



# Newton Zoning Redesign

Newton's Advantage:  
Zoning and Economic  
Development

10.19.17

# Welcome!

6:35

**Zoning 101**

6:45

**Newton's Advantage: Zoning & Economic Development**

7:10

**Q&A**

7:15

**Table-top Sessions**

7:50

**Report Outs**





# Zoning 101

# Zoning Is...

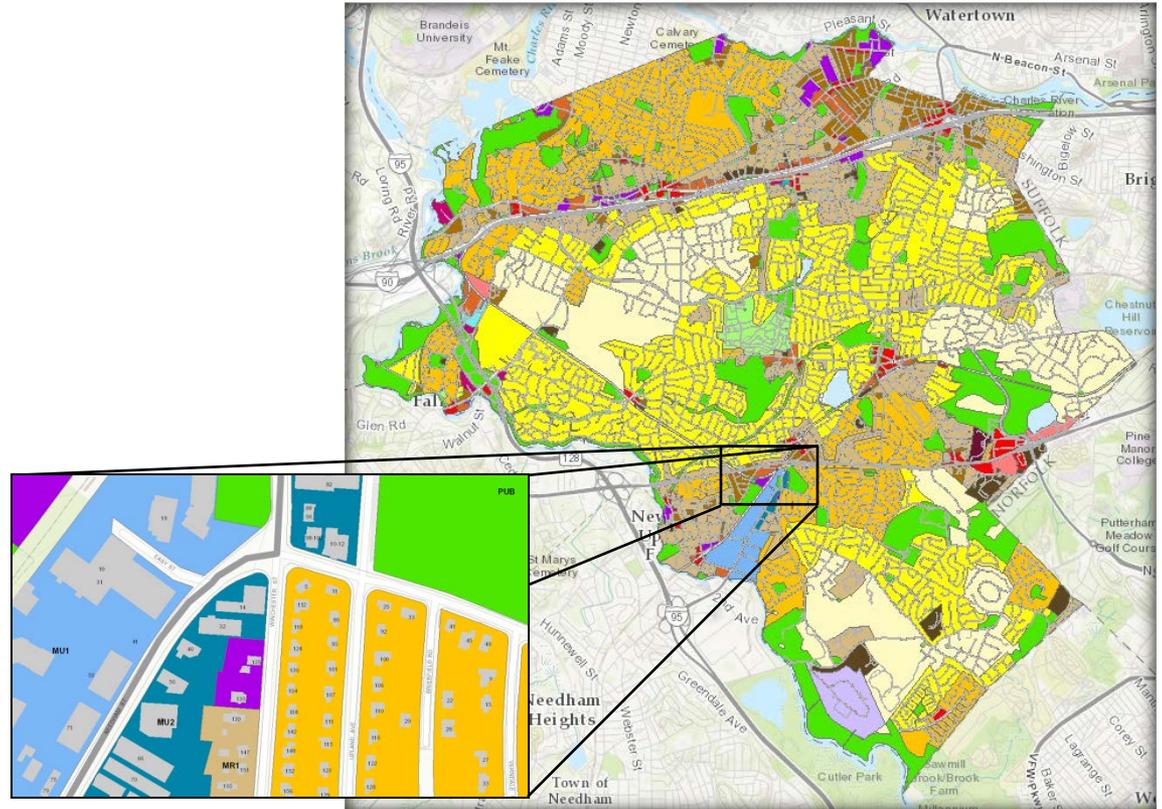
Zoning shapes our city. It ensures that buildings and uses of land promote positive outcomes for the community and are consistent with the neighborhood context.

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



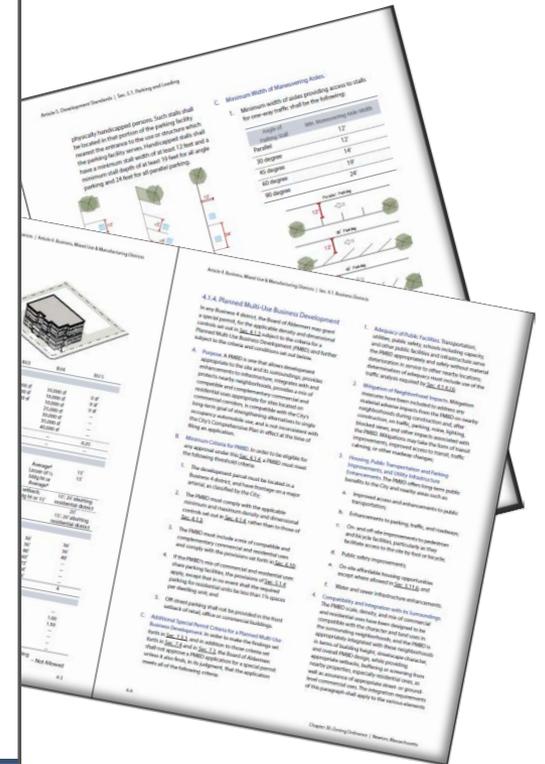
The Zoning Map divides the city into districts, each of which represents a different set of land uses and scales of building types.

