



Newton Zoning Redesign Draft #1 Overview

Zoning and Planning Committee

10.22.18

Agenda

Objective

Background

Principles

Draft Map & Districts

Key Features of the Ordinance





Objective

Objective

Tonight we will:

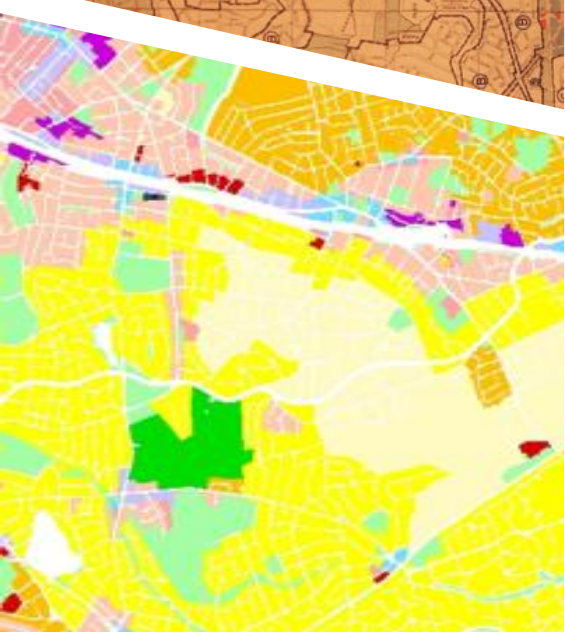
- Provide an overview and orientation to the 1st Draft Zoning Ordinance.
- Start a discussion we anticipate stretching over many months of detailed review in this Committee and with the Public.



Background



30-Second History of Zoning in Newton



- 1922 – First zoning code in Newton
- 1941 – 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 – Zoning Redesign Event Series
- 2018 – Draft #1

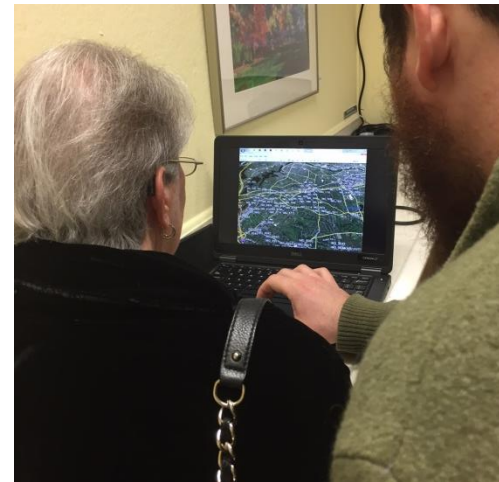
Current efforts

The Pattern Book

The Pattern Book represents a snapshot in time of Newton's development patterns in 2016-2017.

- Master database of the physical characteristics of Newton's neighborhoods (lot characteristics & building size)
- Book of analytic maps and tables

The Pattern Book



Event Series

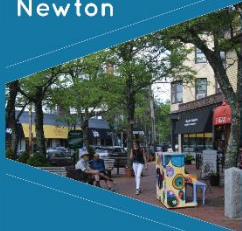
City of Newton Zoning Redesign Event Series: September 2017 - May 2018

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

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

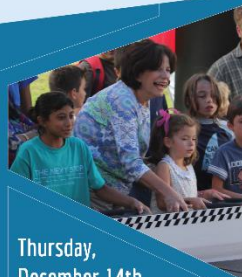
RSVP online at www.courbanize.com/newtonzoning

Wednesday,
September 27th
Think Globally,
Act Locally:
Zoning for a
Sustainable
Newton



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

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



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

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



Event Series





Principles



Overall Objective

“...give Newton **a baseline ordinance** that better reflects the **existing built environment** and contemporary land uses. Because the **City Council will continue to amend** Newton’s zoning ordinance in years to come, this process will **not produce Newton’s final ordinance**, but a **stronger foundation** on which future planning work will build.”

Themes from the 2011 Report

- Better **organize** the Ordinance for ease of use
- **Simplify and streamline** the permitting and review processes
- Recognize that each village center and commercial corridor is **unique**
- Encourage **mixed-use residential** redevelopment in village centers
- Create “**soft transitions**” between village centers and residential neighborhoods
- Allow **moderate, flexible growth** on commercial corridors
- **Rationalize** and **streamline** parking regulations
- Protect **neighborhood character** and **scale**
- Create more **diverse housing** opportunities
- Institute a **better process** for managing change of **religious** and **educational institutions**
- Improve **natural resource conservation** and **sustainability**

A Context-Based Ordinance...

Rules are derived from existing or desired (where defined) context.

- **Existing Quality of Place**
- **Sustainability of the Form**
- **Future Planning**



Guide to Reading the Draft Ordinance

Things to Remember...

- **Separate Mechanisms and Standards.**
- **Must apply all rules comprehensively to know what's possible.**
- **Simplicity –**
 - **One rule : one objective.**
 - **No math more complicated than addition/subtraction.**
 - **Measure simply.**

