

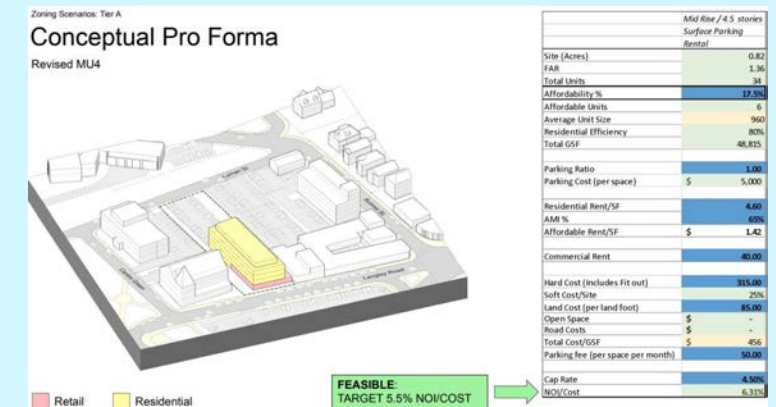
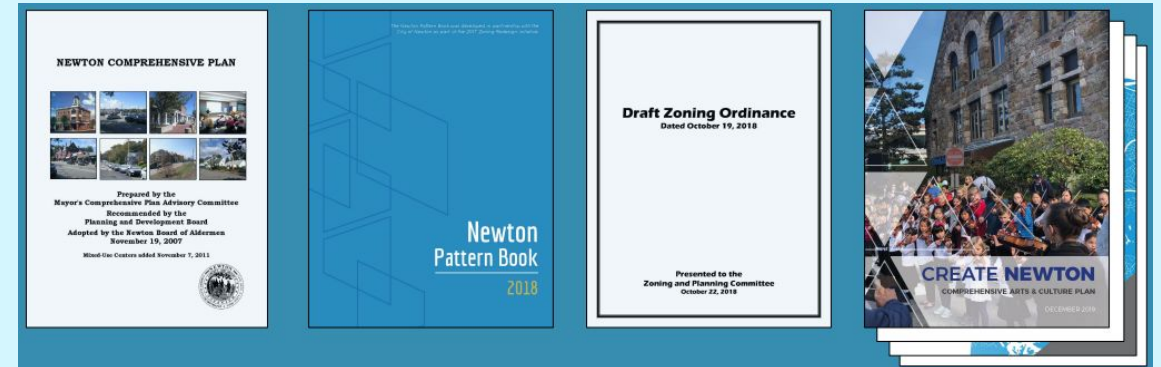
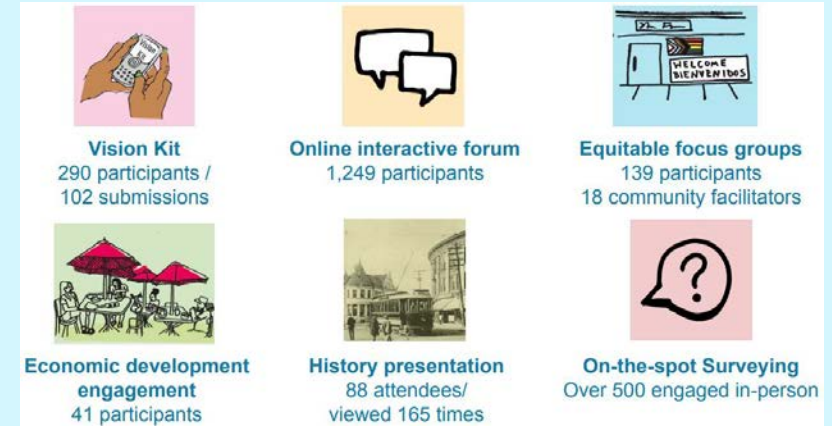
# City of Newton Zoning & Planning Committee



## Village Center Rezoning Zoning Proposals

# Grounding the Zoning Proposals

1. Alignment with the community takeaways
2. Supported by City plans and policies
3. Produces economically viable projects that are varied and diverse



# Organizing the Zoning Proposals

## Parking

1. Reduce parking requirements

## Building *Design*\*

2. Allow for industry standard floor-to-floor height
3. Incentivize varied rooflines with half-story
6. Set maximum building footprint
- 10/11/12. Allow increased height proportionate to the village center size

## Lot Configuration

4. Eliminate lot area per unit minimum
5. Remove minimum lot size

## Review Process

7. Modify Special Permit thresholds
8. Develop a standard site-plan/design review process
9. Incorporate strong design standards within the Ordinance

