



Newton Zoning Redesign

Housing for Whom?
Zoning, Affordability, and Fair Housing

12.14.17

Welcome!

6:35

Zoning 101

6:45

Housing for Whom?

Zoning, Affordability, and Fair Housing

7:20

Q&A

7:30

Table-top Sessions





Zoning 101

Zoning Is...

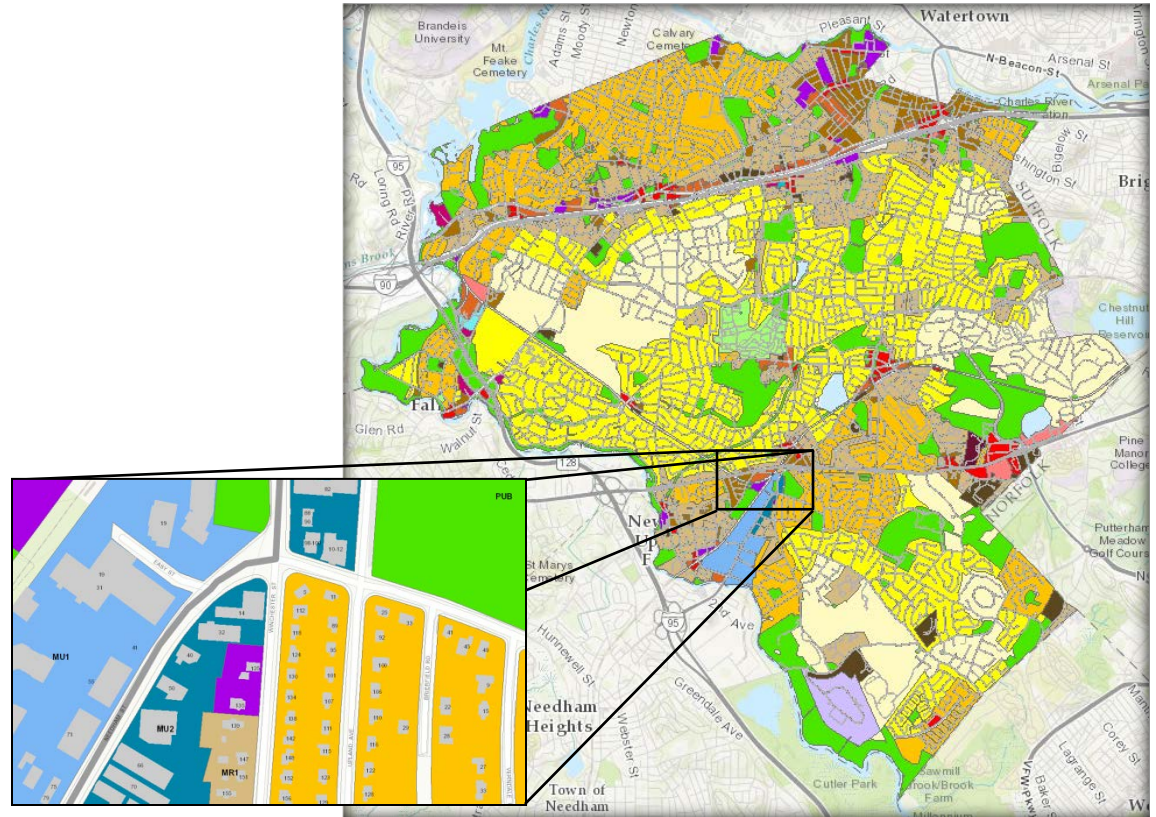
Zoning shapes our city. It ensures that buildings and uses of land promote positive outcomes for the community and are consistent with the neighborhood context.