Reading the Ordinance

General
Standards
Article 2

District
Standards
Article 3-7

Development
Standards
Article 8

Use Standards
Article 9

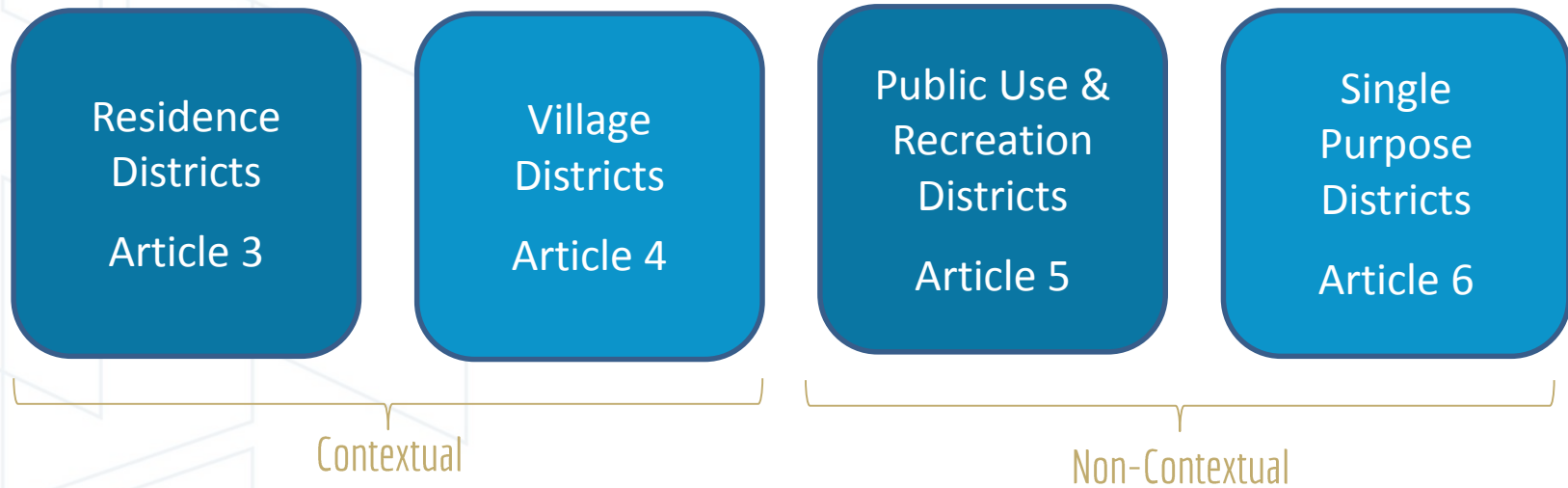
Nonconformity
Article 10

Administration
Article 11

Definitions | Article 12

Reading the Ordinance

Districts

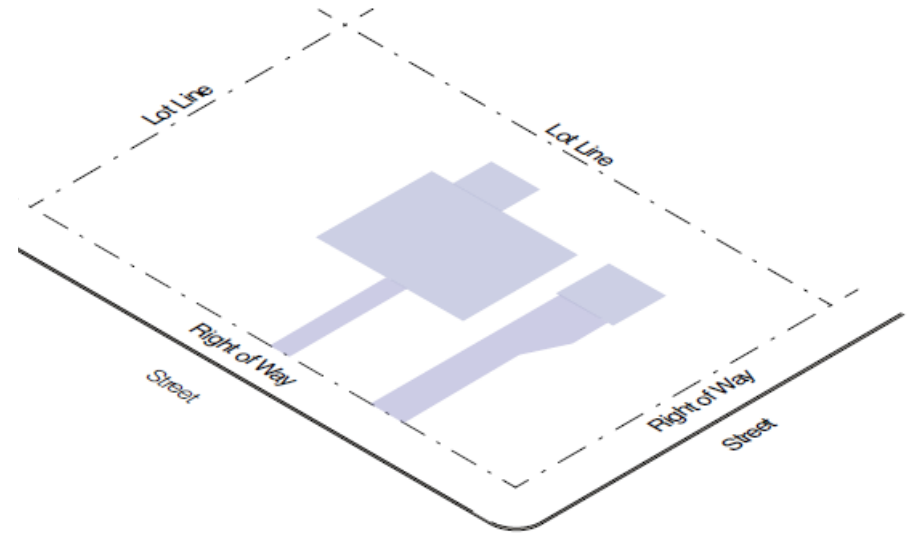
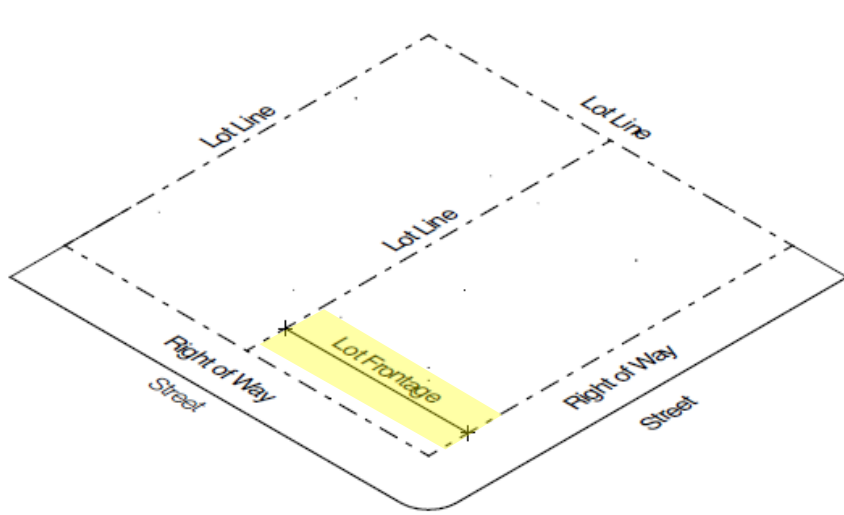


Lot and Setback Standards are set by the district:

- Frontage
- Setbacks
- Lot Coverage
- Allowed Building Types

Reading the Ordinance

Districts

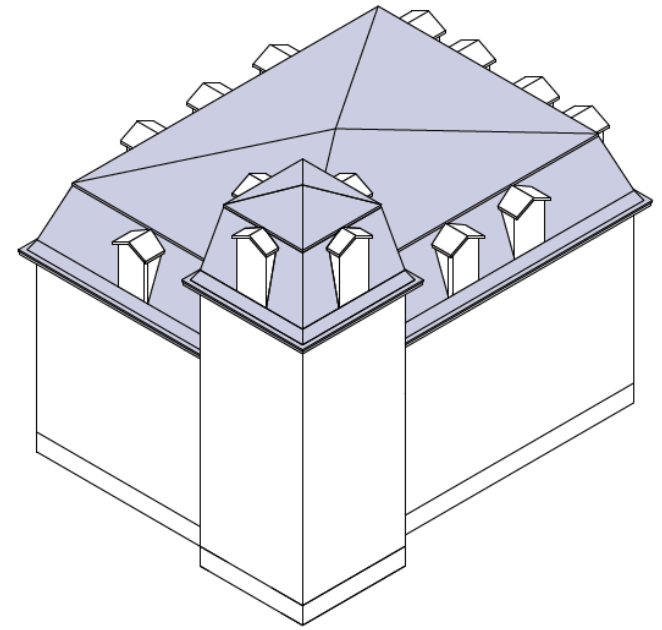
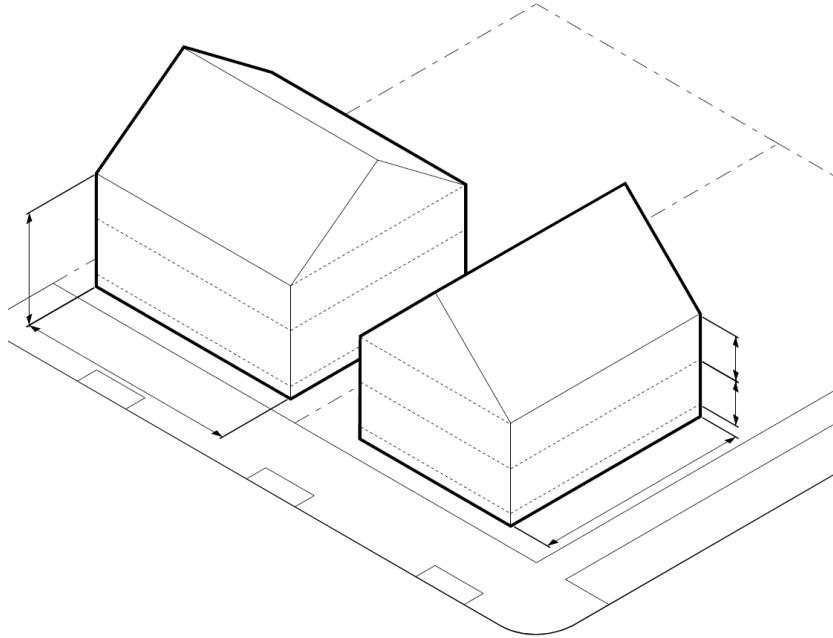


Lot and Setback Standards are set by the district:

- Frontage
- Setbacks
- Lot Coverage
- Allowed Building Types

Reading the Ordinance

Building Types



Building Types include all building dimensional standards:

- Footprint
- Height (Stories)
- Specific Rules (e.g. Fenestration, Roof Type)

Reading the Ordinance

Residence Districts Example

House A (3.2.3)	House B (3.2.4)	House C (3.2.5)	House D (3.2.6)
Two-Unit Residence (3.2.7)	Apartment House (3.2.8)	Townhouse Section (3.2.9)	Small Apartment Building (3.2.10)
Shop House (3.2.11)	Small Multi-use Building (3.2.12)	Small Shop (3.2.13)	Civic Building (3.2.14)

Building Types include all building dimensional standards:

- Footprint
- Height (Stories)
- Specific Rules (e.g. Fenestration, Roof Types)

Reading the Ordinance

Residence Districts Example

Residence 1
District

House A
(3.2.3)

House B
(3.2.4)

House C
(3.2.5)

House D
(3.2.6)

Civic Building
(3.2.14)

Reading the Ordinance

Residence Districts Example

Residence 2
District

House B
(3.2.4)

House C
(3.2.5)

House D
(3.2.6)

Civic Building
(3.2.14)

