



Newton Zoning Redesign

Think Globally, Act Locally:
Zoning for a Sustainable
Newton

09.27.17

Welcome!

- 6:35 Zoning 101
- 6:45 Think Globally, Act Locally
- 7:20 Q&A
- 7:30 Table-top Sessions





Zoning 101

Zoning Is...

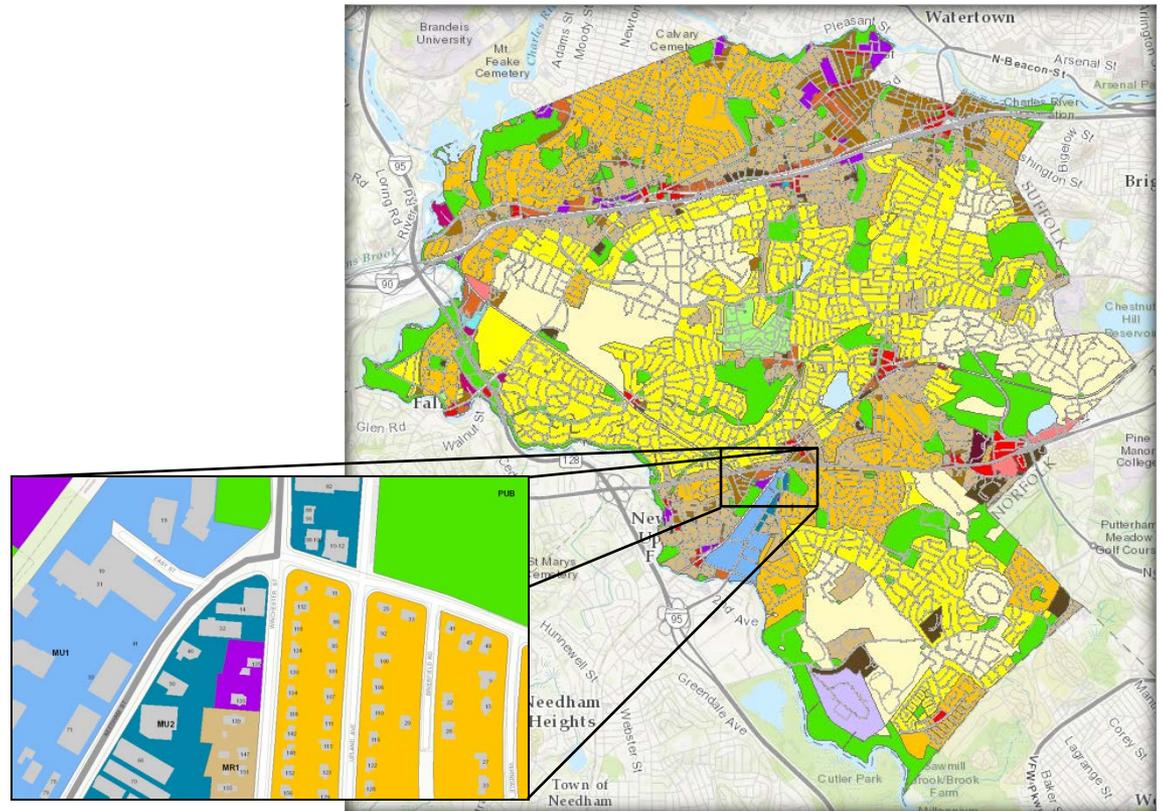
Zoning shapes our city. It ensures that buildings and uses of land promote positive outcomes for the community and are consistent with the neighborhood context.

Zoning is the regulation of our built environment: types of buildings, their locations, and their uses.



Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes



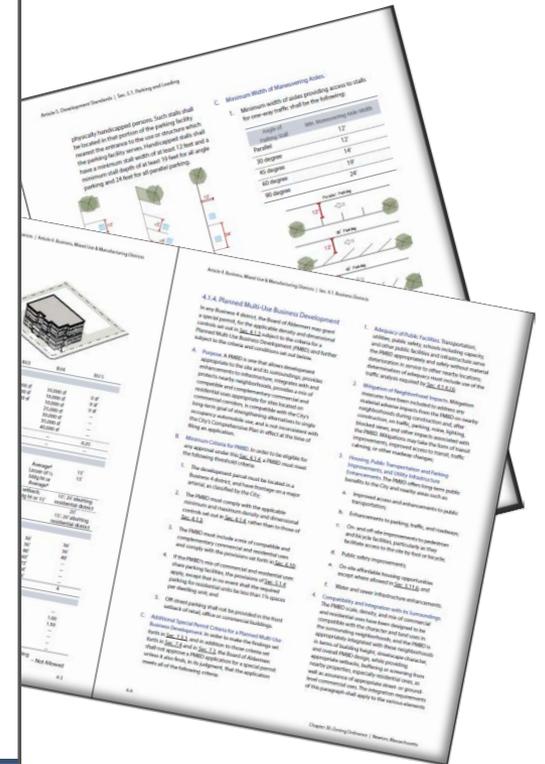
The Zoning Map divides the city into districts, each of which represents a different set of land uses and scales of building types.