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



Central Elements of Zoning

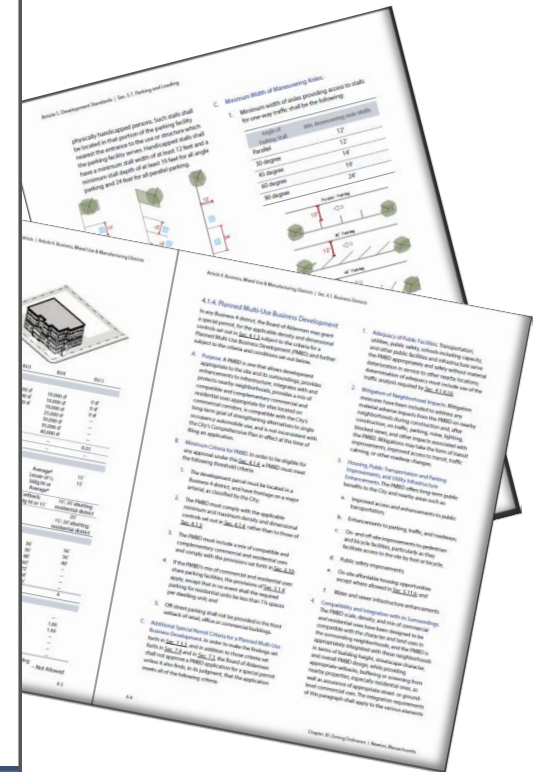
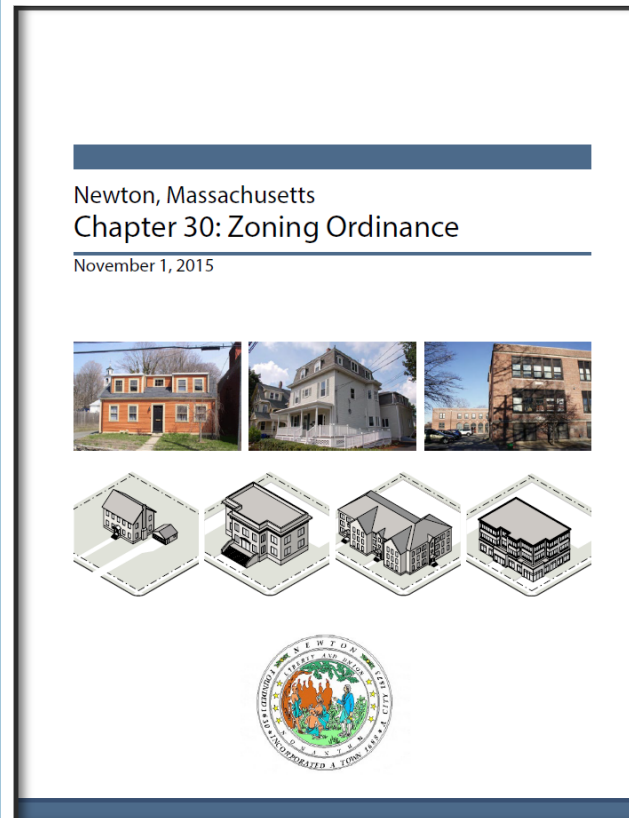
- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes



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

Central Elements of Zoning

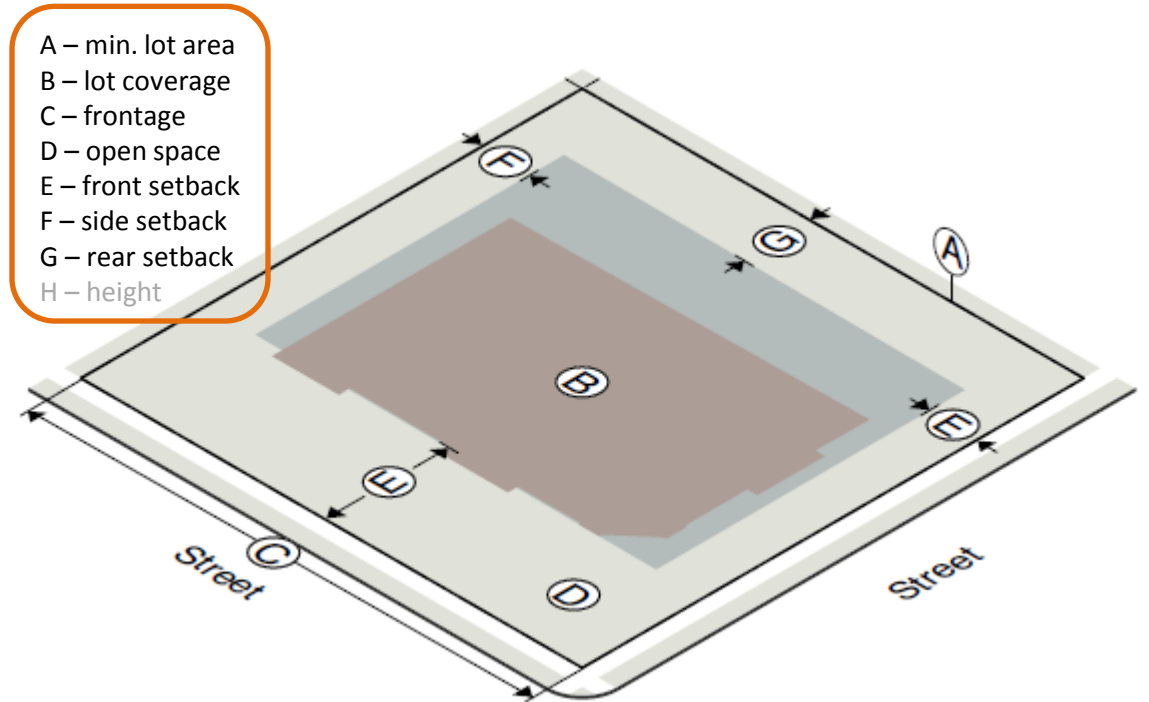
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The Zoning Ordinance is the book of rules and regulations for how private property lots are divided, how buildings are constructed on those lots, and how those buildings are used.

