Newton Zoning Redesign

A New (DRAFT) Zoning Map for Newton

05.10.18

Welcome!

6:35	Zoning 101
6:45	A New (Draft) Zoning Map for Newton
7:20	Q&A
7:30	Table-top Sessions

Zoning 101

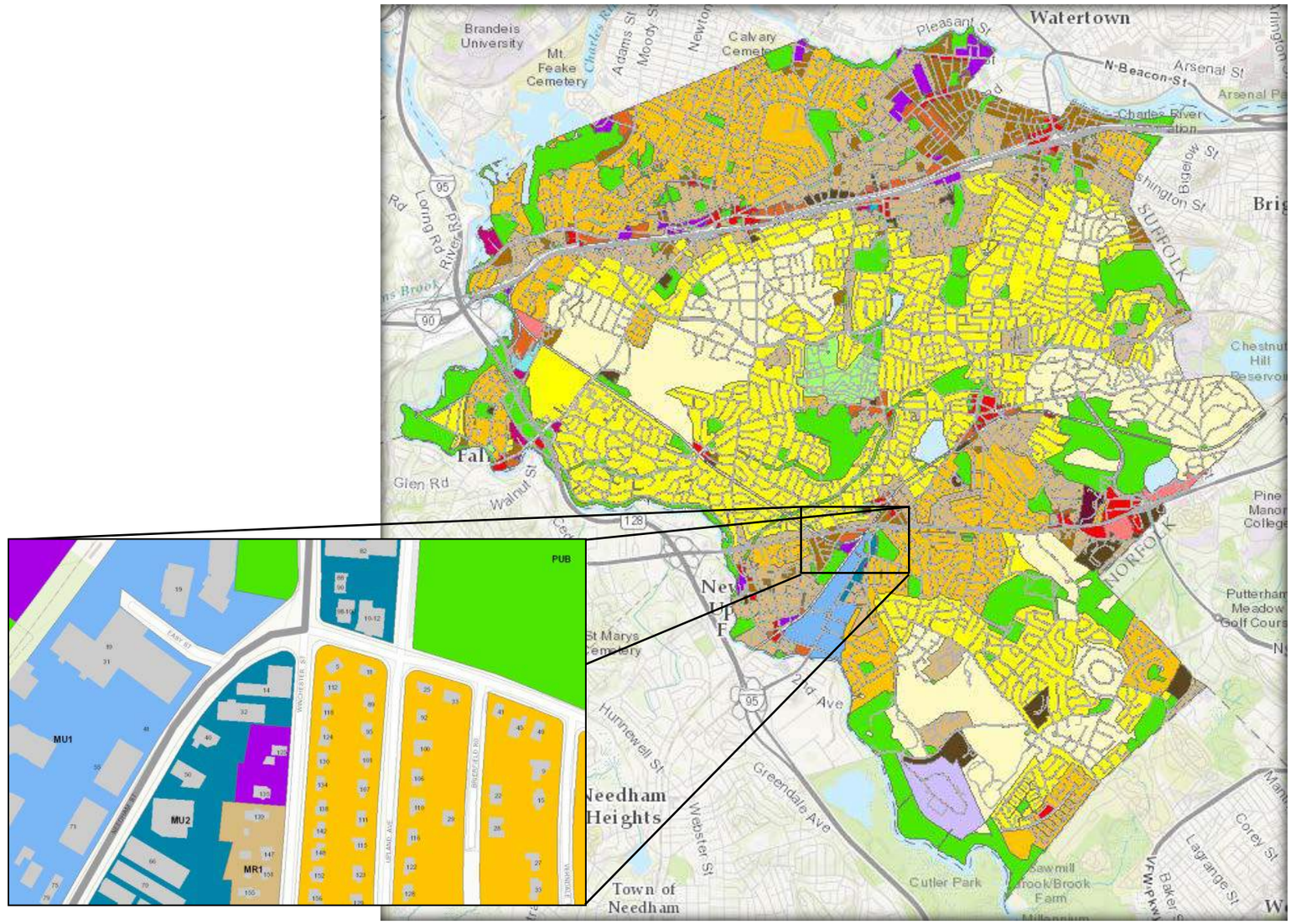
Zoning Is...

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.