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Newton, Massachusetts Chapter 30: Zoning Ordinance

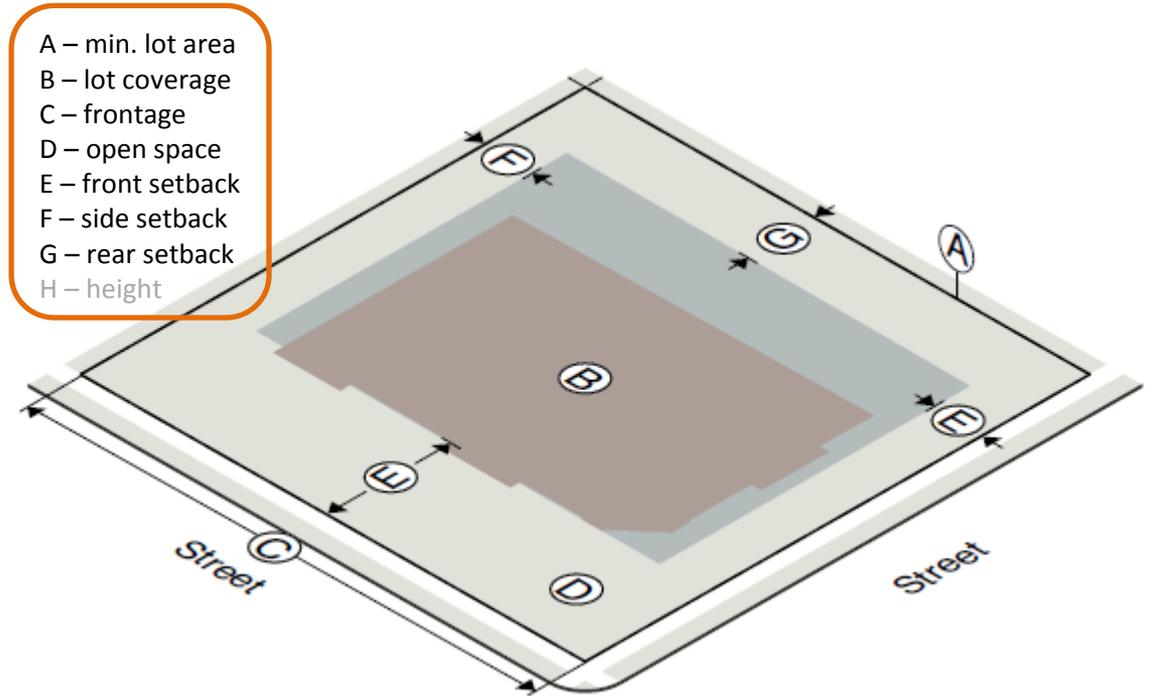
November 1, 2015



The Zoning Ordinance is the book of rules and regulations for how private property lots are divided, how buildings are constructed on those lots, and how those buildings are used.

Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- **Dimensional Requirements**
- Development and Use Standards
- Decision Making Processes



Dimensional Requirements control the dimensions of private property lots and the buildings constructed on them, including: width and depth of properties, height and overall scale or mass of buildings, as well as how far buildings are from the street and from neighboring property lines.

Central Elements of Zoning

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- **Dimensional Requirements**
- Development and Use Standards
- Decision Making Processes

A – min. lot area
B – lot coverage
C – frontage
D – open space
E – front setback
F – side setback
G – rear setback
H – height