Central Elements of Zoning

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

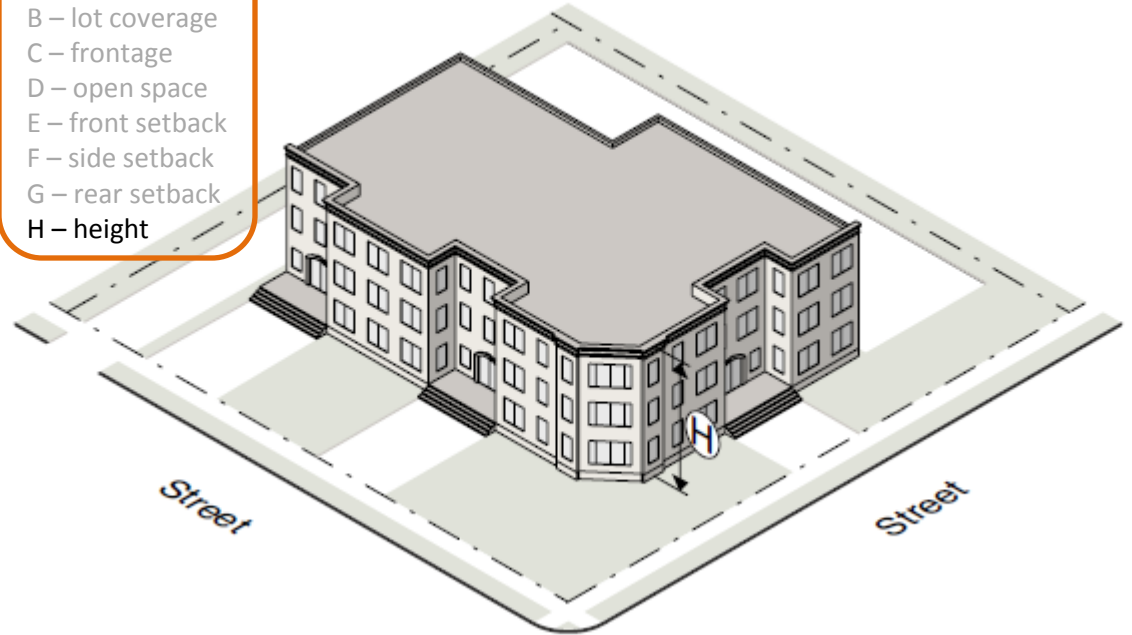


Dimensional Requirements control the dimensions of private property lots and the buildings constructed on them, including: width and depth of properties, height and overall scale or mass of buildings, as well as how far buildings are from the street and from neighboring property lines.

Central Elements of Zoning

- The Zoning Map
- The Zoning Ordinance
- **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



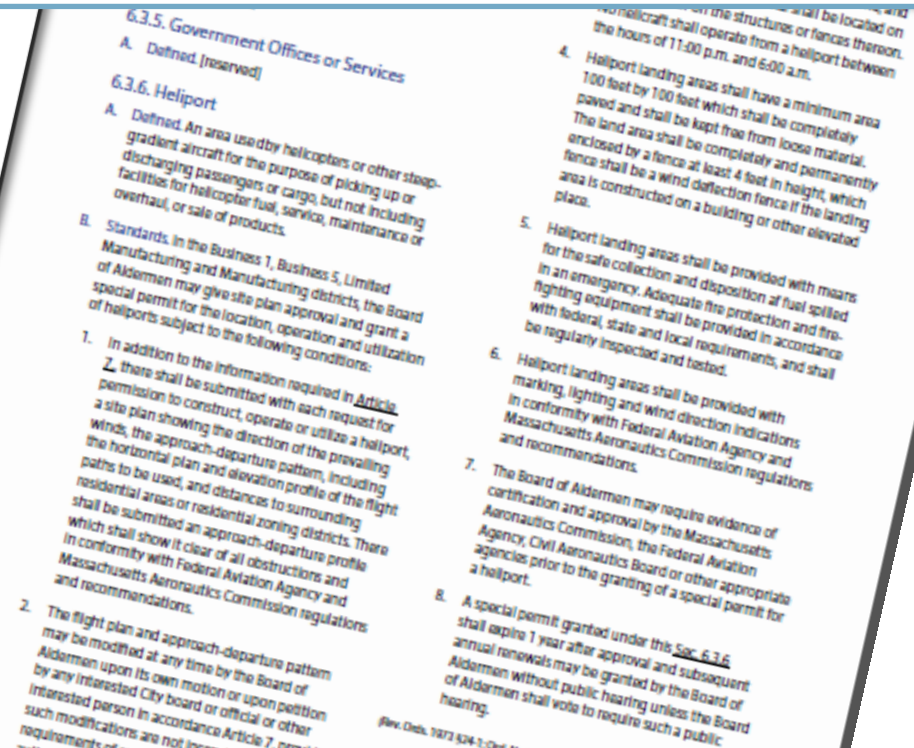
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Central Elements of Zoning

- The Zoning Map
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- Decision Making Processes

For each use

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



Central Elements of Zoning

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

Who approves? What standards for approval are applied?