# Central Elements of Zoning

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

## Newton, Massachusetts Chapter 30: Zoning Ordinance

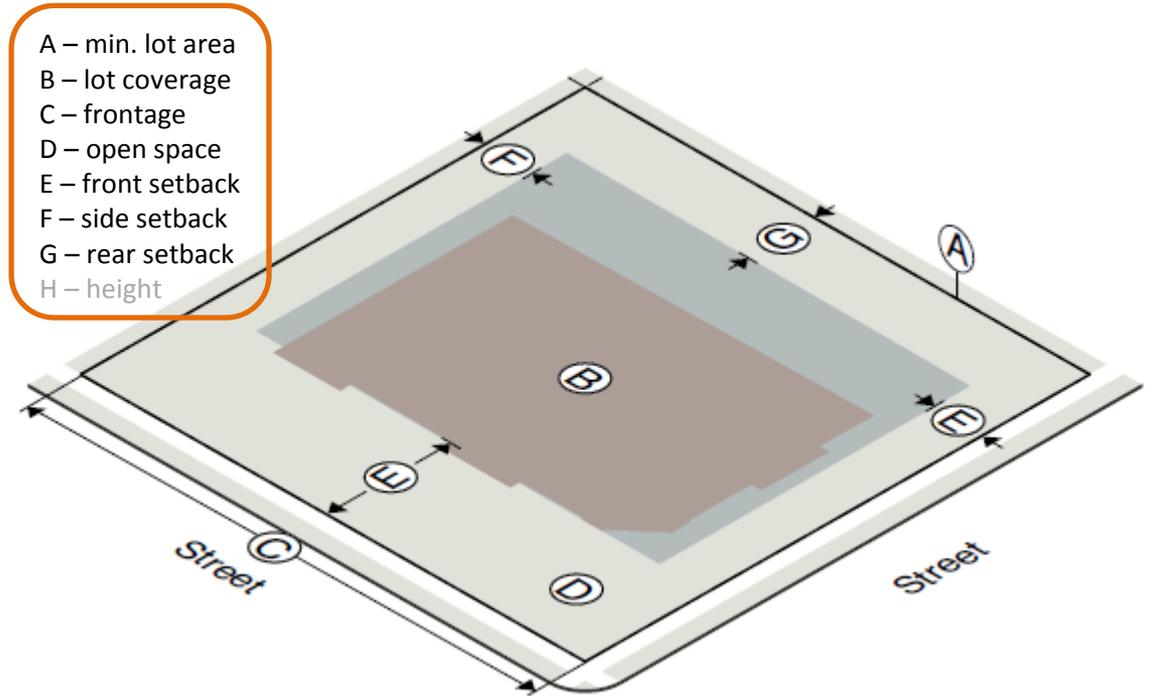
November 1, 2015



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



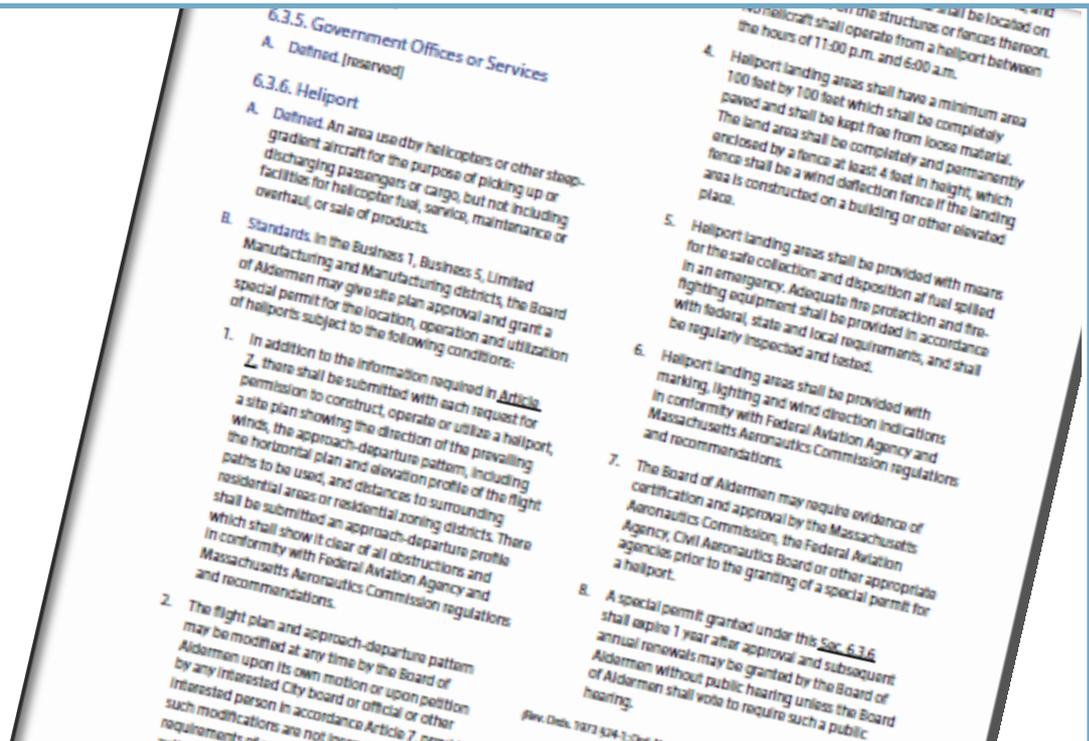
Dimensional Requirements control the dimensions of private property lots and the buildings constructed on them, including: width and depth of properties, height and overall scale or mass of buildings, as well as how far buildings are from the street and from neighboring property lines.