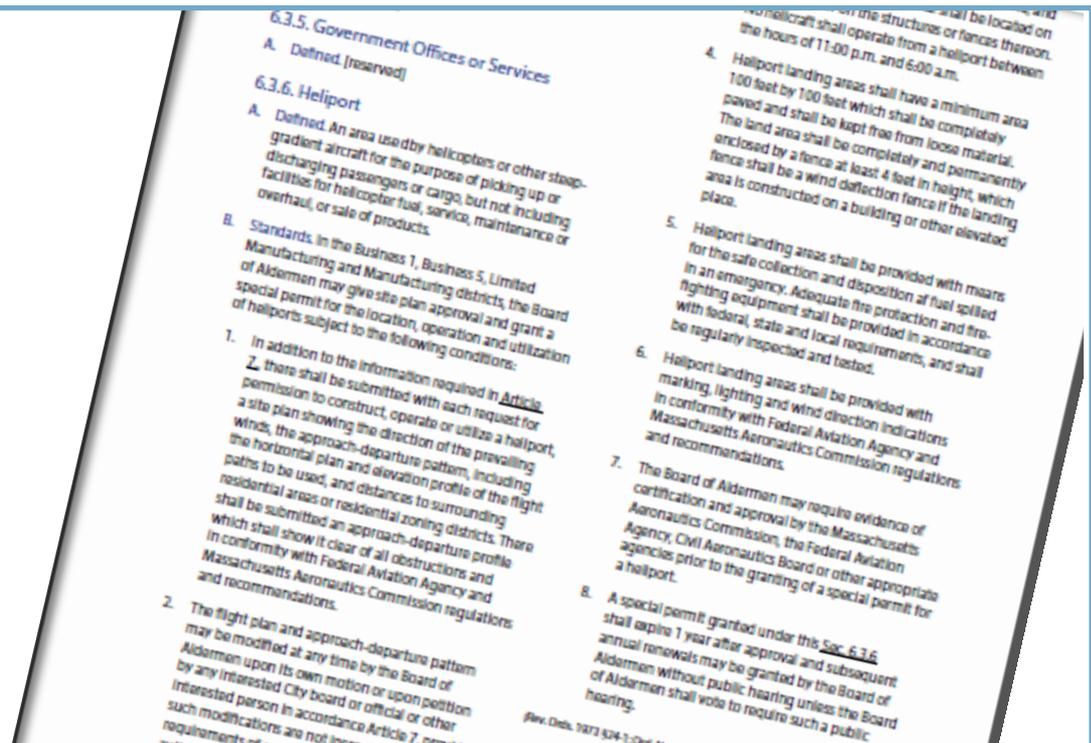
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Central Elements of Zoning

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For each use

- Define it.
- Set standards - Specific application materials, specific site layout standards, specific operations standards



Central Elements of Zoning

- The Zoning Map
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- Dimensional Requirements
- Development and Use Standards
- **Decision Making Processes**

Who approves? What standards for approval are applied?

City Council

e.g. Special Permit

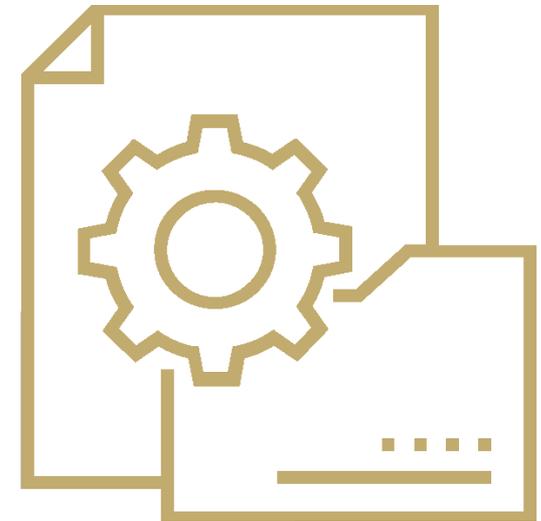
Zoning Amendments

Zoning Board of Appeals

e.g. Variance

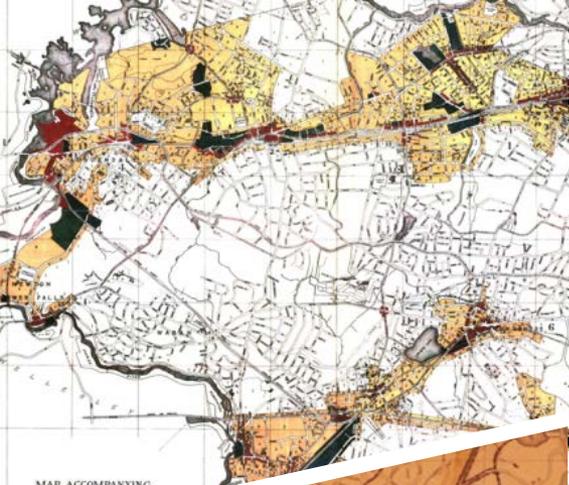
Inspectional Services Department

e.g. Building Permit

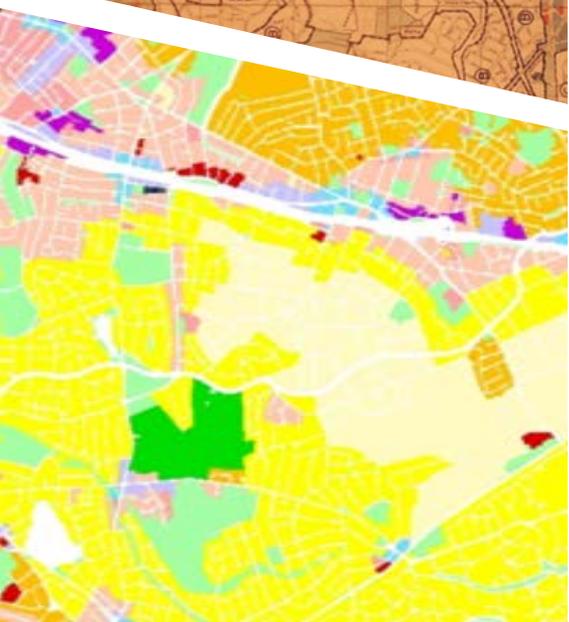


Created by Creative Stall
from Noun Project

Decision Making Processes for applying the zoning rules are outlined in the ordinance as well.