City Council

e.g. Special Permit

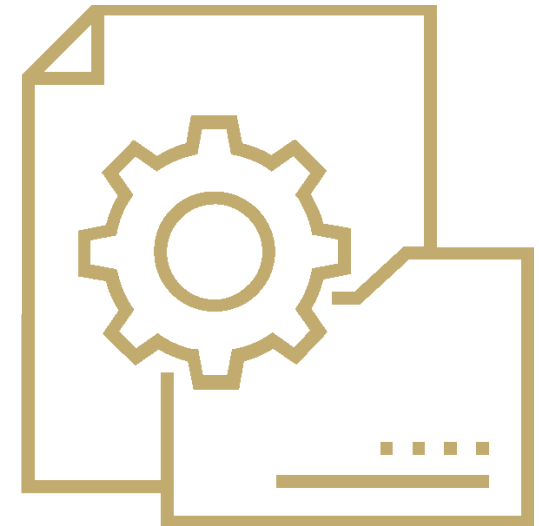
Zoning Amendments

Zoning Board of Appeals

e.g. Variance

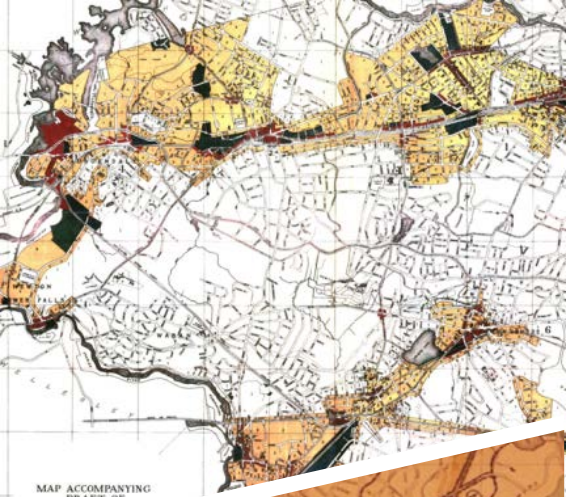
Inspectional Services Department

e.g. Building Permit

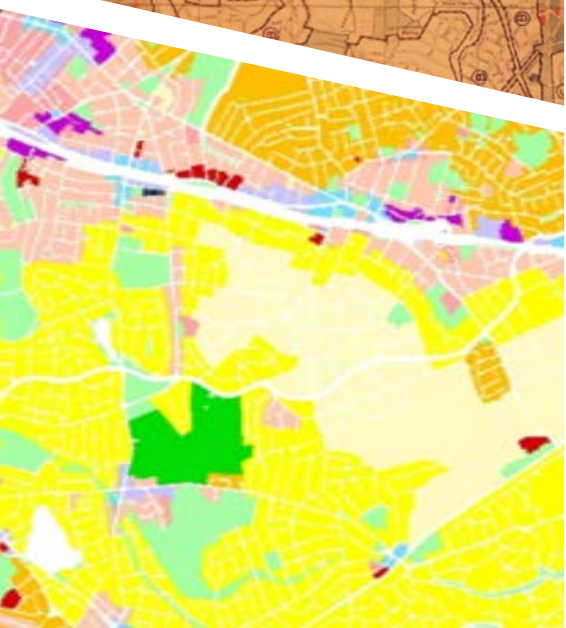


Created by Creative Stall
from Noun Project

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

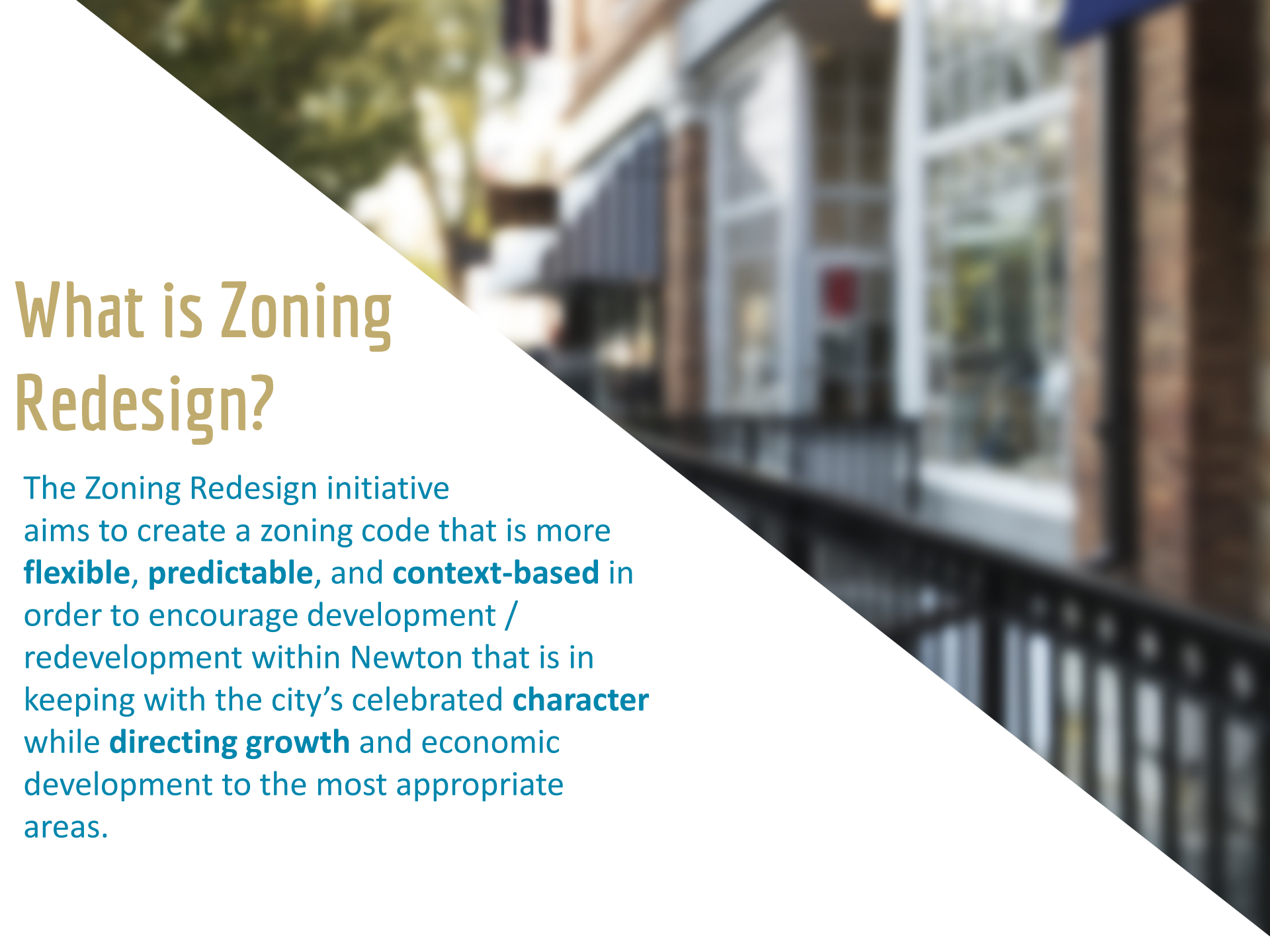


30-Second History of Zoning in Newton



- 1922 – First zoning code in Newton
- 1940 – Introduce lot sizes & setbacks
- 1953 – Increase required lot sizes
- 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 December 31.

Complete draft online at:

www.courbanize.com/newtonzoning

Zoning Redesign Timeline





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



Housing for Whom? Zoning, Affordability, and Fair Housing

Zoning can...

...promote a diversity of housing choices.

...ensure that needed housing development occurs in the appropriate places.



Housing History

- Over the course of your lifetime, what different types of houses (buildings) have you lived in?
- What types of houses do you plan to live in?

Housing Needs: Affordability

BETWEEN 2000-2013

+4,200

HOUSEHOLDS
MAKING \$200K
OR MORE

-4,700

HOUSEHOLDS
MAKING \$125K
OR LESS

Loss of Low and Middle Income Households

Between 2000 and 2013 Newton gained 4,200 households earning \$200,000 or more, while at the same time losing 4,700 households earning \$125,000 or less.

Source: Housing Strategy Report, pg.12

Housing Needs: Affordability

Between **4,713** and **5,092** lower income households in Newton are housing cost burdened*