# Central Elements of Zoning

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

## 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*

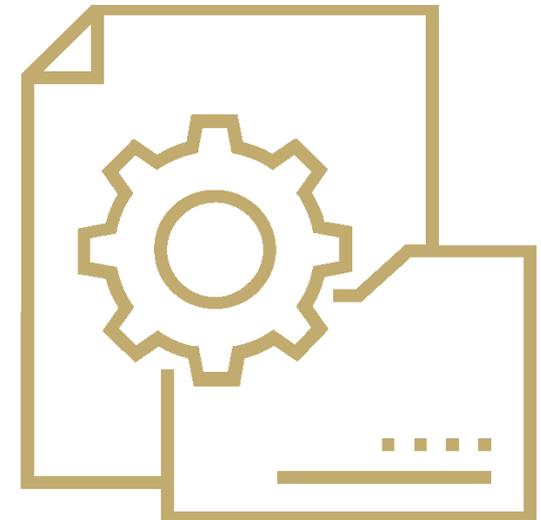
*Zoning Amendments*

**Zoning Board of Appeals**

*e.g. Variance*

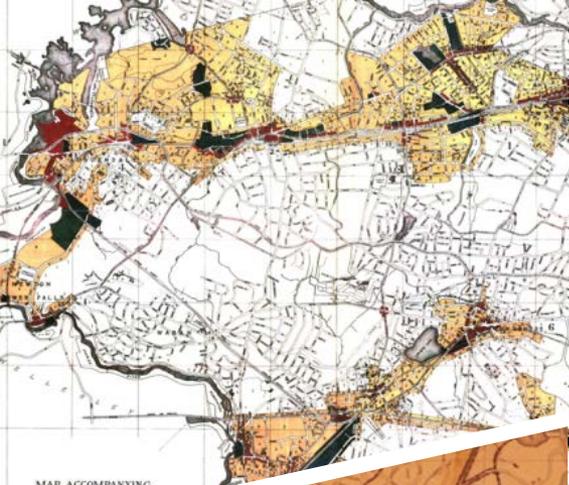
**Inspectional Services Department**

*e.g. Building Permit*

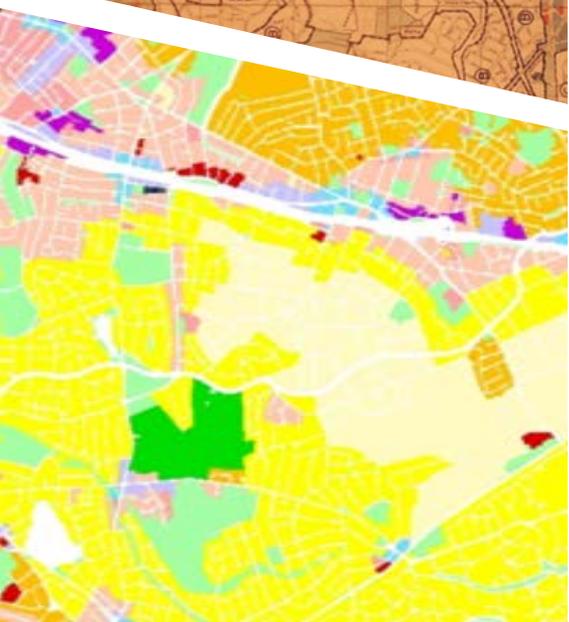


Created by Creative Stall  
from Noun Project

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

1941 – Add residential zones

1953 – Introduce lot sizes & setbacks

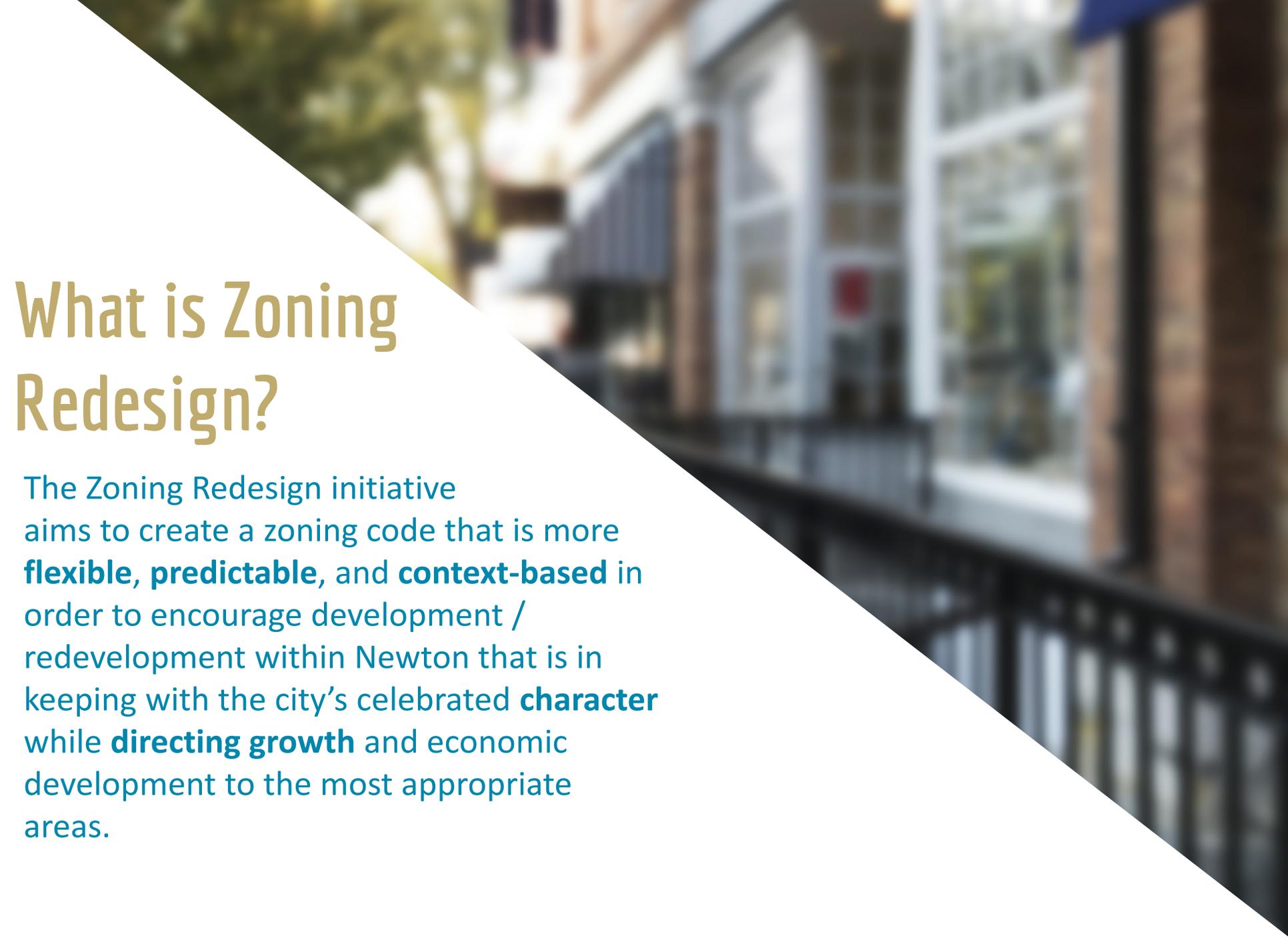
1987 – Major reorganization, and update to commercial zones