Reading the Ordinance

Residence Districts Example

Residence 3
District

Two-Unit
Residence
(3.2.7)

House B
(3.2.4)

House C
(3.2.5)

Apartment House
(3.2.8)

Small Apartment
Building
(3.2.10)

Civic Building
(3.2.14)

Reading the Ordinance

Residence Districts Example

Neighborhood
General
District

House B
(3.2.4)

House C
(3.2.5)

Two-Unit
Residence
(3.2.7)

Apartment House
(3.2.8)

Townhouse
Section
(3.2.9)

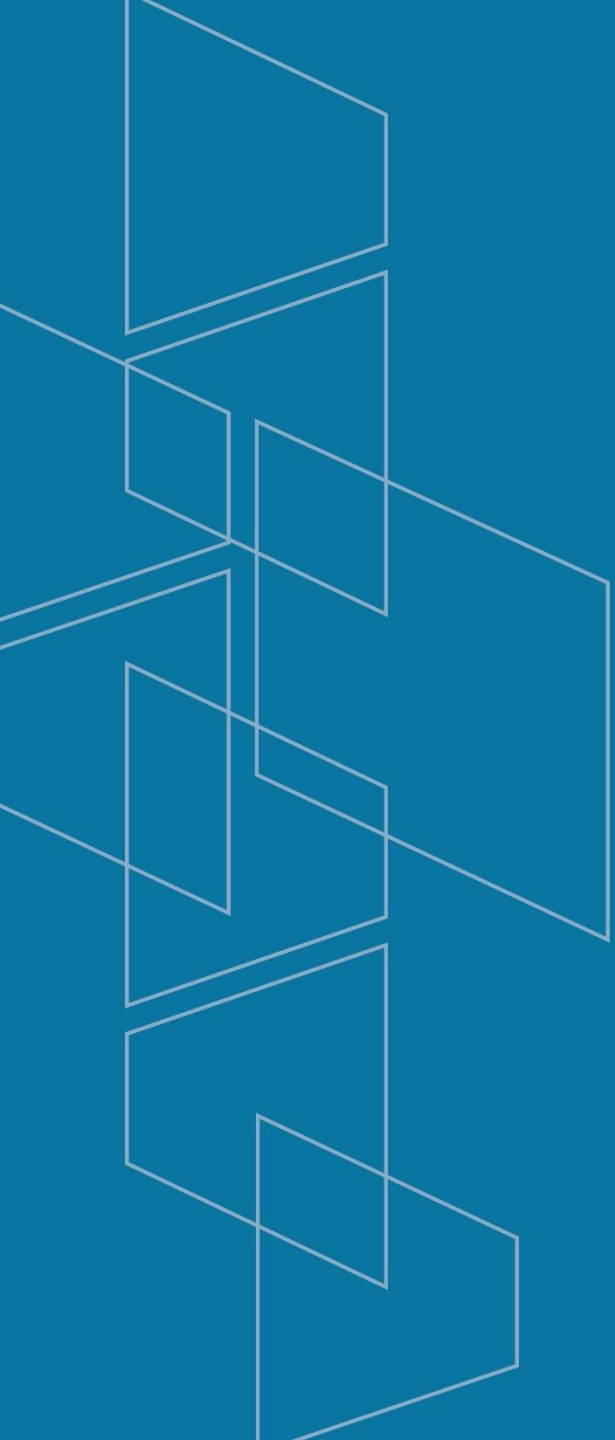
Small Apartment
Building
(3.2.10)

Shop House
(3.2.11)

Small Multi-use
Building
(3.2.12)

Small Shop
(3.2.13)

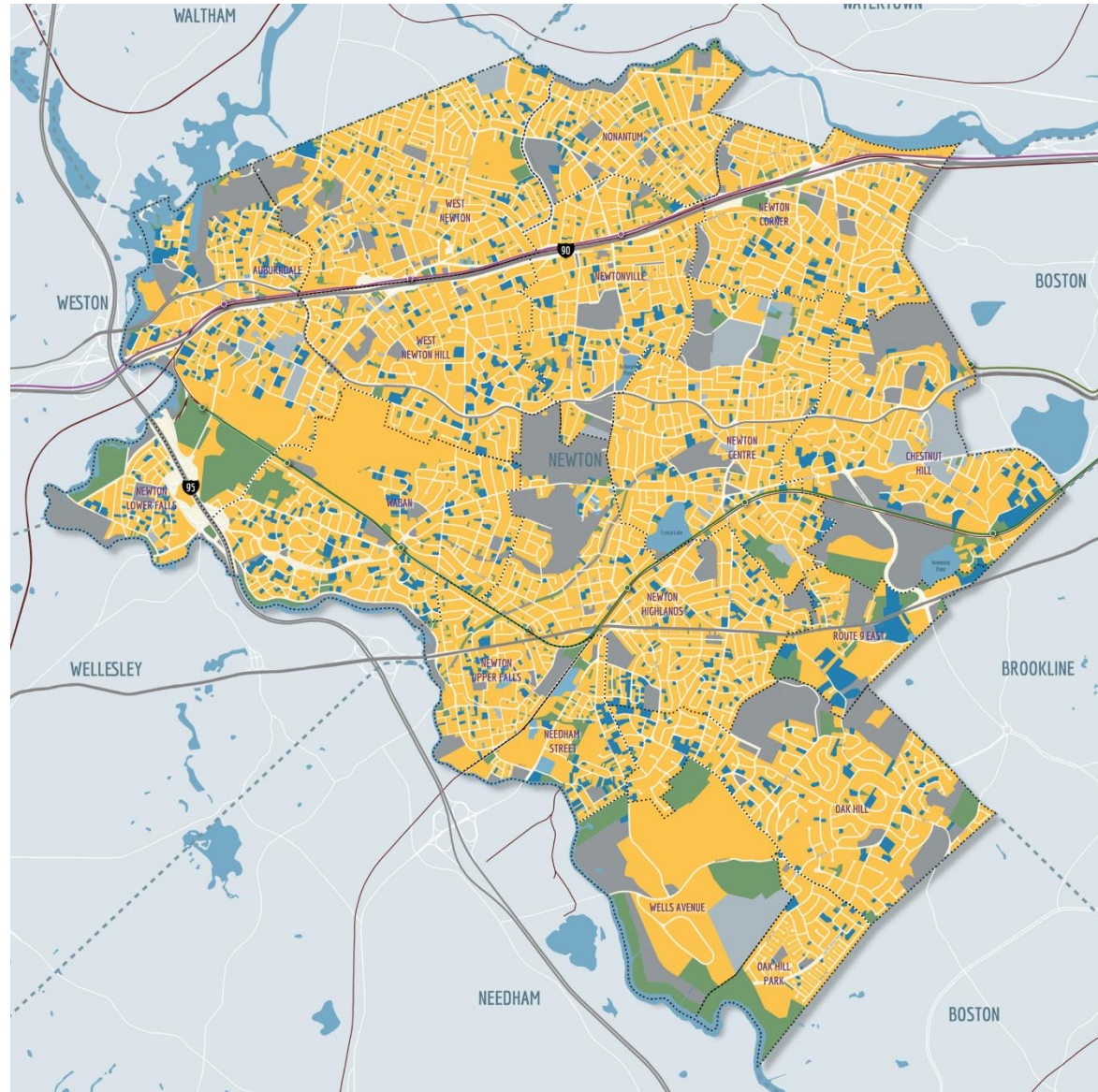
Civic Building
(3.2.14)