Source: Housing Strategy Report, pg. 35

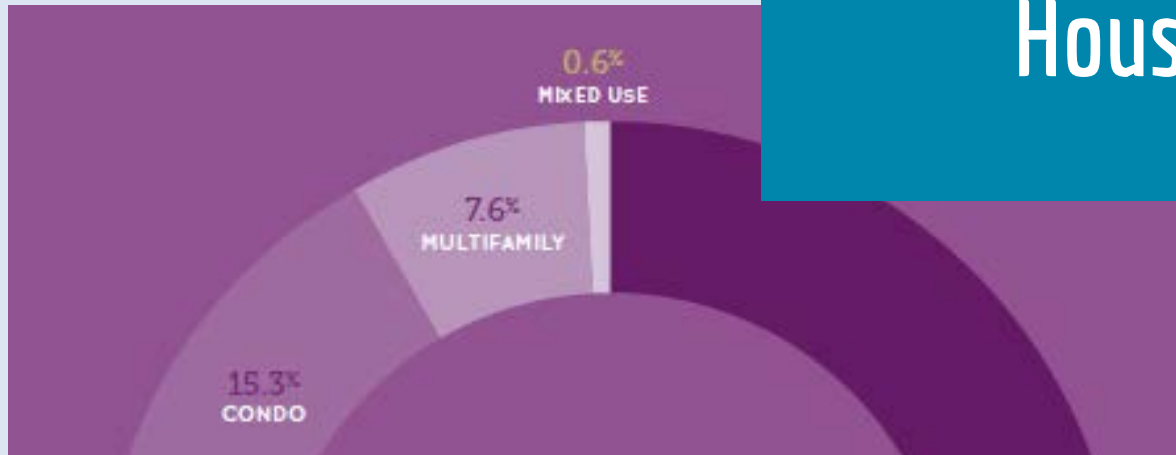


**Cost burdened is when a low- or moderate-income household pays more than 30% of its monthly income on housing costs.*

Housing Needs: Options



Housing Needs: Options



Types of Housing Production

Out of a total number of 1,286 units produced, no mixed use housing units were delivered between 2005 to 2014.
Source: *Housing Strategy Report*, pg.19

RESIDENTIAL DEVELOPMENT BETWEEN 2005-2014, CITY OF NEWTON

41.1%

SINGLE FAMILY

23.1%

CONDO

0%

MIXED USE

31.0%

MULTIFAMILY RENTAL

4.7%

2-3 FAMILY RENTAL



Why does Newton lack diverse housing types given the need?

- Current zoning doesn't allow OR restricts
 - Lot area per unit
 - Dimensional controls
 - Requires a special permit
- Results in by-right 1-2 family projects and a few large projects by special permit or 40B

The ordinance doesn't promote innovative solutions

Objectives for Zoning for Housing

- Meet changing housing needs in Newton
- Diversify housing choices
- Encourage creative housing solutions
- Integrate new housing into existing Newton development patterns
- Ensure Newton is an open, diverse and welcoming community in terms of its housing supply.

Zoning for Housing

Fair Housing

**Multifamily
Zoning:**

Missing Middle:

**Inclusionary
Zoning:**

Fair Housing

- Fair Housing Act of 1968
 - protects people from discrimination when they are renting, buying, or securing financing for any housing
- An obligation to affirmatively further fair housing

Fair Housing

- Protected classes

- race
- color
- religion
- national origin
- disability
- Age
- sexual orientation
- gender identity or expression
- marital status
- familial status
(families with children under 18 or pregnant women)
- public assistance
(including rental vouchers)
- genetic information
- military status

Fair Housing

- Incorporate Fair Housing into the Zoning Purposes
- Recognize the affirmative duty to further fair housing in overall zoning purpose
- For development review procedures, recognize fair housing considerations relative to both how development review is conducted and with regard to development review outcomes

Fair Housing



Proposed Fair Housing Policy

Goal: Incorporate Fair Housing requirements, definitions, and standards into Newton's Zoning.

1. Zoning Ordinance Purpose Statement
2. Development review process purpose statements.
3. Waivers for ramps or other accessibility features
4. Update regulations for group homes



Zoning for Housing

Fair Housing

Multifamily Zoning:

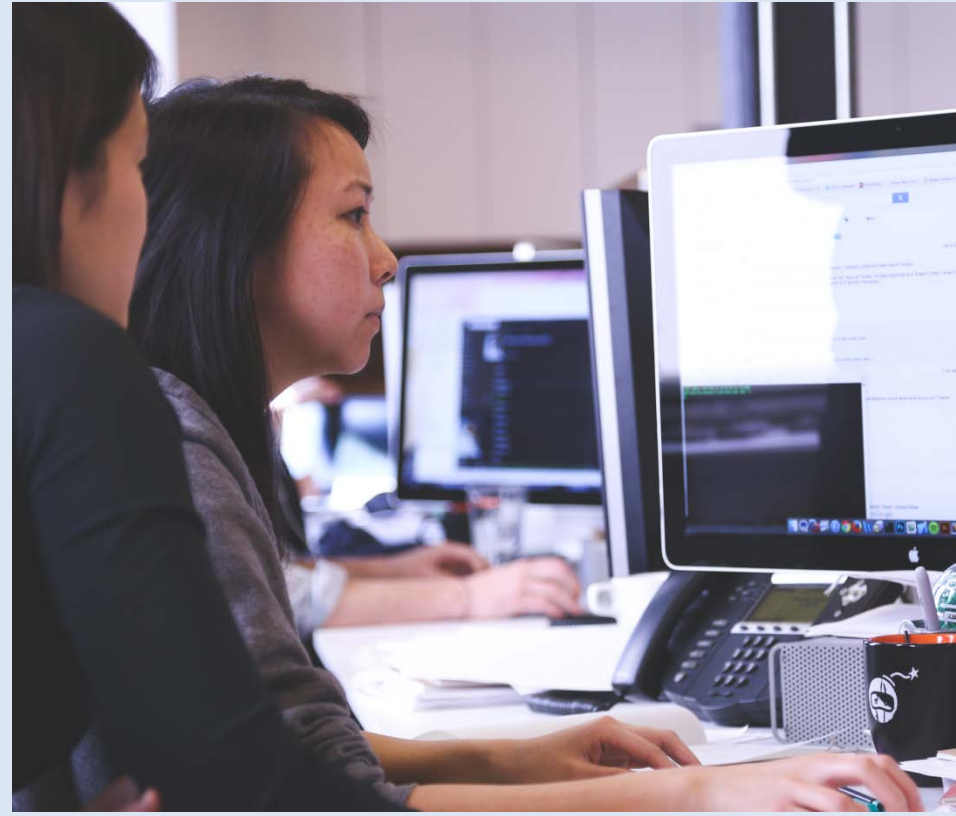
Homes close to
jobs, transit, and
amenities