2011 – Zoning Reform Group

2015 – Phase One completed

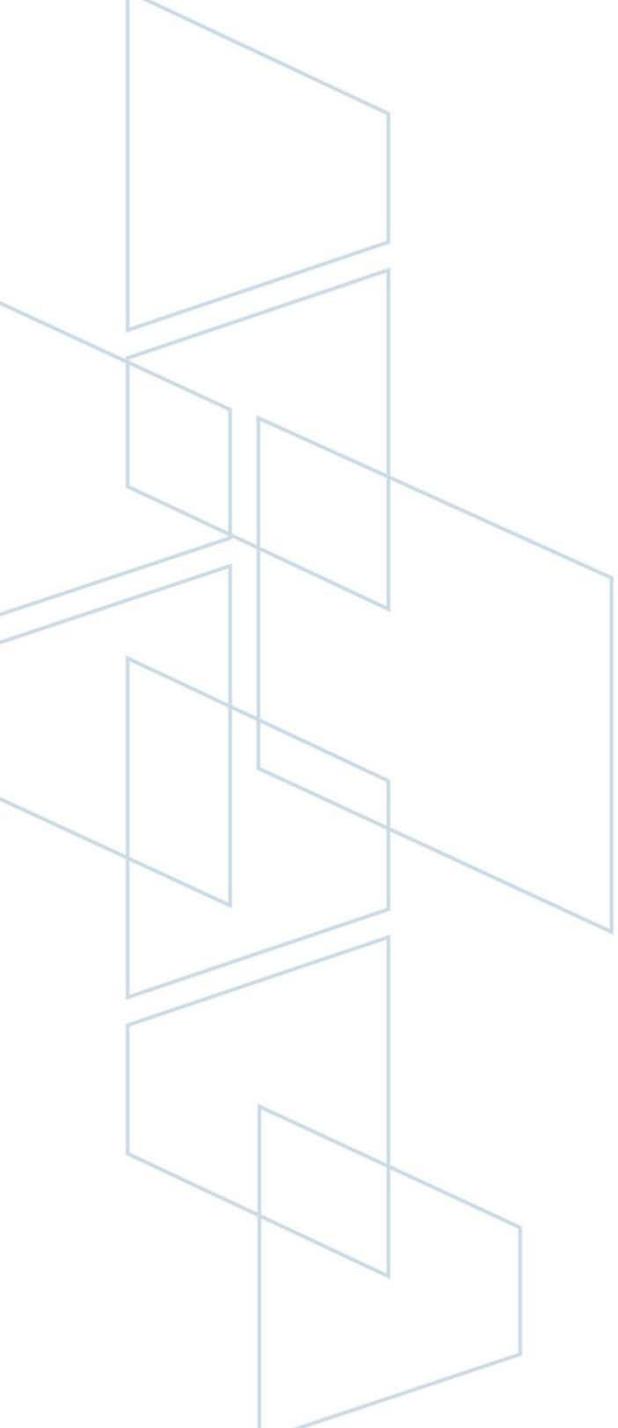
2017 – Phase Two – TODAY!

} *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 November 29.

