

### ***Zoning Reform Group***

1) [Zoning Reform Group Report](#)

*Date:* December 30, 2011

*Who:* Deb Crossley (chair), Jason Rosenberg, Terry Morris, Jen Molinsky, Peter Kilborn, Marc Hershman, Steve Vona

*What:* Foundational document that laid out the need for zoning reform. The clearly defined principles and themes guided phase 1 – reorganizing and clarifying the existing zoning ordinance (completed) and set the stage for the phase 2 – comprehensive rewrite (ongoing). To date the City has always attempted to align outcomes with this document, which draws heavily on the goals and objectives within the 2007 Comprehensive Plan.

### ***Zoning Reform Phase I (2013-2015)***

1) [Newton Zoning Assessment](#)

*Date:* March 25, 2013

*Who:* Code Studio, Joel Russell

*What:* This assessment was the first step, providing a road map that describes the extent of change proposed during the reformatting and reorganization process. The assessment evaluated the Zoning Ordinance against national and regional best practices and recommended ways to generate a more modern, user-friendly and streamlined Ordinance.

2) [Newton Zoning Ordinance](#)

*Date:* November 1, 2015 (last updated February 28, 2020)

*Who:* Planning Department, Zoning Reform Advisory Group, ZAP, Code Studio, Joel Russell

*What:* The adoption of the updated Ordinance completed Phase I of the City's Zoning Reform project. The updated Ordinance represents the City's first steps to enhance the usability of these regulations by: clarifying ambiguities and inconsistencies; improving legibility through the application of simpler language; use of more illustrations and tables; the creation of use tables to better explain permit processes and standards in each zoning district; using hyperlinked cross-references to increase functionality; and the utilization of a document format to improve legibility and transparency. The Look-Up Table is a cross referencing tool to look up content from the

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previous version of the City's Zoning Ordinance and see where it can be found in the City's updated Zoning Ordinance.

***Zoning Reform Phase II – Pattern Book (2016-2018)***

1) [ZAP Memo – Pattern Book purpose and launch](#)

*Date:* August 19, 2016

*Who:* Planning Department, Sasaki

*What:* This memo sets the stage for the beginning of Zoning Reform Phase II with the City's consultant (Sasaki) on board and ready to go. The process for hiring a consultant took place between fall 2015 (ZAP approved RFP) – summer 2016 (consultant signed contract). Finally, this memo formalizes that the Pattern Book serves as the foundation of the context-based zoning ordinance as well as a guide for property owners on appropriate design considerations for Newton's diverse neighborhoods and village centers. The public kick-off took place on October 5, 2016.

2) [Newton's Pattern Book](#)

*Date:* October 19, 2018

*Who:* Sasaki, Planning Department, ZAP

*What:* The Pattern Book is a data-driven analysis of Newton's past and current development context intended to capture the character of Newton's neighborhoods and village centers at a moment in time while recognizing that the City will continue to grow and change. In addition, the Pattern Book is intended to be used as a resource for decision-makers, property owners, developers, and designers working outside the formal zoning approvals process who aim to make informed choices on the design, siting, and uses of new development with respect to its compatibility with existing contexts. Moving forward the Planning Department, with the City Council and public, worked to establish the rules and procedures for new development that respect and respond to the adjacent forms, dimensions, and general, characteristics that make up a neighborhood as defined in the Pattern Book.

*Process:*

- [Project kick-off](#) (October 5, 2016)
- Pattern Book Walk (November 7, 2016)
- [Open House](#) (December 3 & 4, 2016)
- [ZAP Update – Draft Pattern Book](#) (March 13, 2017)