- Diverse housing types
- Meet needs of Newton residents
- Environmental sustainability
- Designed to fit context

Missing Middle:

Inclusionary Zoning:

Multi-Family Zoning



Multi-Family Zoning



Multi-Family Zoning



West Hartford, CT

Multi-Family Zoning



Multi-Family Zoning Policies

Goal: Direct multi-family and mixed use development to transit and job oriented locations through zoning.

1. Lower lot area per unit requirements and adjust dimensional requirements.
2. Address transportation demand.
3. Provide clear guidance as to City's objectives
4. Establish baseline zoning for future master planning efforts to build from.



Zoning for Housing

Fair Housing

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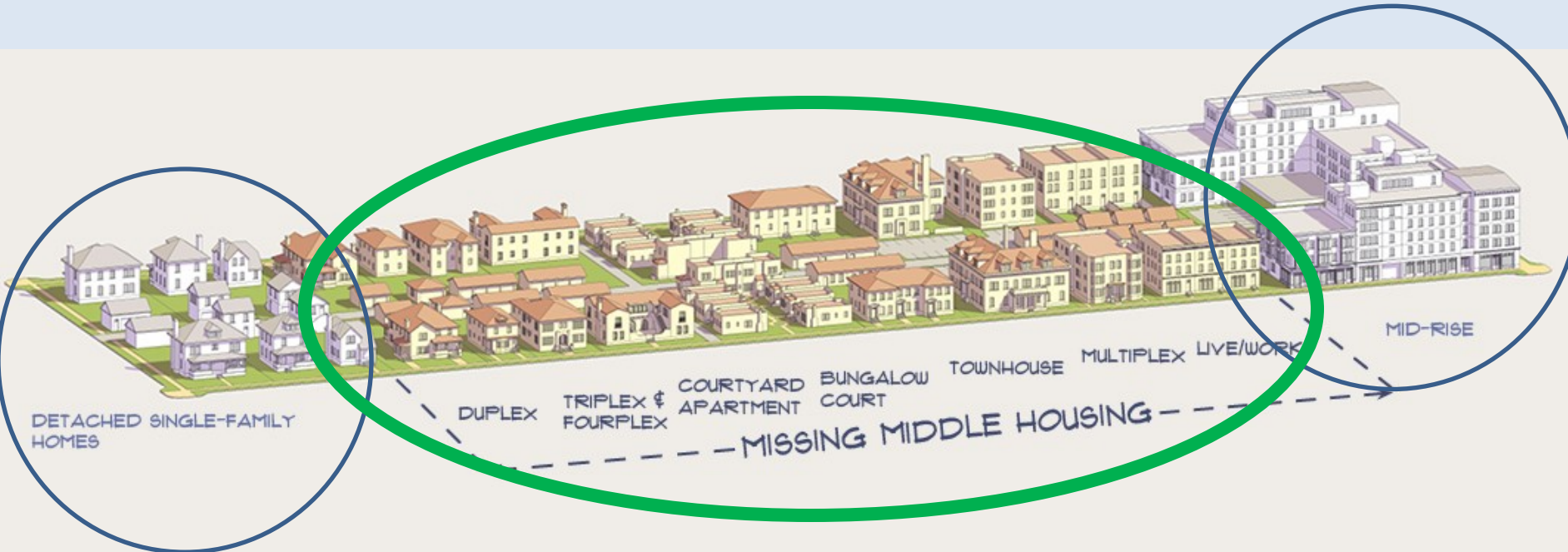
Missing Middle:

Creating
opportunities for
diverse housing
types

- Small - Medium scale
- Match scale of neighborhood context

Inclusionary Zoning:

The "Missing Middle" Building Types



The Housing Options "In-Between"

The “Missing Middle” Building Types



Newton, MA

The Triple-Decker

The “Missing Middle” Building Types



The Cottage Court

The “Missing Middle” Building Types



Newton, MA



Newton, MA

The Multi-family Mansion

The “Missing Middle” Building Types



Norfolk, VA

The Live-Work

The “Missing Middle” Building Types



Brookline, MA

Courtyard Apartments

“Missing Middle” Building Type Policies

Goal: In the right locations, permit a range of neighborhood scaled, multi-family building types.

1. Allow the right building types in the right places.
2. Base the approval process on the type and location of the building ranging from by-right to design review with public input.



