



Zoning Redesign: Village Centers

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

What's Next for Village Center Zoning?

- Conclusion of village center zoning framework engagement
- Mapping proposed zoning districts for village centers
- Tentative Agendas for October 24th (tonight) + November 14th ZAP meetings



Image description: Newton North High School students look at the large map of Newton in the village center zoning exhibit at Newton Free Library. City staff guided about 100 high school students through the library exhibit in the last week of engagement, consisting of the Youth Commission and four NNHS classes.

(Very) Recent engagement on proposed village center zoning framework

In summer 2021, the City asked community members 'what kind of a future do you want for your village centers? What values should guide any zoning updates?' Based on that input, alongside city

reports and plans from the past 20 years and recent analysis on successful village centers, the City drafted a proposed village center zoning framework. From September 1st through October 17th 2022, community members gave input on the framework through the feedback tool, visits to the library exhibit, and equitable focus groups.

The City received about 1,000 feedback tool submissions and had many rich conversations at the library exhibit. Engagement results will be presented to the Zoning and Planning Committee (ZAP) at their meeting on Monday, November 14th and will be made available to the public online. Using the feedback tool, the community provided responses to the following questions:

1. Currently Newton essentially has the same zoning districts for all its village centers. Do you think there should be a variety of zoning districts for the variety of village centers?
2. Which of the proposed zoning districts, with varying heights for new buildings, do you think are appropriate for each village center?
3. Do you agree with the proposal to reduce the parking requirements for new buildings in the village centers?

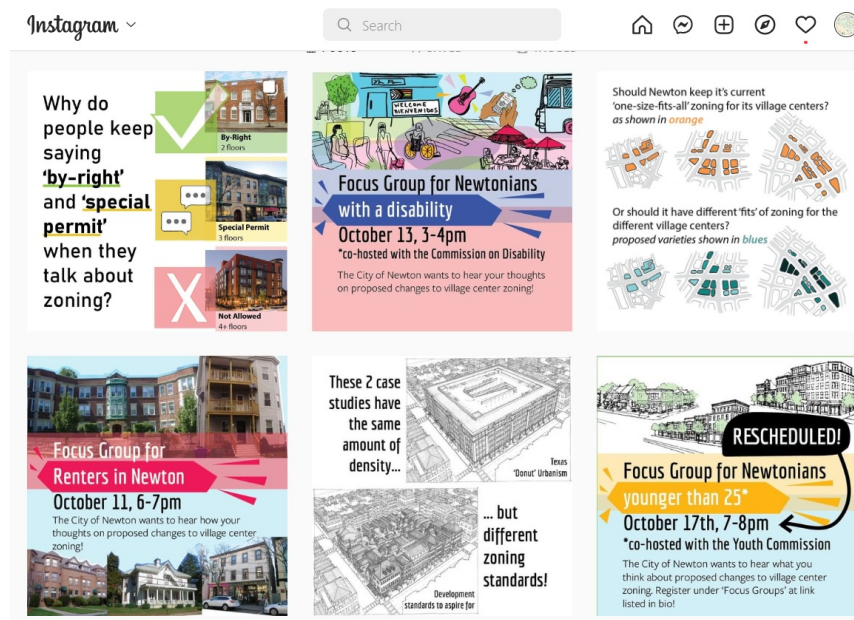


Image description: A snapshot of posts by the Planning Department Instagram account. Posts include: (1) an explainer of by-right and special permit, (2) highlighting focus groups for renters, disability community, and younger people, (3) description of the feedback tool's first question on zoning district variety, and (4) illustrations of different types of the same density.

The proposed zoning framework is available via [the online library exhibit here](#) or by visiting the in-person exhibit at Newton Free Library until the end of October. And the feedback tool, while now closed for input, [is still available for viewing here](#).

Putting pen to paper: mapping proposed zoning districts for village centers

At the upcoming ZAP meeting on Monday, October 24, Planning staff and consultant Utile will present version 1.0 of the draft village center zoning districts. This initial mapping process ran in parallel to the engagement focused on the zoning framework. Utile and Planning staff customized these proposed zoning districts to each village center through the following rationale:

- Visually analyzing street conditions and patterns through Google Earth and site visits
- Determining zoning, land use, and building type consistencies and inconsistencies
- Matching the proposed village centers zoning districts on both sides of the street where possible
- Stepping down proposed village center districts as they meet the surrounding neighborhoods

This first draft is meant to be reviewed and updated. Physical maps of version 1.0 will be displayed at City Hall November through December and available online following the ZAP meeting. Over the next few months the feedback tool responses will be incorporated to further refine the village center boundaries, along with workshops with the City Council and additional public meetings.

Lastly, the upcoming ZAP meeting will conclude with a calendar outlining the Planning Department's recommendation on how the City can move from version 1.0 to finalized maps and accompanying zoning ordinance for review at future Public Hearings and consideration for a City Council vote.

Upcoming ZAP Meetings

Review September and October meeting reports at [ZAP's website](#). See the tentative agendas (this is not finalized and is subject to change):

Monday, October 24, 2022 at 7pm

- #38-22 - Discussion and review relative to the draft Zoning Ordinance regarding village centers

Monday, November 14, 2022 at 7pm

- #38-22 - Discussion and review relative to the draft Zoning Ordinance regarding village centers - results of community engagement on zoning framework



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