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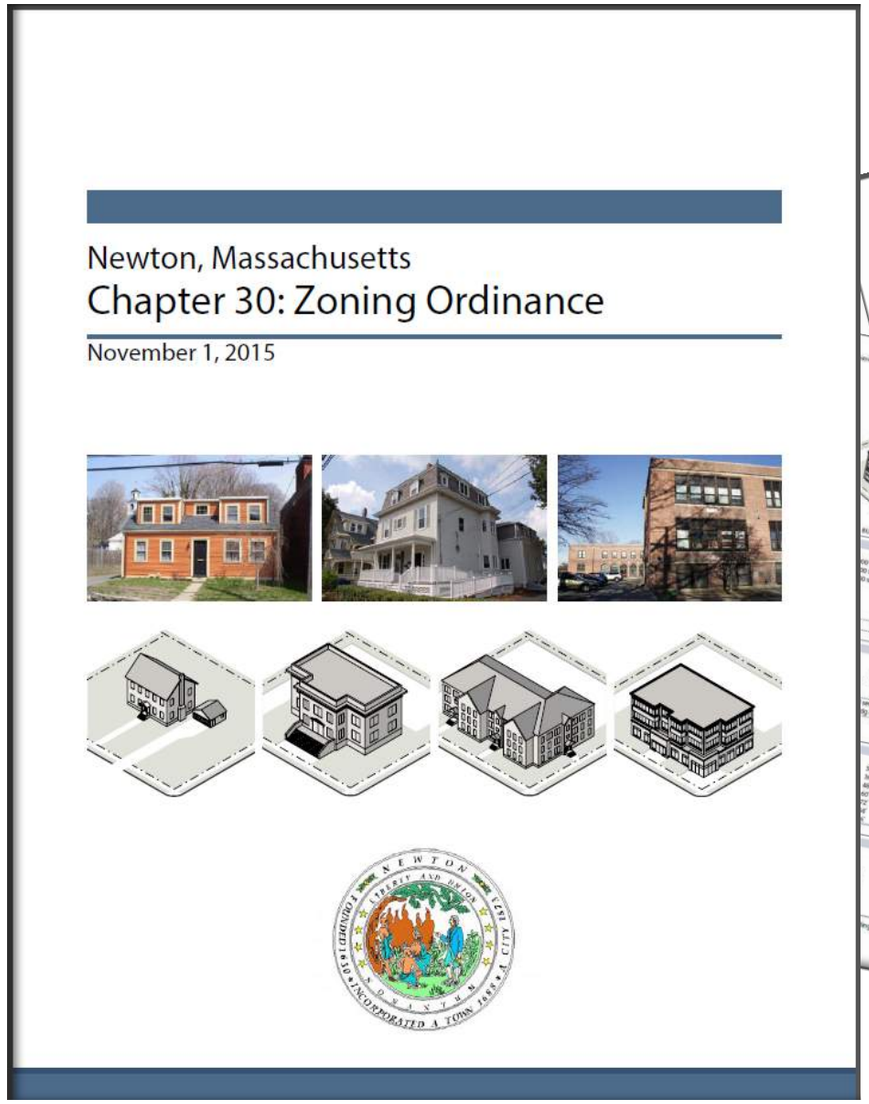
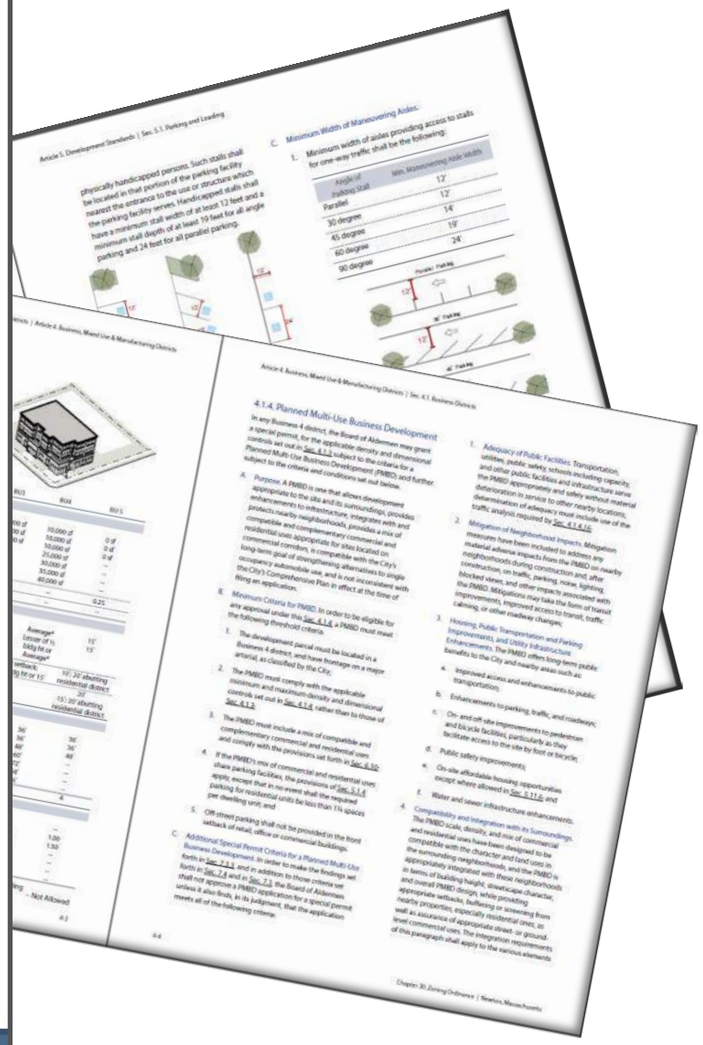