30-Second History of Zoning in Newton



1922 – First zoning code in Newton

1941 – Add residential zones

1953 – Introduce lot sizes & setbacks

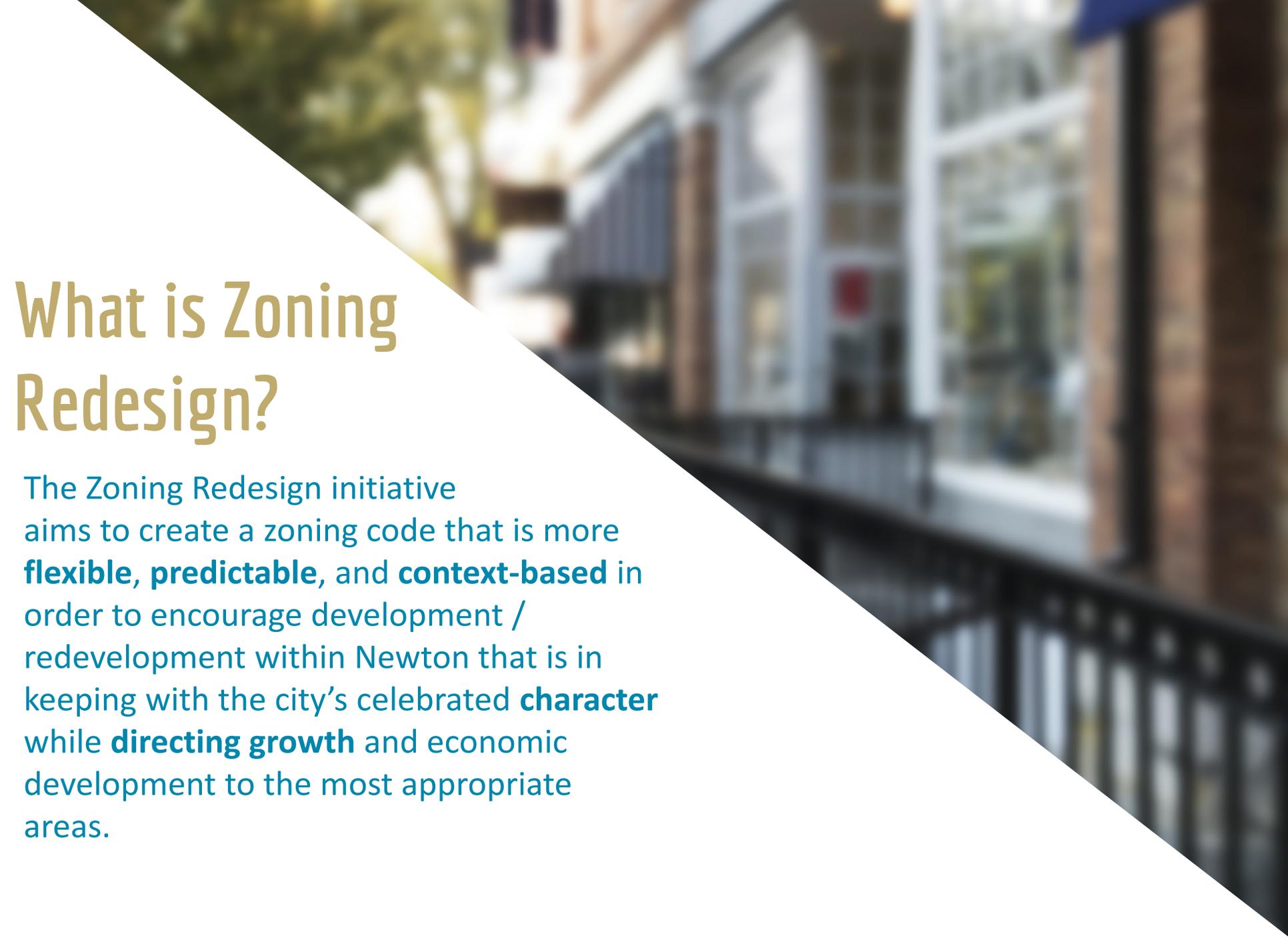
1987 – Major reorganization, and update to commercial zones