Complete draft online at:

[www.courbanize.com/newtonzoning](http://www.courbanize.com/newtonzoning)

# Zoning Redesign Timeline





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

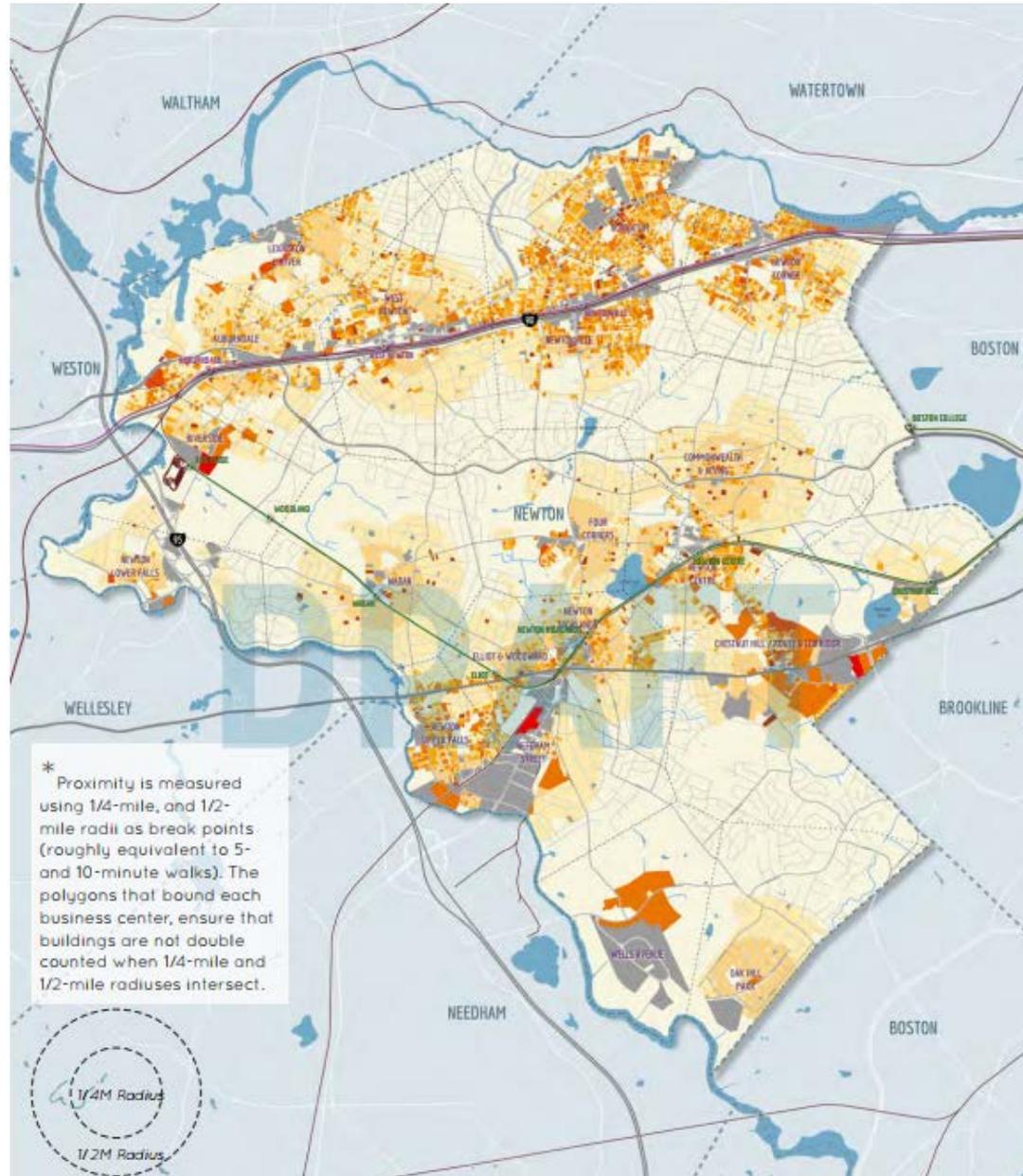


# Newton's Advantage: Zoning and Economic Development

Newton's Business Community

**10,000+ businesses**

# Pattern Book: Newton's Business Centers

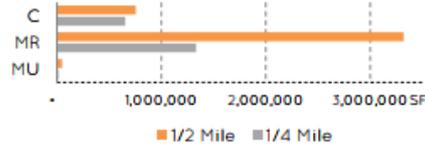


# Pattern Book: Newton's Business Centers

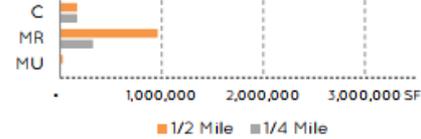
**Four Corners**



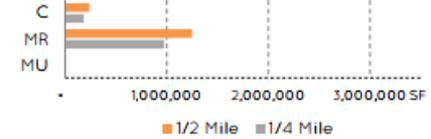
**Newton Corner**



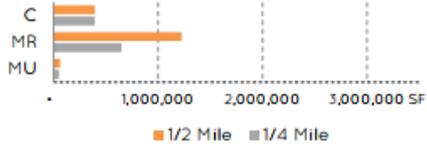
**Lexington & River**



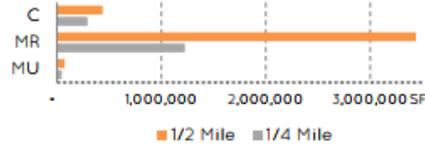
**Newton Upper Falls**



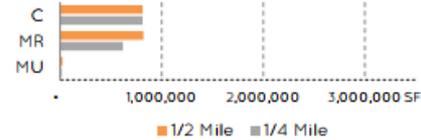