Draft Zoning Map & Districts

Non-Conforming Homes & Lots

87%
Non-Conforming



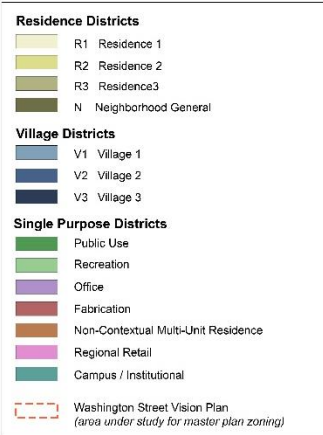
Map Making Principles

1) Balance of two goals:

- **Minimize non-conformity**
- **Maximize consistency with existing patterns of development**
 - **Map based in Pattern Book findings (2017/2018)**
 - **Particular interest in conditions before-tear downs (before 2000)**

2) General Considerations:

- **District lines are at the back of the property**
- **As much as possible, both sides of the street should have the same zoning**
 - **Boundaries occur when the pattern shifts – change in lot width, scale of buildings (footprint and/or height), use or number of units**
- **The exception does not make the rule – 100% conformity is not possible**



Draft Zoning Map

Newton Corner

Residence Districts

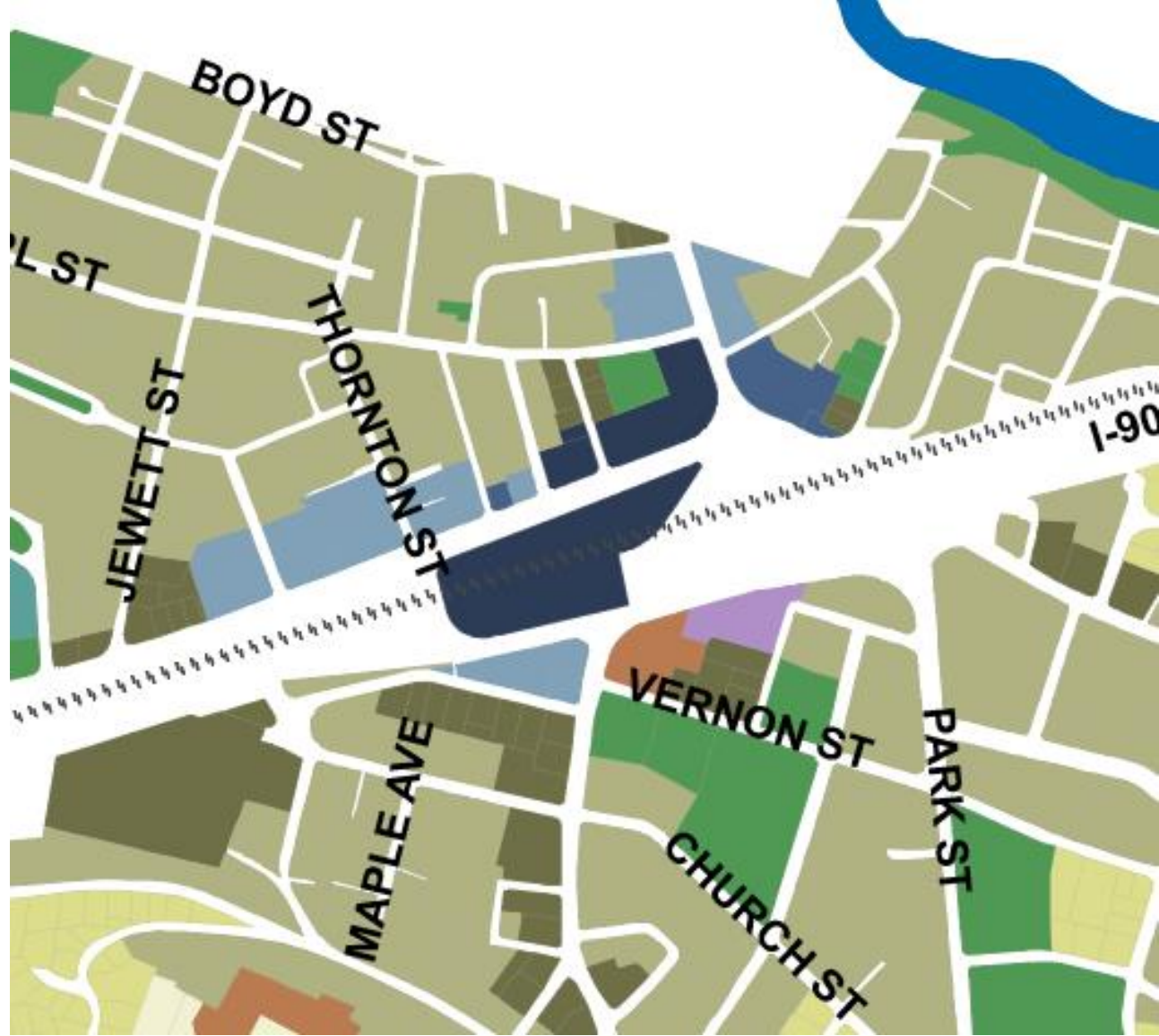
- R1 Residence 1
- R2 Residence 2
- R3 Residence3
- N Neighborhood General

Village Districts

- V1 Village 1
- V2 Village 2
- V3 Village 3

Single Purpose Districts

- Public Use
- * Recreation
- Office
- Fabrication
- Non-Contextual Multi-Unit Residence
- Regional Retail
- Campus / Institutional



Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

Draft Zoning Map

Newton Centre

Residence Districts

- R1 Residence 1
- R2 Residence 2
- R3 Residence3
- N Neighborhood General

Village Districts

- V1 Village 1
- V2 Village 2
- V3 Village 3

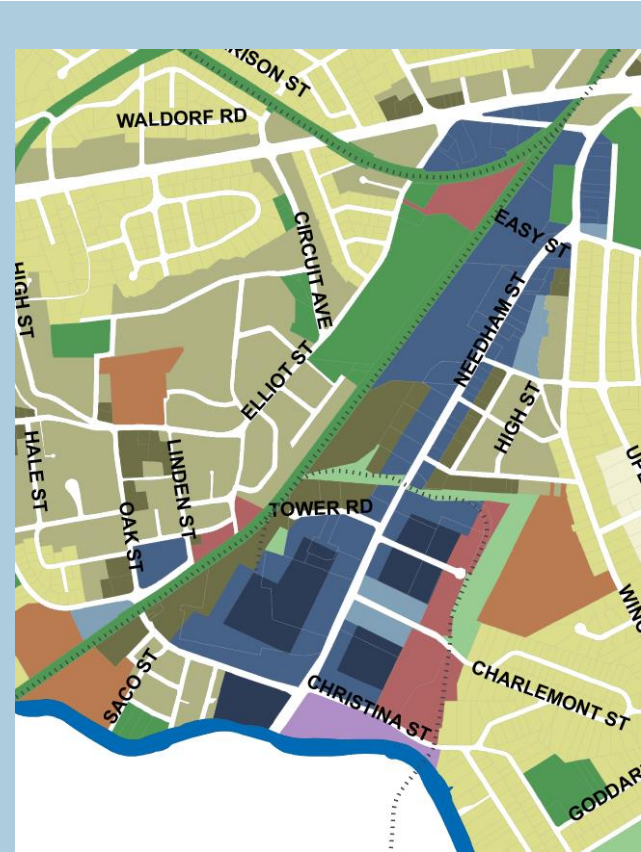
Single Purpose Districts

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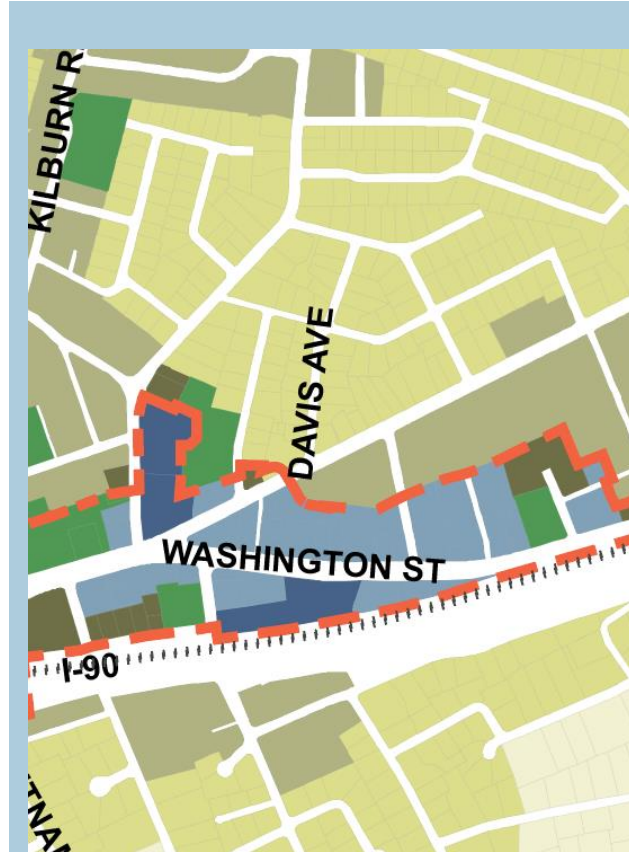
Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

Areas of Further Study



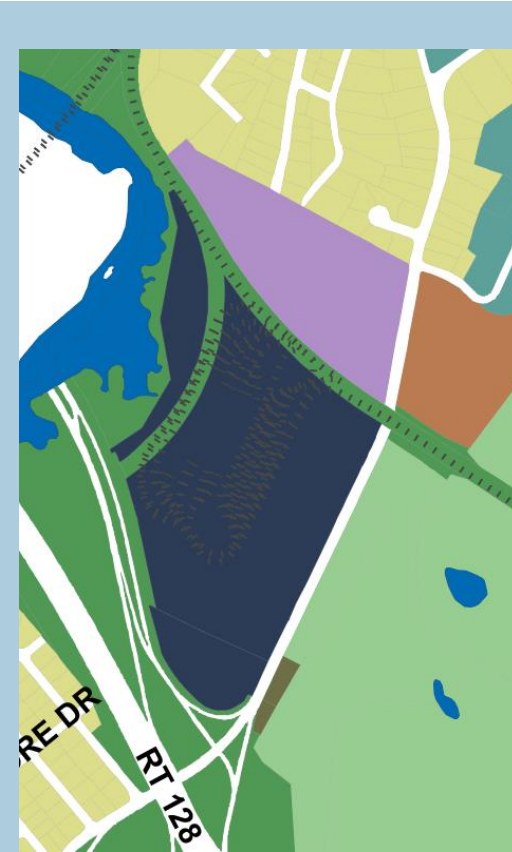
Needham Street

- Proposed zoning is based on the adopted Vision Plan



Washington Street

- The Hello Washington Street zoning study area is outlined in a dashed orange line