2011 – Zoning Reform Group

2015 – Phase One completed

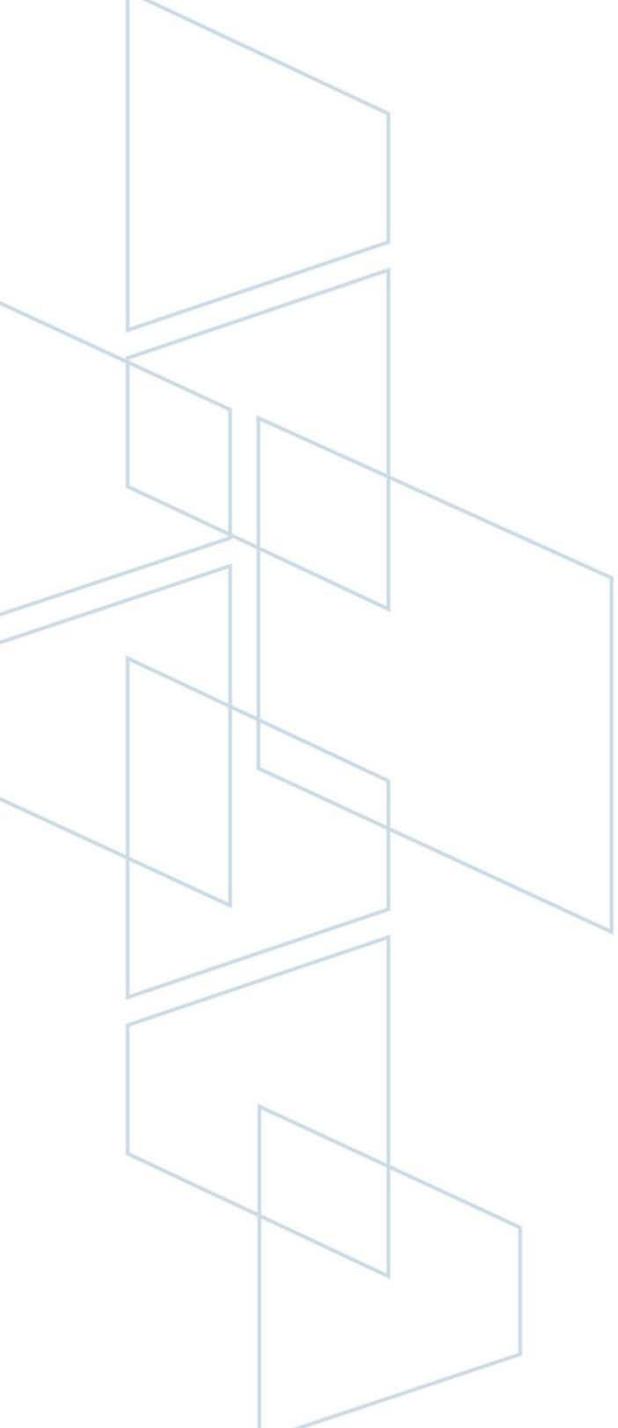
2017 – Phase Two – TODAY!

} *Current efforts*



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 **character** while **directing growth** and economic development to the most appropriate areas.



The Pattern Book

The Pattern Book represents several months of effort collecting first-hand data and analysis. We will be collecting comments on this document through November 29.

Complete draft online at:

www.courbanize.com/newtonzoning

Zoning Redesign Timeline





**Zoning is our
opportunity to
shape the future
of Newton**



**Think Globally, Act
Locally: Zoning for a
Sustainable Newton**

Zoning can...

...help achieve Newton's environmental sustainability and climate resilience goals.

...ensure clean water, responsible energy use, and the quality of our environment.



Zoning & Sustainability

Stormwater:

Green Design:

Energy:

Zoning & Sustainability

Stormwater:

Rain water running off roofs and pavements

- Pollutants get carried into wetlands, streams, and the Charles River
- Flooding in severe weather events
- Zoning can regulate how new construction must deal with stormwater

Green Design:

Energy:

Stormwater



Stormwater



Selwyn Rd, 1955



Stormwater



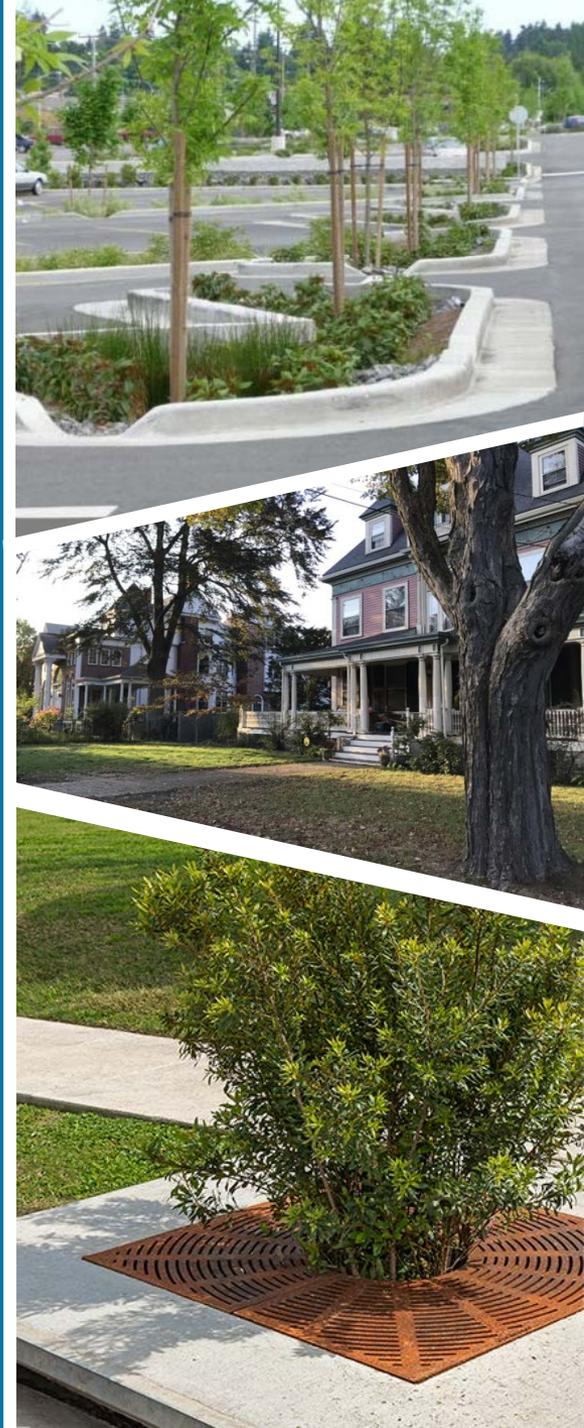
Stormwater



Proposed Stormwater Policy

Goal: Direct applicants to appropriate stormwater management options to address the potential for flooding and water quality.

1. Triggered by an increase in impervious area.
2. Small projects directed to list of home-scaled best practices.
3. Large projects required to demonstrate no net increase in stormwater run-off and a percentage reduction in nutrients.
4. Maintenance of stormwater structures for future property owners.



Zoning & Sustainability

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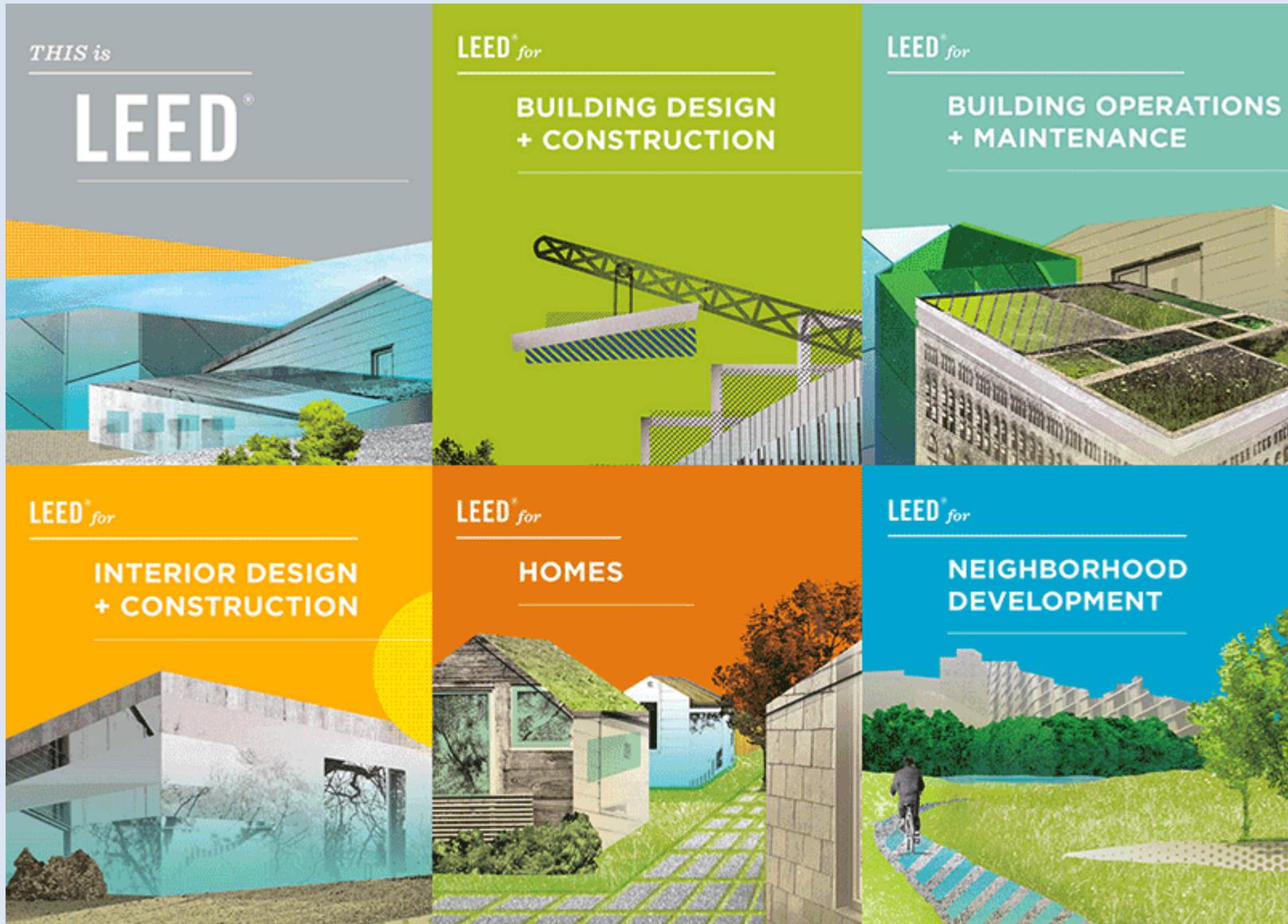
Green Design:

Sustainable building practices

- Sustainable construction practices
- Energy and water efficiency
- Sustainably sourced building materials
- Waste management
- Zoning can create incentives for green building

Energy:

Green Building Design



Proposed Green Bldg. Policy

Goal is to clarify environmental design goals and incentivize larger projects to do better.

1. Large projects would be required to meet a standard of LEED certifiable or similar.
2. Specific point totals would be required for energy, ensuring a focus on this issue.
3. A density bonus would be provided to projects achieving a higher rating.



Zoning & Sustainability

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Energy:

Alternative energy & energy efficiency

- Dimensional requirements in Newton's current zoning are barriers
- Zoning can explicitly support solar panels, small wind generators, additional insulation, etc.

Alternative Energy & Energy Efficiency

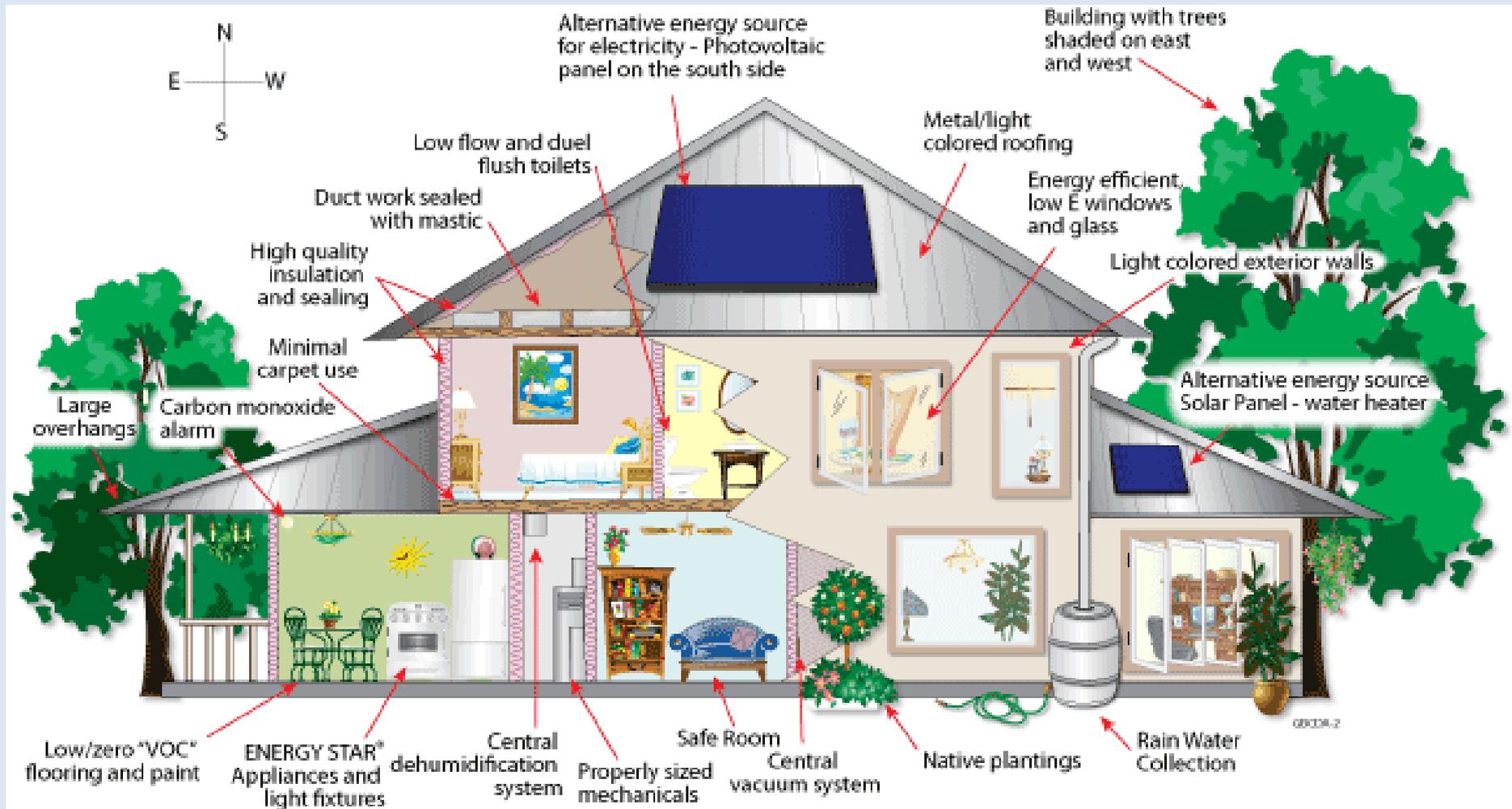


<http://www.popularmechanics.com>



www.wbur.org

Alternative Energy & Energy Efficiency



Proposed Energy Policy

Height and setback requirements can complicate alternative energy and energy efficiency projects. Goal is to make explicit in the ordinance that such improvements are allowed.

1. Alternative energy infrastructure would be allowed to exceed building height limits, to a degree.
2. Insulation and other energy efficiency improvements would be allowed in setbacks.





Stay involved

We've only scratched the surface today.
Participate in future events and online at:

[www.courbanize.com
/newtonzoning](http://www.courbanize.com/newtonzoning)

City of Newton Zoning Redesign Event Series: September 2017 - May 2018

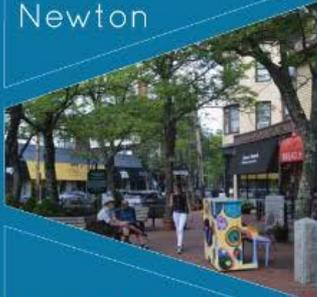