**Newton Centre**



**Newtonville**



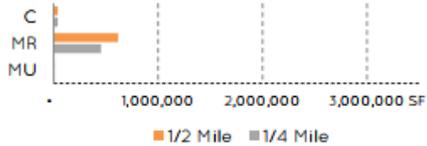
**Riverside**



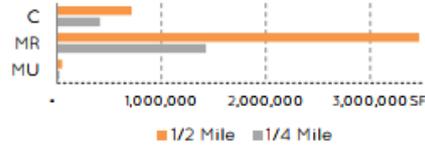
**Oak Hill Park**



**Elliot & Woodward**



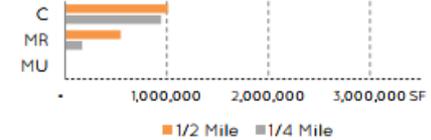
**Nonantum**



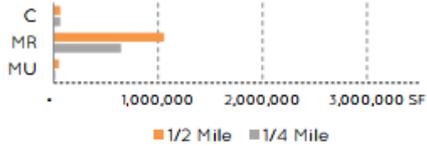
**Newton Lower Falls**



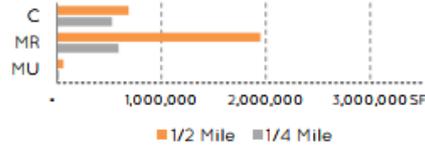
**Wells Avenue**



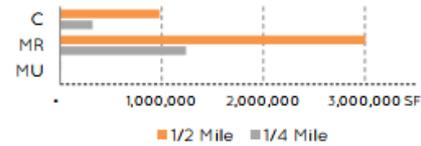
**Newton Highlands**



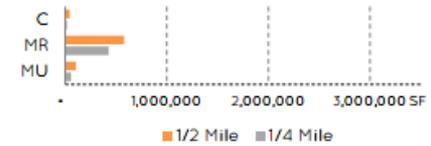
**West Newton**



**Route 9 Corridor East**



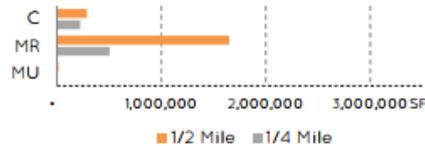
**Commonwealth & Irving**



**Waban**



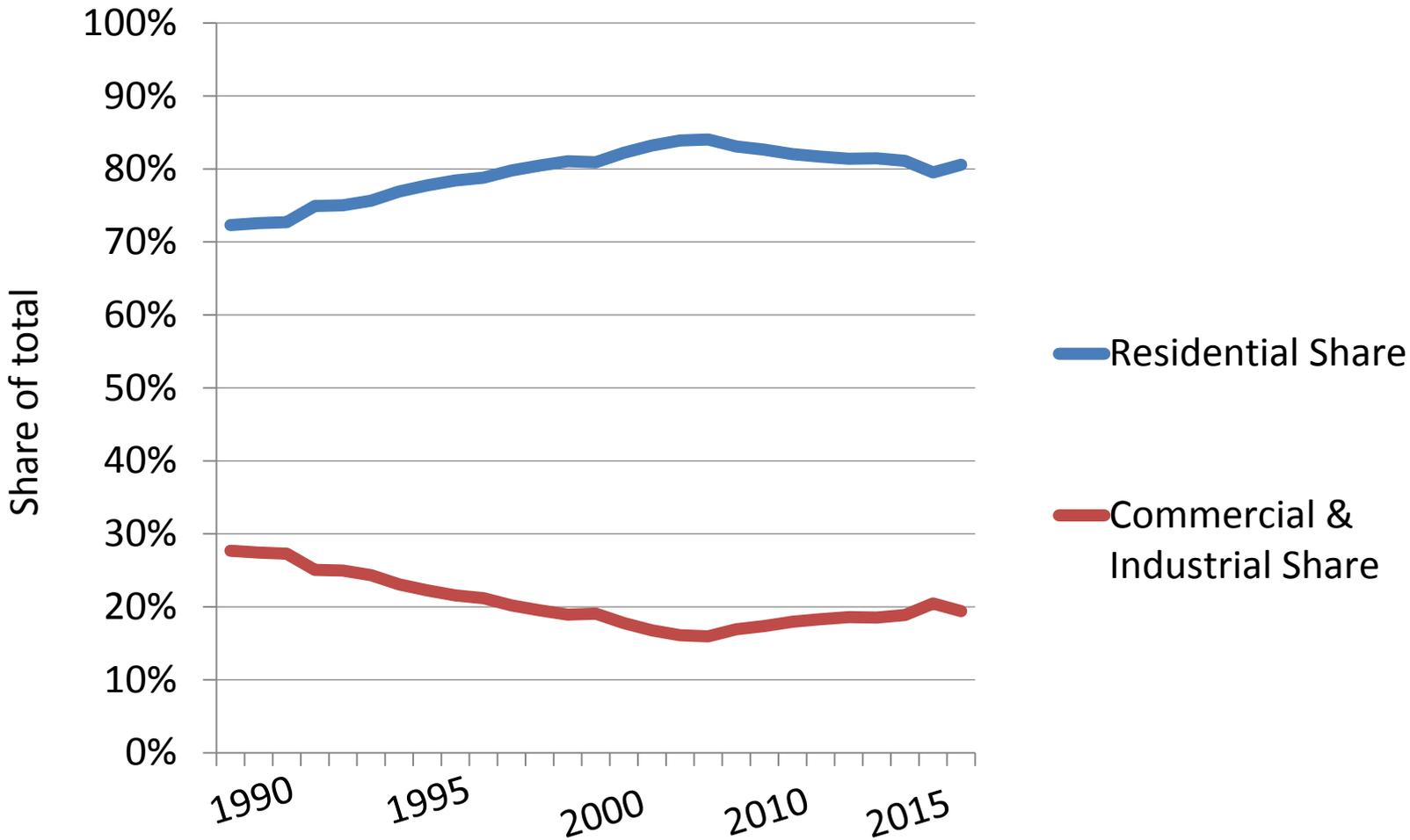
**Auburndale**



**Needham Street**



# Residential Tax vs. Commercial Tax



Zoning can...