\*Zoning does not regulate style

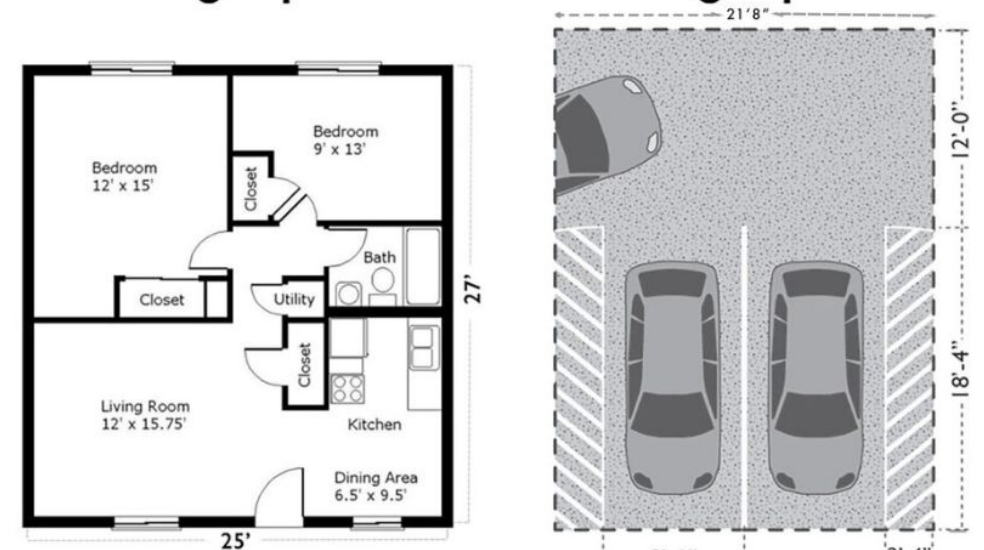
# Parking - Reduce Requirements

	Residential	Office	Ground floor commercial	Other Commercial
Existing	2 per unit	1 per 250 sf	Retail: 1 per 300 sf + 1 per 3 employees Restaurant: 1 per 3 seats + 1 per 3 employees	Retail: 1 per 300 sf + 1 per 3 employees Restaurant: 1 per 3 seats + 1 per 3 employees
Proposed	1 per unit*	1 per 700 sf	Exempt	TBD

## How this promotes housing:

1. Reduces cost of construction
2. Easier to build more, and varied units
3. Improved site design
4. Aligns with MBTA communities guidelines

## Living Space vs. Parking Space



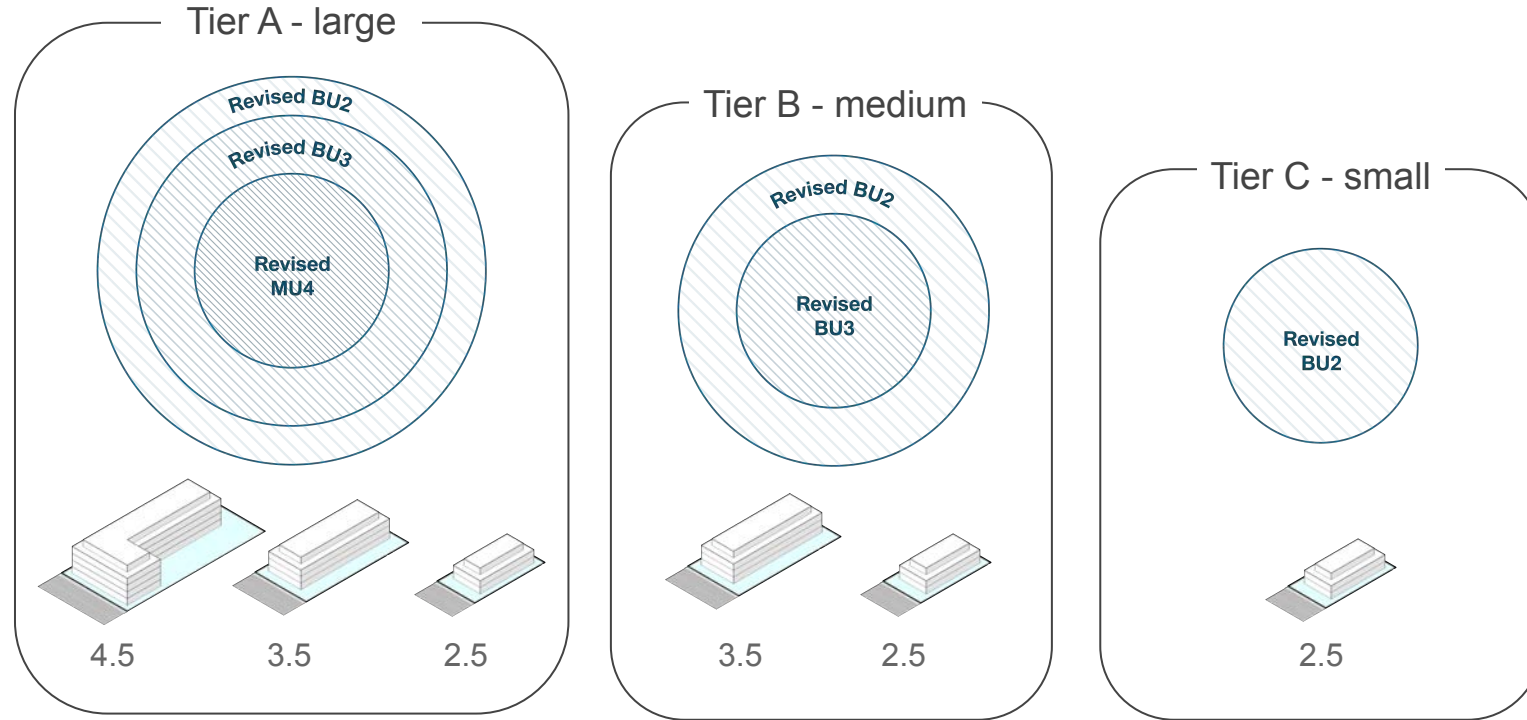
size for 2 bedroom apartment: 675 FT<sup>2</sup>