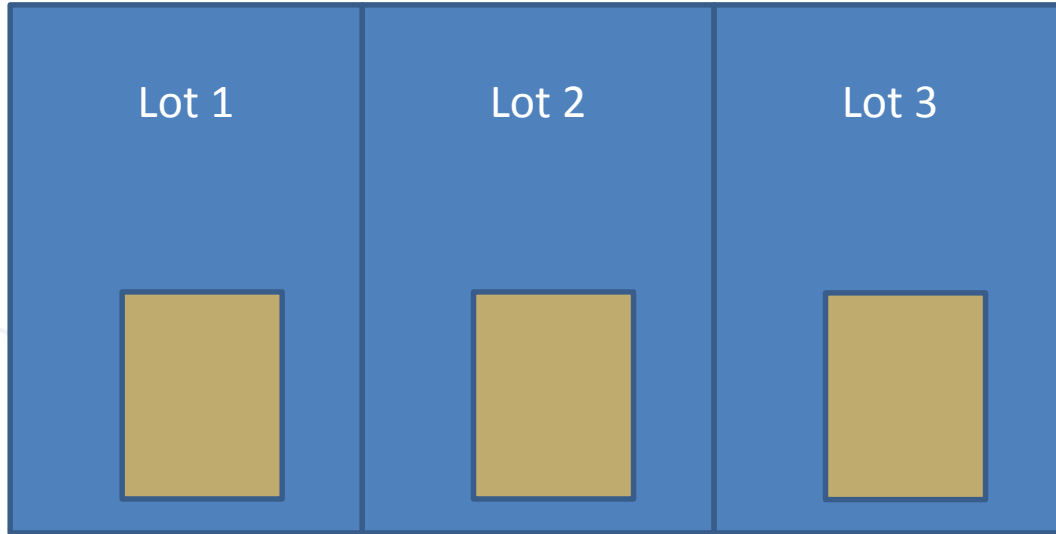
Riverside

- The proposed Village 3 is based on the previously approved Special Permit



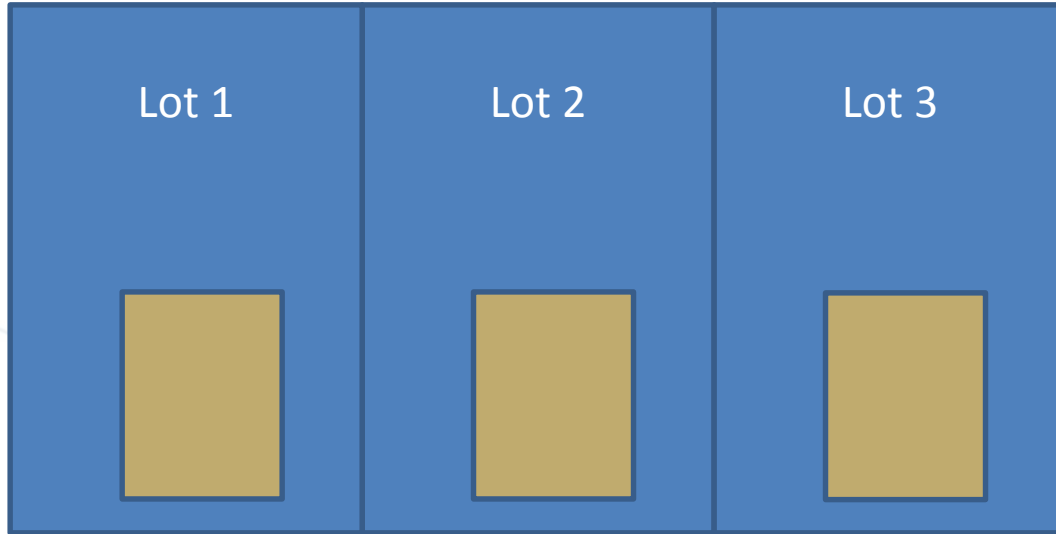
Key Features of the 1st Draft Ordinance

Lot Size &
Building
Size

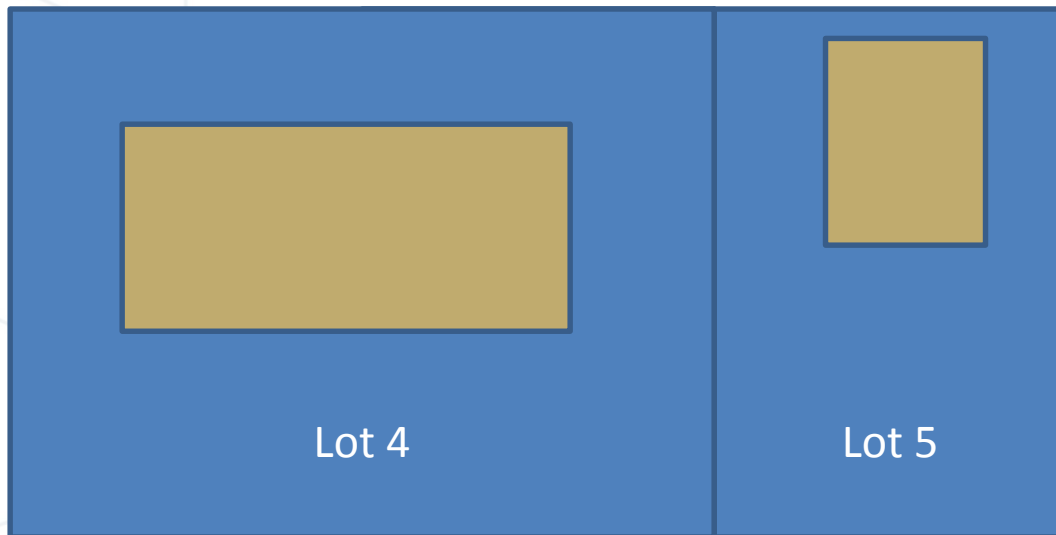


Street

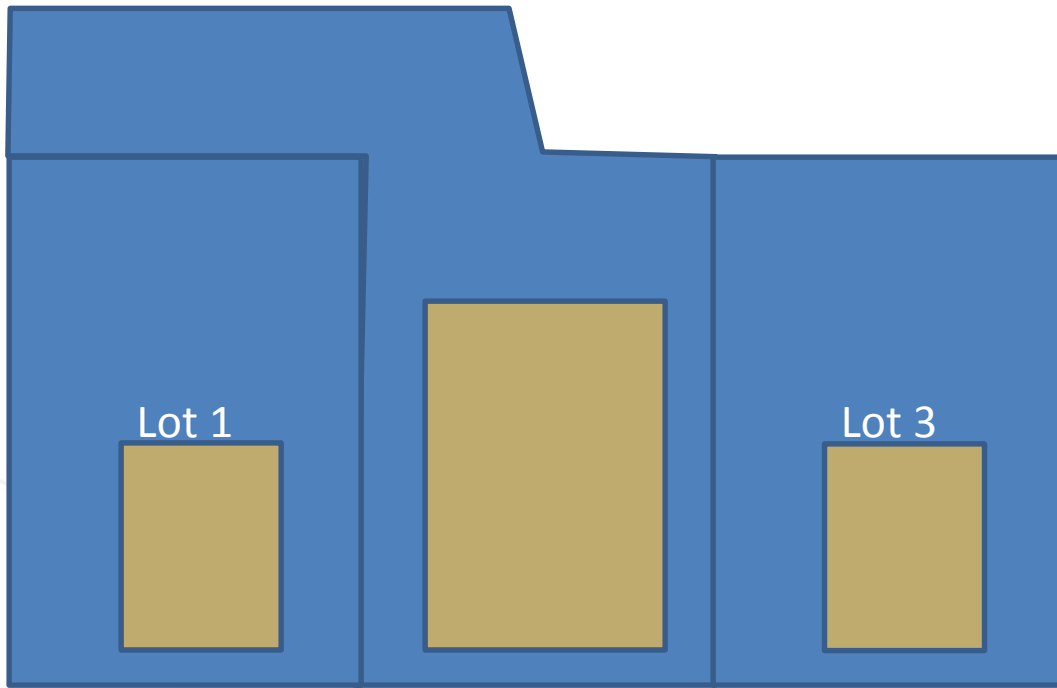
Lot Size & Building Size



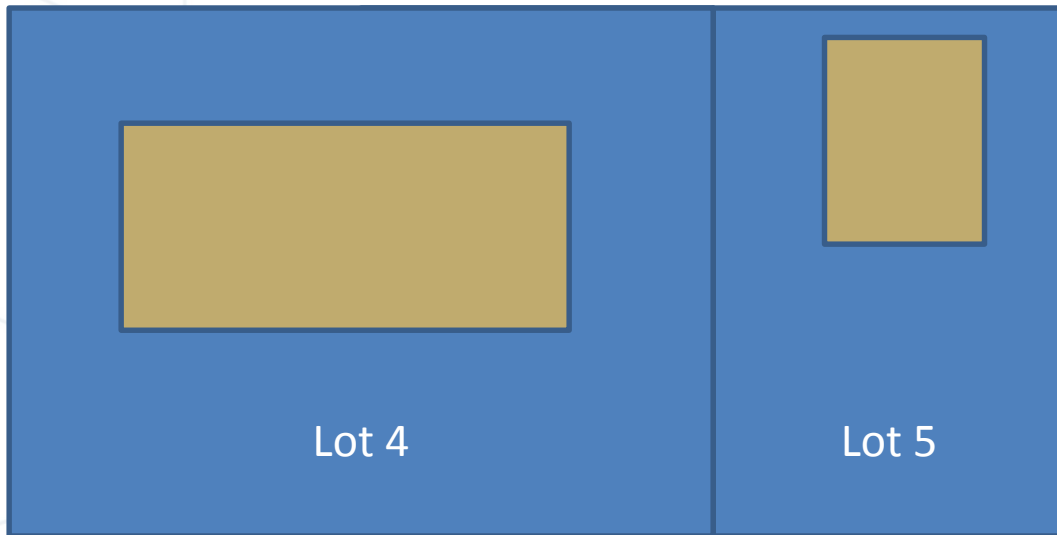
Street



Lot Size &
Building
Size



Street





Alternative Lot/Building Configurations

Courtyard Clusters / Attached Residential/ Rear Lots



Courtyards Cluster allowed in all residence districts

Attached townhouses limited to the Neighborhood General district



Rear Lot

- **Limited Size
(House C only)**
- **Visible from the street
or oriented toward a
private lane**
- **Minimum lot depth
for the front lot**
- **Special Permit
required**

Use Categories

- **From:**
 - Land Use, and anything found to be similar.
- **To:**
 - Use Category made up of similar uses.

Example: Assembly & Entertainment Uses



Parking & Transportation

- **Require Bike Parking**
- **Reduce Automobile Minimums & Add Maximums**
- **Allow sharing of underutilized parking**
- **Introduce Transportation Demand Management as a base requirement**

