, Chair & Councilor

Victoria L. Danberg, Vice Chair & Councilor

Susan Albright, Councilor (Council President)

R. Lisle Baker, Councilor

Joshua Krintzman, Councilor

Alison M. Leary, Councilor

Holly Ryan, Councilor

Pamela Wright, Councilor

Planning & Development Board

Peter Doeringer, Chair

Sonia Parisca, Vice Chair

Kelley Brown, member

Barney Heath, ex-officio

Sudha Maheshwari, member

Kevin McCormick, alternate member

Jennifer Molinsky, state appointee

James Robertson, alternate member

Chris Steele, member

Staff

Barney Heath, Planning Director

Jennifer Caira, Planning Deputy Director

Zachery LeMel, Chief of Long Range Planning

Cat Kemmett, Planning Associate

Nevena Pilipovic-Wengler, Community Engagement Manager