



# Zoning Redesign

The City of Newton's project to redesign the zoning code

## March Newsletter



This month's newsletter covers:

- **Fair Housing Month Events**
- **March ZAP Committee:** Zoning Redesign & Garage Ordinance
- Adopted **Zoning Ordinance Amendments**
- The new **MA Housing Choice Legislation**
- **Updated Zoning Redesign Website & New Booklet!**
- Upcoming ZAP Meeting Agendas

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### April Marks Fair Housing Month!

Fair Housing Month memorializes April 11, 1968, when President Lyndon Johnson signed the Civil Rights Act of 1968. This came after a tumultuous journey, where nation-wide protests responded to weak Congressional support, as well as white supremacist violence and harassment. Rev. Dr. Martin Luther King, Jr.'s tireless work and tragic assassination on April 4, 1968 moved President Johnson to speedily pass the Act six days later. Read [HUD'S 'History of Fair Housing' here](#) and watch [this 3 minute video](#).

More than 50 years after that historic signage, what does Fair Housing Month mean for Newton? The [WestMetro HOME Consortium](#), of which Newton is a member, released their '[Analysis of Impediments to Fair Housing Choice](#)' report for Newton. The City's [Housing & Community Development Department](#) will host two trainings on this report with its author, Judi Barrett of Barrett Planning Group LLC:

- **April 11, 2021, 3-4:30pm ([register here](#))**

## Outcomes of March ZAP Committee Meetings

Full ZAP Meeting Reports can be found at the [Zoning & Planning Committee website here](#).

### Zoning Redesign:

ZAP Committee discussed the annotated draft of Article 3 on March 8 - Residence Districts. The intent of the annotated draft is to record committee work to date, and further analyses needed before taking up a review of village centers. The Committee requested more time to submit comments and to conclude the discussion at its April 26 meeting.

### Zoning Amendments for Marijuana Establishments:

On March 8, ZAP voted unanimously to recommend zoning amendments that will allow for marijuana courier and delivery services in Newton, per new state requirements. City Council unanimously approved this item on March 15th. View the draft council order [here](#).

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## Adopted Amendments to the Zoning Ordinance

### Garage Ordinance:

The Garage Ordinance was fully approved by the City Council and will take effect on May 1. The signed council order can be [viewed here](#). Beginning on May 1, building permits that include residential garages must adhere to these standards which limit the size of garage doors relative to the main house. To learn more, [go here](#).

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## The New 'Housing Choice' Legislation

On January 14, 2021, Governor Baker signed into law an [Economic Development Bill](#) which affects Newton's zoning and planning. Aspects of the new rules already in effect include changing the voting threshold to a simple majority for new development that adds housing units. But municipalities are still waiting for more guidance from the state on how to comply.

To learn more, you can read [this memo issued by the City of Newton's Law Department](#), watch [this webinar hosted by MMA](#) (Massachusetts Municipal Association) or review the [latest material about the legislation](#) provided by the Executive Office of Housing and Economic Development and the Department of Housing and Community Development.

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## Updated Zoning Redesign Website & New Booklet!

We have improved the [Zoning Redesign website](#) and have a [Zoning Redesign Booklet](#) – check them out and tell us what you think at [zoningredesign@newtonma.gov](mailto:zoningredesign@newtonma.gov)!

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## Dates of Upcoming ZAP Meetings

*The following agenda items are not finalized and subject to change. You can find the Zoom links for these meeting in the agendas, once posted, at [the Zoning & Planning Committee Website](#).*

*April 12, 2021 at 7pm*

- Historic Property Demolition Delay Ordinance Amendment (public hearing)
- Newton Housing Local Preference (intro discussion)
- Federal Housing and Community Development Annual Action Plan Update (discussion)

*April 26, 2021 at 7pm*

- Zoning Redesign & Village Centers (intro discussion)
  - Current Zoning Ordinance Technical Amendments (intro discussion)
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Visit Zoning Redesign on the web

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