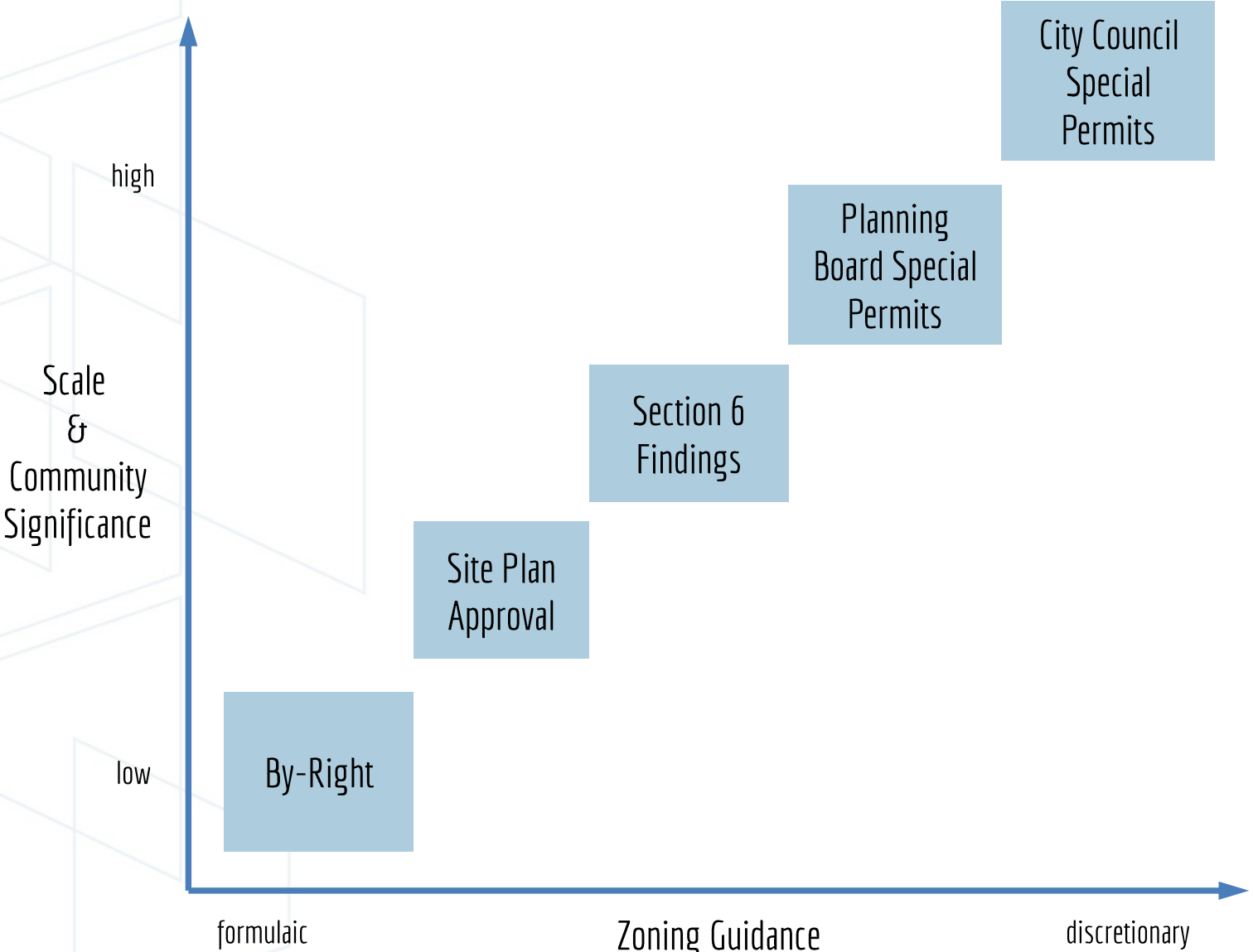


Sustainable Buildings & Environmental Site Design

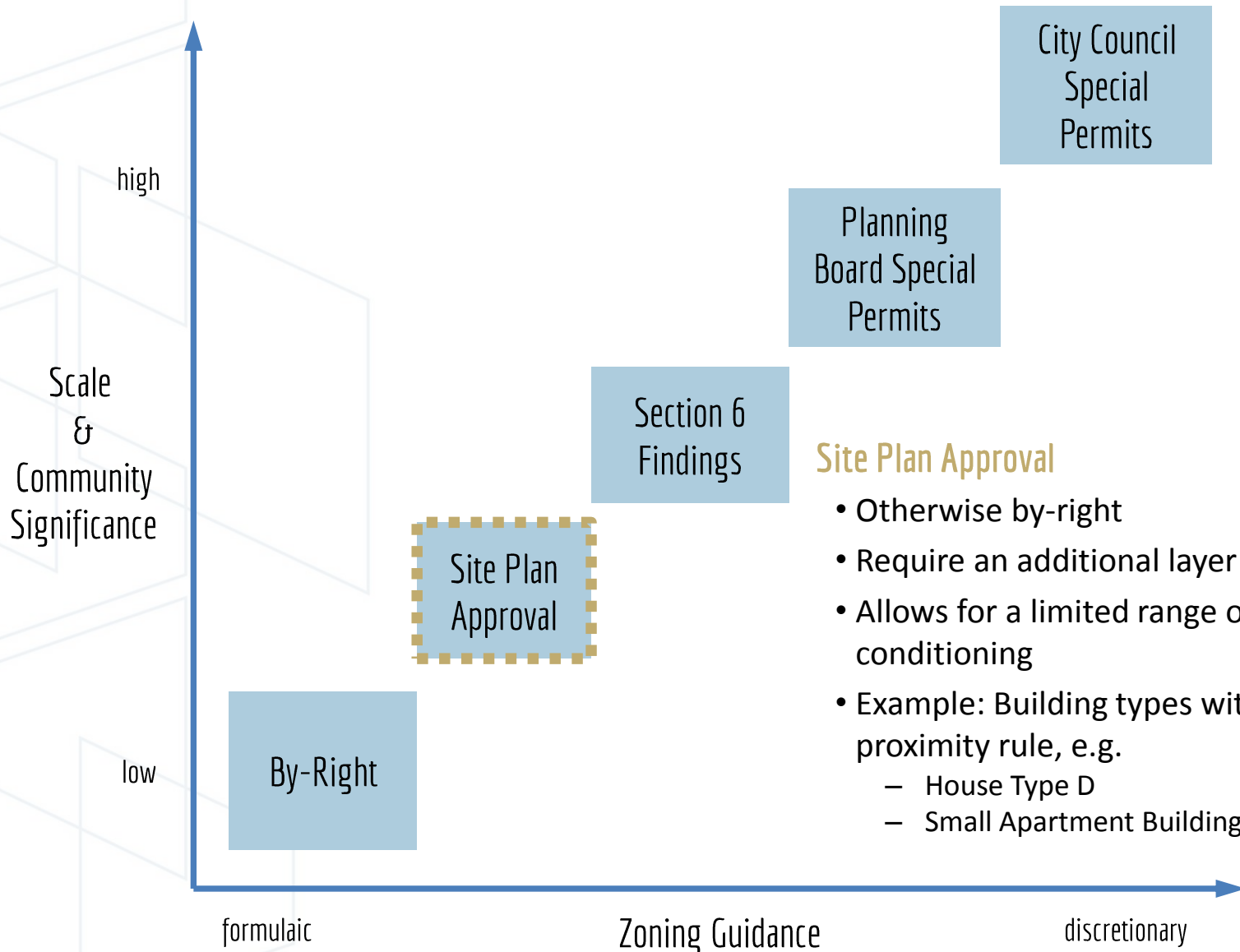


- **Promote buildings and site design that achieve City objectives relative to environmental sustainability and addressing Climate Change.**
- **Base Requirements + Incentive level requirement**
- **Looking for guidance from the upcoming Climate Action Plan.**
- **Other environmental provisions layered throughout the ordinance.**