size for 2 parking spaces: 650 FT<sup>2</sup>

Sources: Transportation Cost and Benefit Analysis II - Parking Costs Victoria Transport Policy Institute ([www.vtpi.org](http://www.vtpi.org))  
Graphic Adapted from Graphing Parking (<https://graphingparking.com/2013/07/23/parking-across-cascadia/>)

\* Or lower based on further analysis

# Building Design - Tiered Framework Based on Village Center



## How this promotes housing:

1. Allows for more units, which will lead to an increase in deed restricted affordable units
2. By-right pathway leads to greater predictability and efficiency
3. Aligns with MBTA communities guidelines

# Building Design - Village Center Core Districts

Large Village Centers  
(modified MU4)



Medium Village Centers  
(modified BU3)



Small Village Centers  
(modified BU2)



Maximums

Existing / Proposed

Existing / Proposed

Existing / Proposed

Building Height  
(# of floors)

3.0 / 4.5

3.0 / 3.5

2 / 2.5

Building  
Footprint

-- / 15,000 sf

-- / 10,000 sf

-- / 5,000 sf

FAR

1.5 / 2.5

1.5 / 2.0

1.0 / 1.75

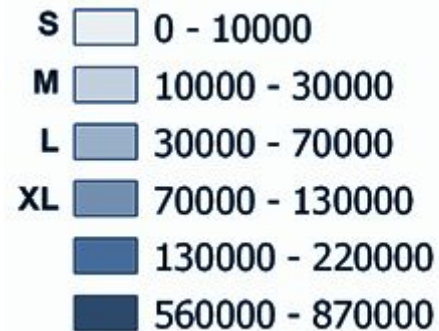
# Lot Configuration - Eliminate Existing Minimums

Lot Area per Unit		Minimum Lot Size	
	MU4 / BU Zones		MU4 / BU Zones
Existing	1,000 / 1,200 sf lot area/unit	Existing	10,000 sf
Proposed	none	Proposed	none

## How this promotes housing:

1. Removes artificial barriers to more, and greater variety, of unit and building sizes
2. Reduces barriers to entry for smaller property owners and developers
3. Aligns with MBTA communities guidelines

Newton Centre parcels coded by lot size (sf)



# Review Process

Special Permit Threshold	
Existing	Greater than 20,000 sf of gross floor area
Proposed	Any lot over $\frac{3}{4}$ of an acre

Site-Plan/Design Review	
Existing	Required review by City Council for projects between 10,000 - 19,999 sf / No requirement
Proposed	Required review by the Planning Board at a TBD threshold / Required review by the UDC at a TBD threshold

Design Standards	
Existing	Minimal for larger developments, most robust standards exist for residential garages
Proposed	Create intentional standards calibrated to project size

## How this promotes housing:

1. Reduces barriers to entry for smaller property owners and developers (greater predictability)
2. Planning and urban design professionals reviewing appropriately scaled projects (greater efficiency)
3. Aligns with MBTA communities guidelines



# Next Steps

## **June**

1. ZAP to wrap up review of the zoning proposals at their 6/27 meeting

## **Summer - Fall**

2. Engage the broader community on the zoning proposals (educate and receive feedback)
3. Draft the Zoning Ordinance language and district mapping

## **Fall - Winter**

4. Present, review, and approve the Zoning Ordinance and district mapping at the City Council

# NHP Actions

## **Tonight**

1. Review the zoning proposals and vote on whether or not to support the framework

## **Summer - Fall**

2. Help bring in constituents to the engagement process (ex. affordable housing developers)
3. Ensure the draft zoning language and mapping districts remain in alignment with framework

## **Fall - Winter**

4. Engage with City Councilors and other constituents as appropriate