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- [Public Meeting – Presenting the Draft Pattern Book](#) (May 11, 2017)
- Pattern Book Office Hours (May – August 2017 – 7 events)
- [Comment and Response Log for Pattern Book](#) (September – December 2017)
- Think Globally. Act Locally: Zoning for a Sustainable Newton (September 27, 2017)
  - [Presentation](#)
  - [Summary Report](#)
- Newton’s Advantage: Zoning and Economic Development (October 19, 2017)
  - [Presentation](#)
  - [Summary Report](#)
- Cracking the Code: Understanding Zoning for Homeowners (November 29, 2017)
  - [Presentation](#)
  - [Summary Report](#)
- Housing for Whom? Zoning, Affordability, and Fair Housing (December 14, 2017)
  - [Presentation](#)
  - [Summary Report](#)
- A Parking Lot for Goldilocks: Zoning for Just the Right Size (January 18, 2018)
  - [Presentation](#)
  - [Summary Report](#)
- Tapping the Creative Economy: Zoning, Arts, and Artisans (February 15, 2018)
  - [Presentation](#)
  - [Summary Report](#)
- Building Shape, Size, and Form, Neighborhoods and Village Centers (March 15, 2018)
  - [Presentation](#)
  - [Summary Report](#)
- What’s the Process? How Stuff gets Built in Newton (Thursday April 12, 2018)
  - [Presentation](#)
  - [Summary Report](#)
- A New Zoning Map for Newton (May 10, 2018)
  - [Presentation](#)
  - [Summary Report](#)
- Designers and Architects Review Event (September 20 & October 4, 2018)

***Zoning Reform Phase II – Draft Zoning Ordinance, v1 (2017-2018)***

1) [Draft Zoning Ordinance, v1](#)

*Date:* October 19, 2018

*Who:* Planning Department, Law Department, ISD, Joel Russel

*What:* In consultation with the Zoning and Planning Committee and through listening to the community and reviewing the Comprehensive Plan and best practices in the field, the Planning Department arrived at the overarching concept of a *Context Based* Zoning Ordinance to guide the work of this second phase. This phrase was understood to mean that the rules and regulations of the new Zoning Ordinance would derive from the existing Newton context – the existing patterns of development evidenced throughout the City.

2) [Map – Draft Zoning Ordinance, v1](#)

*Date:* October 19, 2018

*Who:* Planning Department

*What:* The Zoning Map explains how to apply the rules of the Zoning Ordinance to different parts of the City. In creating a first draft Zoning Map, staff and the consultants have done an extensive analysis of the data drawn from the Pattern Book to generate a new set of districts and building rules that reflect the existing built City.

***Zoning Reform Phase II – Draft Zoning Ordinance, v1 Public Comment (2018-2019)***

1) Ward-by-Ward Meetings

*Date:* Multiple

*Who:* Planning Department

*What:* With the release of Draft Zoning Ordinance, v1 the City held community meetings ward-by-ward to provide an overview of the draft and begin a discussion of detailed review to be incorporated into the updated Draft Zoning Ordinance.

*Process:*

- Ward 5 (November 29, 2018)
  - [Presentation](#)
- Ward 7 (December 12, 2018)
  - [Presentation](#)

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- Ward 6 (January 10, 2019)
  - [Presentation](#)
- Ward 3 (January 24, 2019)
  - [Presentation](#)
- Ward 1 (February 7, 2019)
  - [Presentation](#)
- Ward 8 (February 13, 2019)
  - [Presentation](#)
- Ward 2 (February 28, 2019)
  - [Presentation](#)
- Ward 4 (March 7, 2019)
  - [Presentation](#)

2) Zoning and Planning Committee Working Group Meetings (2018-2019)

*Date:* Multiple

*Who:* Planning Department

*What:* With the release of Draft Zoning Ordinance, v1 the Planning Department met with ZAP to discuss and provide guidance to the development of the Draft Zoning Ordinance, v2. In some cases, the Planning Department analyzed feedback received from the Zoning and Planning Committee and made recommendations for updating the draft in-line with those comments (ex. Residential Districts).

*Process:*

- First Draft Ordinance Overview (October 22, 2018)
  - [Memo](#)
- Residence Districts (November 26, 2018)
  - [Memo](#)
- Village Districts (January 14, 2019)
  - [Memo](#)
- Single Purpose Districts (January 28, 2019)
  - [Memo](#)
- Build Out Analysis (February 25, 2019)
  - [Memo](#)

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- Development Review Process (March 11, 2019)
  - [Memo](#)