Location: Newton Free Library, 330 Homer Street, Druker Auditorium*

Time: 6:30 p.m. - 8:00 p.m.*

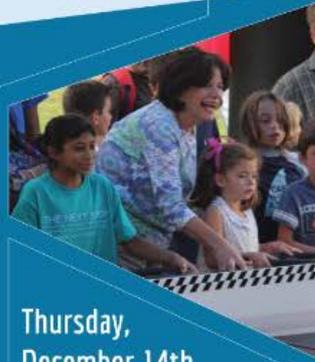
RSVP online at www.courbanize.com/newtonzoning

**Wednesday,
September 27th**

Think Globally,
Act Locally:
Zoning for a
Sustainable
Newton



**Thursday,
October 19th**
Newton's
Advantage: Zoning
and Economic
Development



**Thursday,
December 14th**
Housing for
Whom? Zoning,
Affordability,
and Fair Housing

**Wednesday,
November 29th**
Cracking the
Code:
Understanding
Zoning for
Homeowners

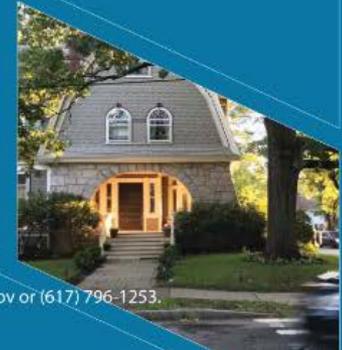
**Thursday,
January 18th**
A parking Lot for
Goldilocks: Zoning for
Just the Right Size

**Thursday,
February 15th**
Tapping the
Creative
Economy: Zoning,
Arts, and
Artisans

**Thursday,
March 15th**
Building Shape,
Size, and Form in
Neighborhoods
and Village
Centers

Thursday, April 12th
What's the
Process? How Stuff
gets Built in
Newton

**Thursday,
May 10th**
A New Zoning
Map for Newton



*All the events will be held at this location and time.

The location of this meeting is wheelchair accessible and reasonable accommodations will be provided to persons with disabilities who require assistance.

If you need a reasonable accommodation, please contact the city of Newton's ADA/Sec. 504 Coordinator, Jini Fairley, at least two business days in advance of the meeting: jfairley@newtonma.gov or (617) 796-1253.

The city's TTY/TDD direct line is: 617-796-1089. For the Telecommunications Relay Service (TRS), please dial 711.



Thank You!

What do you think



What do you think?

Stormwater:

Rain water running
off roofs and
pavements

Green Design:

Sustainable
building practices

Energy:

Alternative energy
& energy efficiency

What did you like?

What did you not like?

What did we miss?

How should we refine these proposals?