...help businesses find opportunities to locate and expand in Newton.

...make it easier to operate a business in Newton and contribute to vibrant commercial areas.



# Newton's innovation economy



Economic Development is linked

to:

- Housing
- Transportation
- Business competition



**Make it Newton**

# Newton's village centers



# Zoning & Economic Development

## Commercial Uses

Business types allowed and the rules that apply to them

## Manufacturing District

Industrial lands

## Home Businesses

Work from home!

## Signs

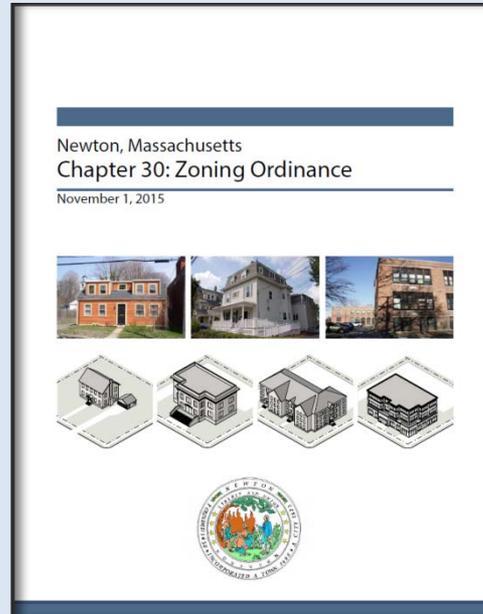
The design of signs

# Zoning & Economic Development

## Commercial Uses:

Business types allowed and the rules that apply to them

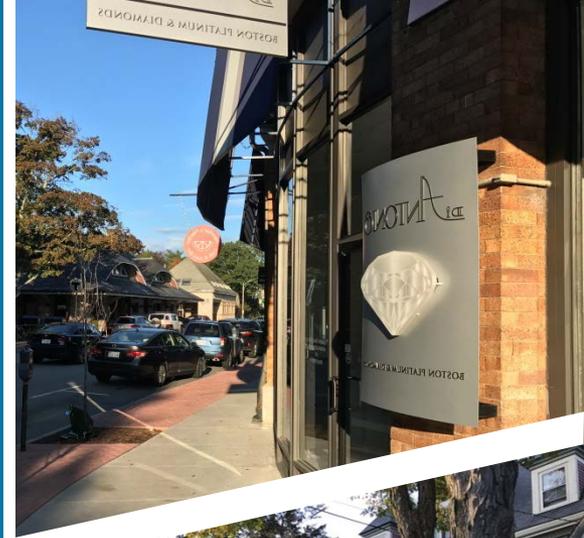
- 68 uses currently
- Difficult to interpret and enforce
- New “innovation economy” uses not defined
- Extraneous rules



# Proposed Commercial Uses Policy

Goal: Support businesses to locate and thrive in Newton's commercial areas.

1. Combine & categorize uses to ease understanding & enforcement.
2. Introduce new uses like co-working space.
3. Remove or modify specific rules applying to some uses.
4. Reduce parking requirements.