Zoning for Housing

Fair Housing

Multifamily Zoning:

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jobs, transit, and
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Inclusionary Zoning:

Creating more
affordable units

- Financing from private sector
- Range of affordability
- High quality units
- Affordable and market rates integrated

Inclusionary Zoning

- Newton one of the first Massachusetts communities with Inclusionary Zoning
- Harness private market to create affordable units
- Newton Leads 2040: Housing Strategy



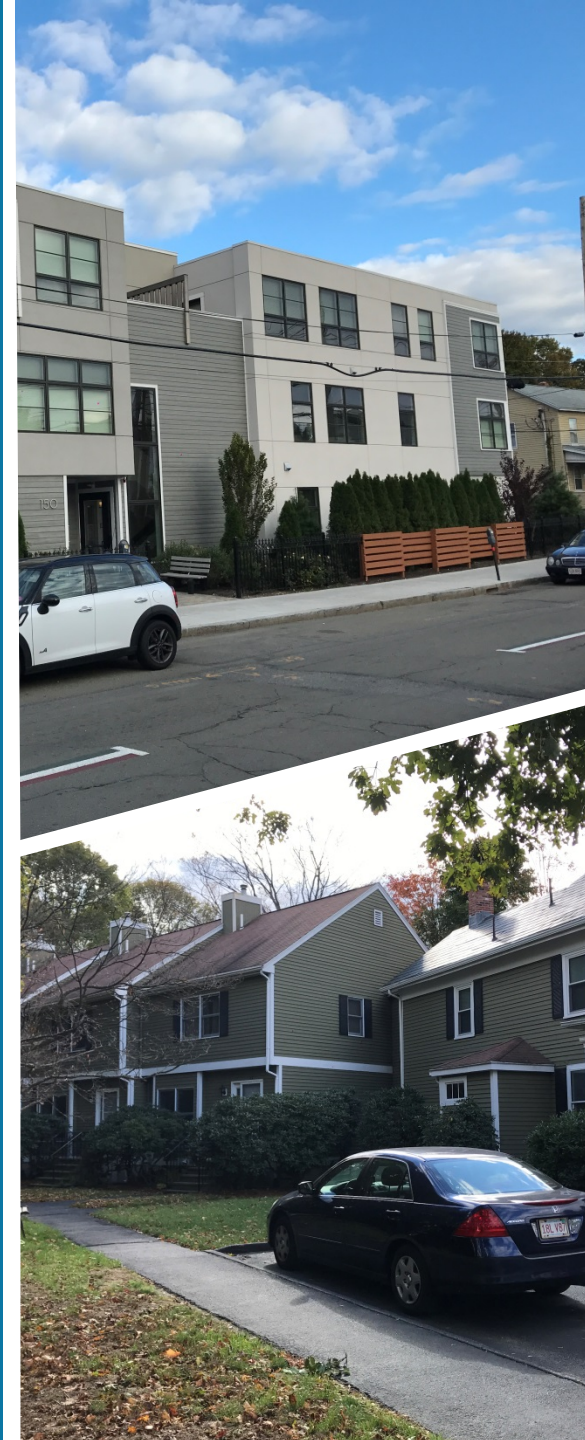
Inclusionary Zoning

- Objectives:
 - Create more units
 - Clarify existing ordinance
- Ordinance in drafting stage
 - Preliminary presentations to ZAP
 - Read draft online

Proposed Inclusionary Zoning Policy

Goal: Strengthen the ordinance to better meet the vast and diverse housing needs of Newton today

1. All residential projects with 4+ new units
2. Require 15% - 25% affordable units, depending on project size
3. Extend affordability to include middle income
4. Cash payment for fractional units with funds directed to the creation of low income affordable housing.



Zoning & Housing

Fair Housing

Affirmatively furthering fair housing

Multi-Family Zoning

Homes close to jobs, transit, and amenities

Missing Middle

Creating opportunities for diverse housing types

Inclusionary Zoning

Creating more affordable units

What did you like?

What did you not like?

What did we miss?

How should we refine these proposals?



Stay involved

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

www.courbanize.com/newtonzoning

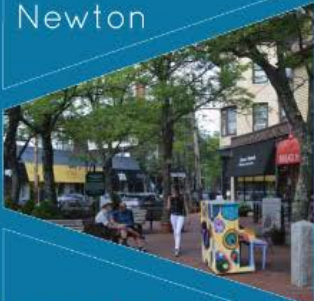
City of Newton Zoning Redesign Event Series: September 2017 - May 2018

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

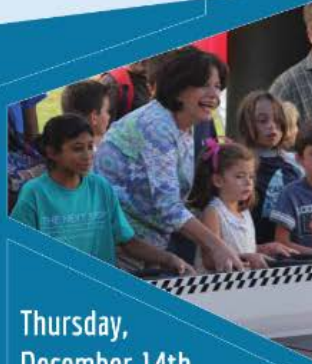
Time: 6:30 p.m. - 8:00 p.m.*

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!