Development Review



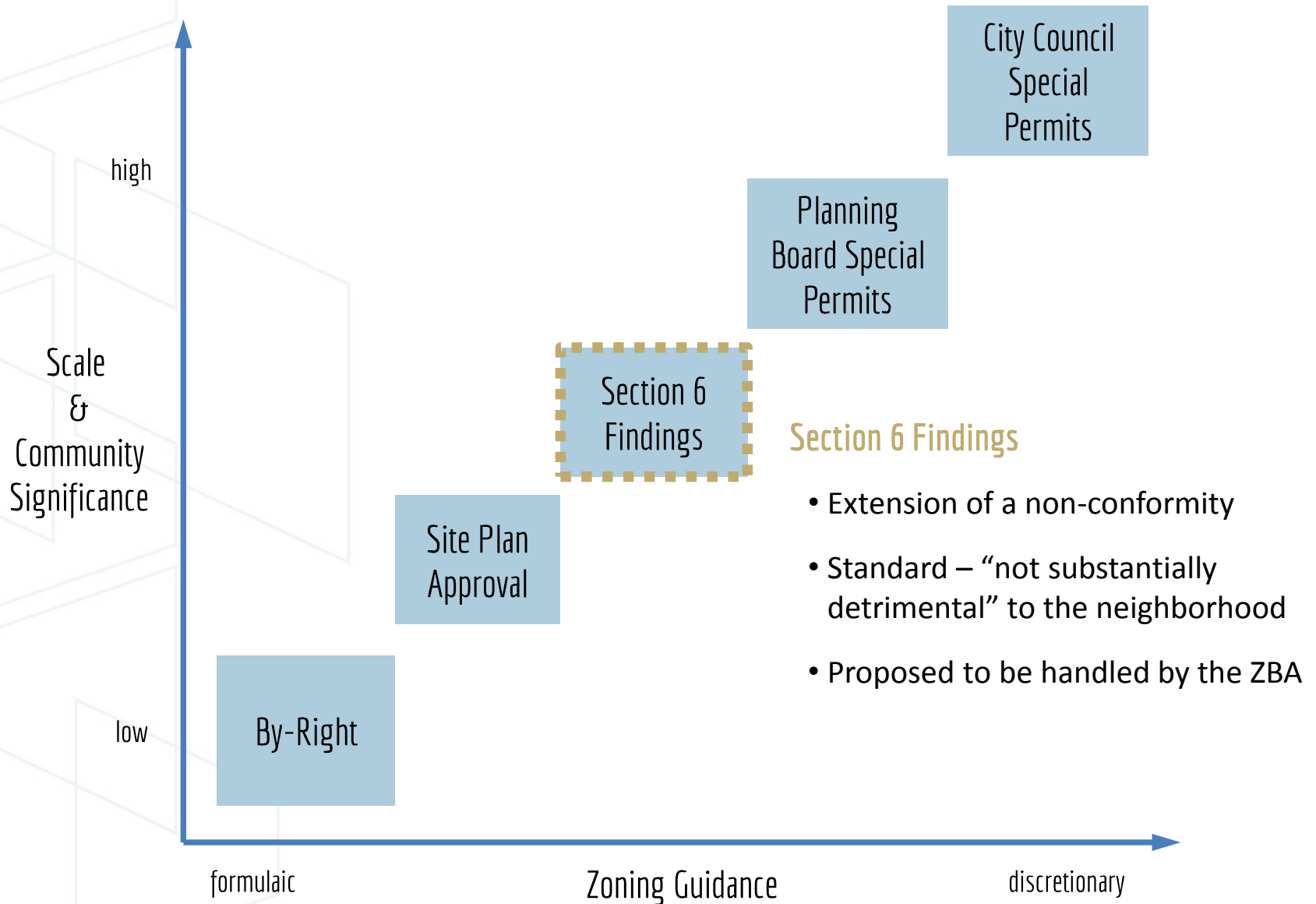
Development Review



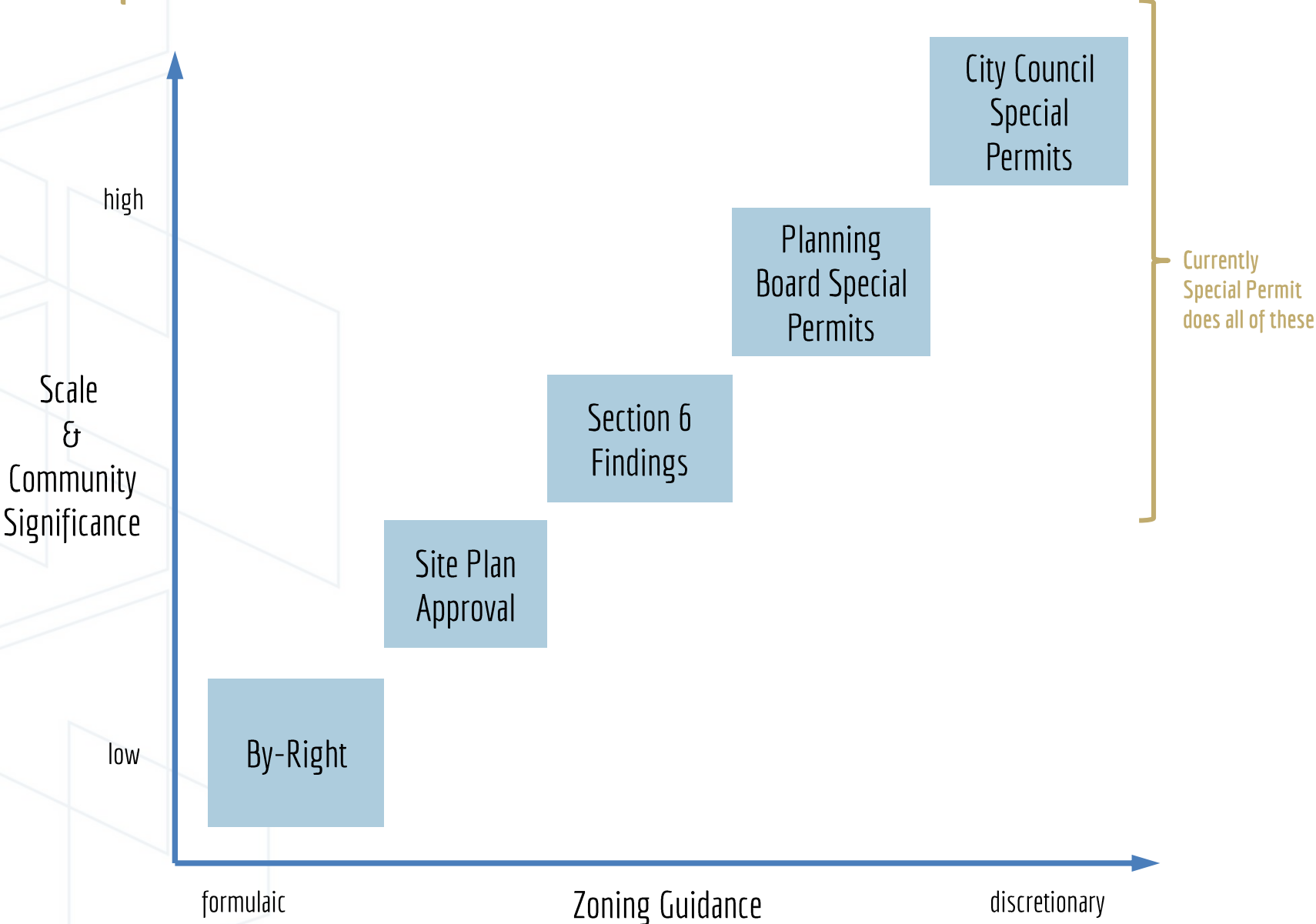
Site Plan Approval

- Otherwise by-right
- Require an additional layer of analysis
- Allows for a limited range of conditioning
- Example: Building types with a proximity rule, e.g.
 - House Type D
 - Small Apartment Buildings

Development Review



Development Review



Arts & Cultural Institutions

- New Use Categories
- Coming Soon - Arts related requirement for development projects over a certain size



Solidworks





Next Steps & Schedule

Upcoming Discussions

ZAP Anticipated Schedule

- **Residence Districts**
- **Village Districts**
- **Single Purpose Districts**
- **Bringing it all Together: Districts Build Out Analysis (Feb 11th)**
- **Environmental Standards**
- **Transportation**
- **Signs and Arts**
- **Bringing it all Together: Development Standards**

2nd Draft – Anticipated May 2019

Public Meetings

- **Ward-by-Ward Meetings
Nov - Feb**
- **Meetings with Community Groups**
- **Office Hours (Spring 2019)**

Committee of the Whole

- **Quarterly Committee of the Whole meeting**
- **First One – Dec 6th**

Thank You!