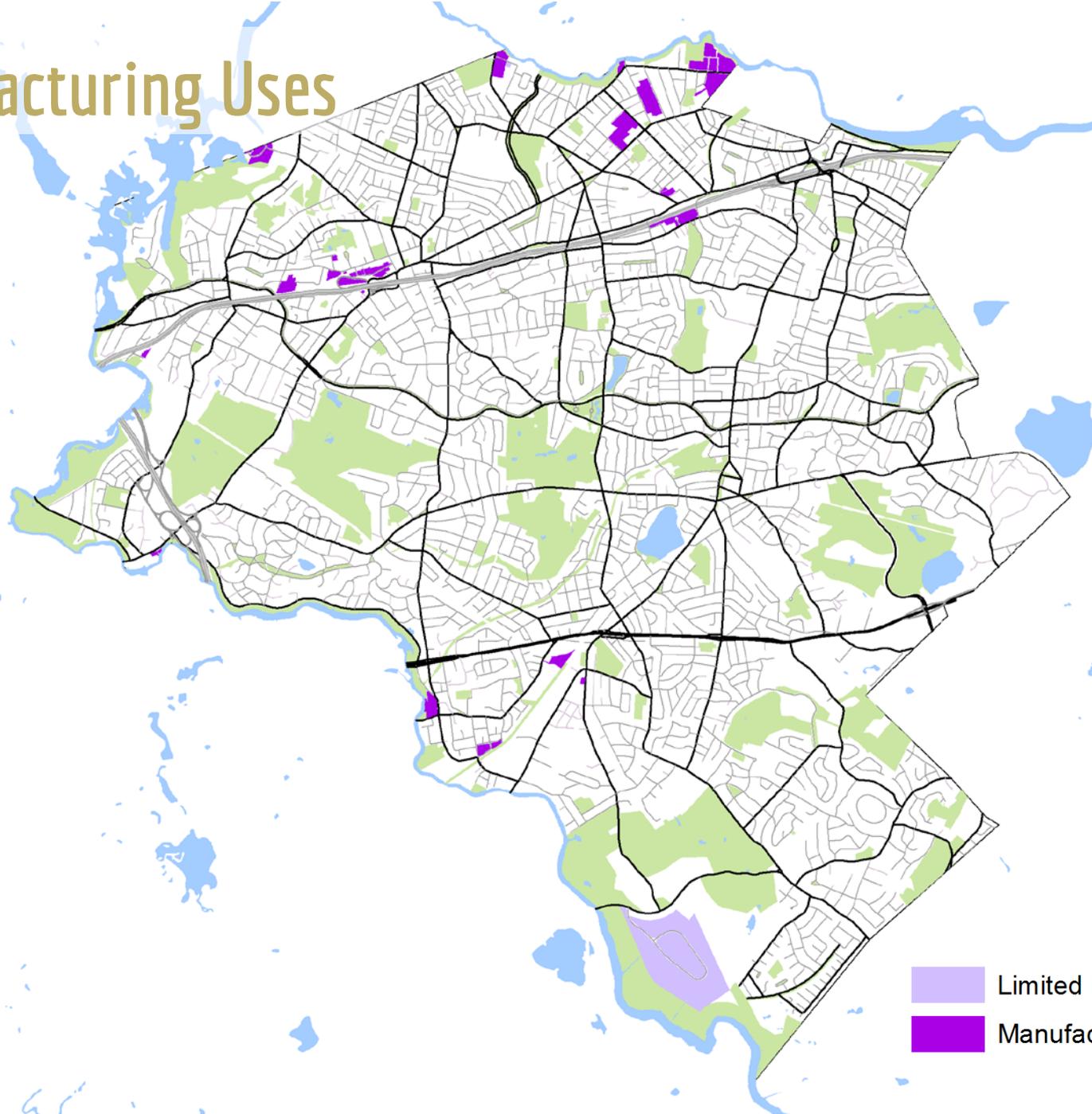
# Zoning & Economic Development

## Manufacturing District:

- Current zoning reflects old-school heavy industry
- Evolved to offices, light industry, storage, automotive
- Encourage commercial like Wells Ave., N2, Charles River



# Manufacturing Uses



- Limited Manufacturing
- Manufacturing

# Thinking Differently about “Manufacturing District”

## Manufacturing District:

- Opportunity for innovation district (maker spaces, fabrication, innovation economy)
- Protect manufacturing from housing development pressure



# Proposed Manufacturing Districts Policy

Goal: Support economic development and a growing innovation economy in Newton.

1. Study potential future of different districts – Economic Development Strategy.
2. Transition some to other types of districts.
3. Identify some for redevelopment and growth.
4. Identify others for retention as lower-cost business start-up and fabrication space.



# Home Businesses



# Zoning & Economic Development

## Home Businesses:

- Online based businesses
- Virtual transactions, customer interaction
- Service economy, consulting, etc.
- Cuts congestion, increases entrepreneurship



# Proposed Home Business Policy

Goal: Support residents with a flexible home business policy to encourage economic development.

1. Allow more than one per dwelling unit.
2. Recognize the difference between businesses with onsite customers and not.
3. Relax regulations around type and number of employees, location and square footage of business.
4. Remove parking requirement.



# Signs



# Proposed Sign Policy

Goal: Make sign ordinance more business-friendly, easier to enforce, and encourage good design.

1. Clarify and illustrate sign rules. Create a sign design guide.
2. Expand Urban Design Commission to decide minor adjustments to sign rules.
3. Encourage comprehensive sign packages for multiple storefronts in the same building.
4. Create new rules for temporary signs and sandwich boards.





# Stay involved

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

[www.courbanize.com  
/newtonzoning](http://www.courbanize.com/newtonzoning)

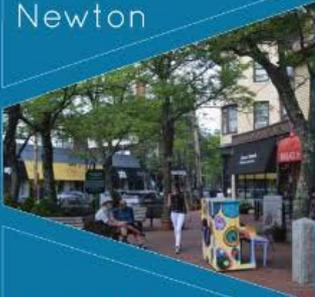
# City of Newton Zoning Redesign Event Series: September 2017 - May 2018

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

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

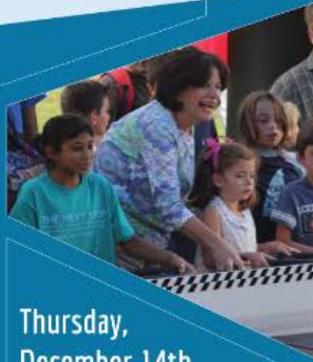
**RSVP online at** [www.courbanize.com/newtonzoning](http://www.courbanize.com/newtonzoning)

**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

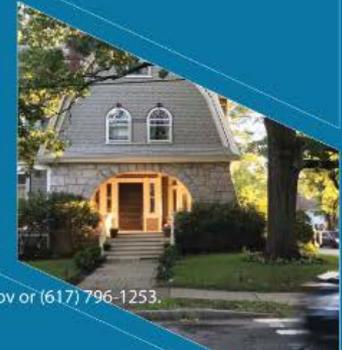
**Thursday,  
January 18th**  
A parking Lot for  
Goldilocks: Zoning for  
Just the Right Size

**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



\*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](mailto: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!

What do you think



# What do you think?

## Commercial Uses

Business types allowed and the rules that apply to them

## Manufacturing District

Industrial lands

## Home Businesses

Work from home!

## Signs

The design of signs

What did you like?

What did you not like?

What did we miss?

How should we refine these proposals?