Newton, Massachusetts
Chapter 30: Zoning Ordinance
November 1, 2015



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
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- **Dimensional Requirements**
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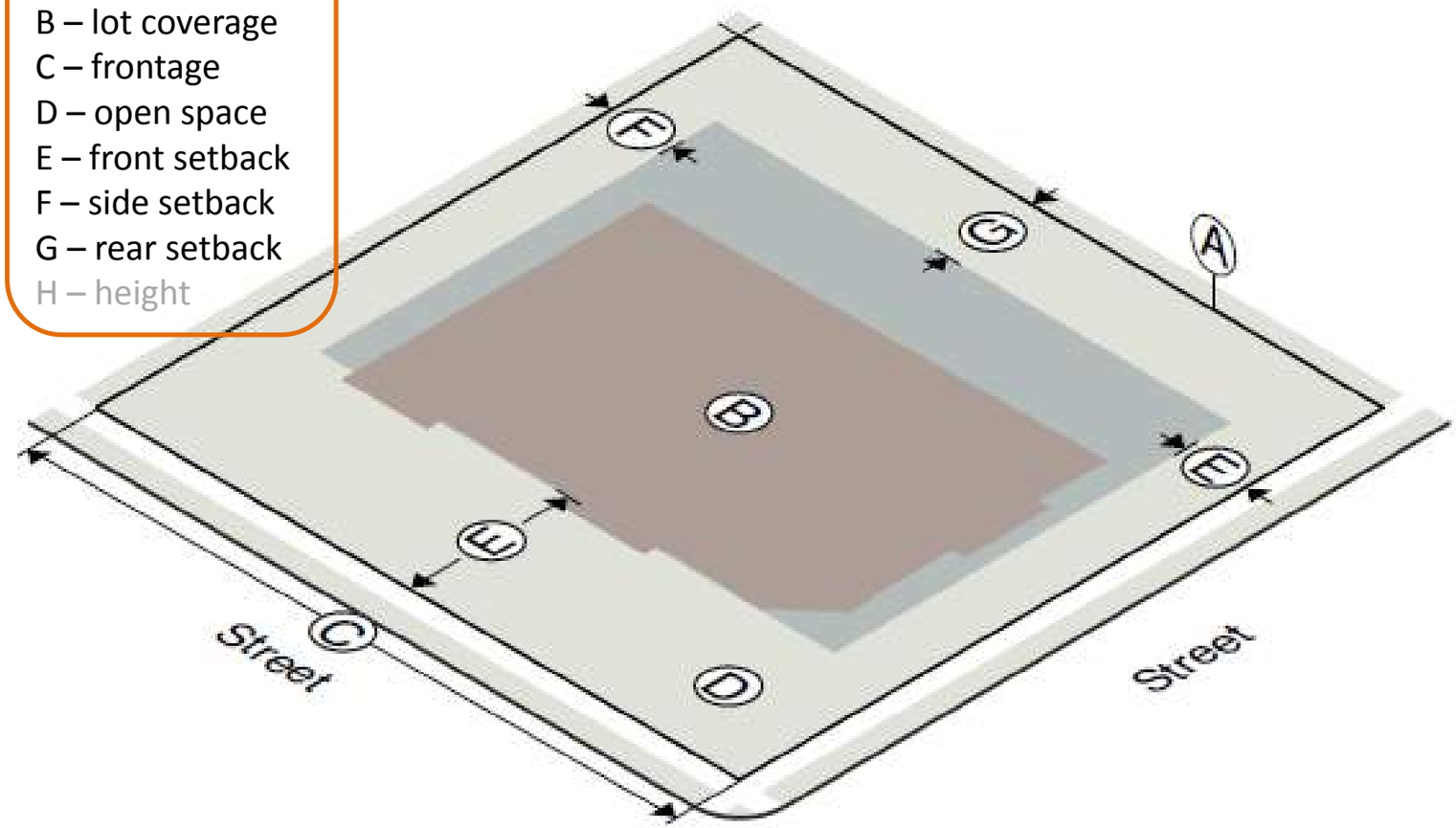
A – min. lot area
B – lot coverage
C – frontage
D – open space
E – front setback
F – side setback
G – rear setback
H – height



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.

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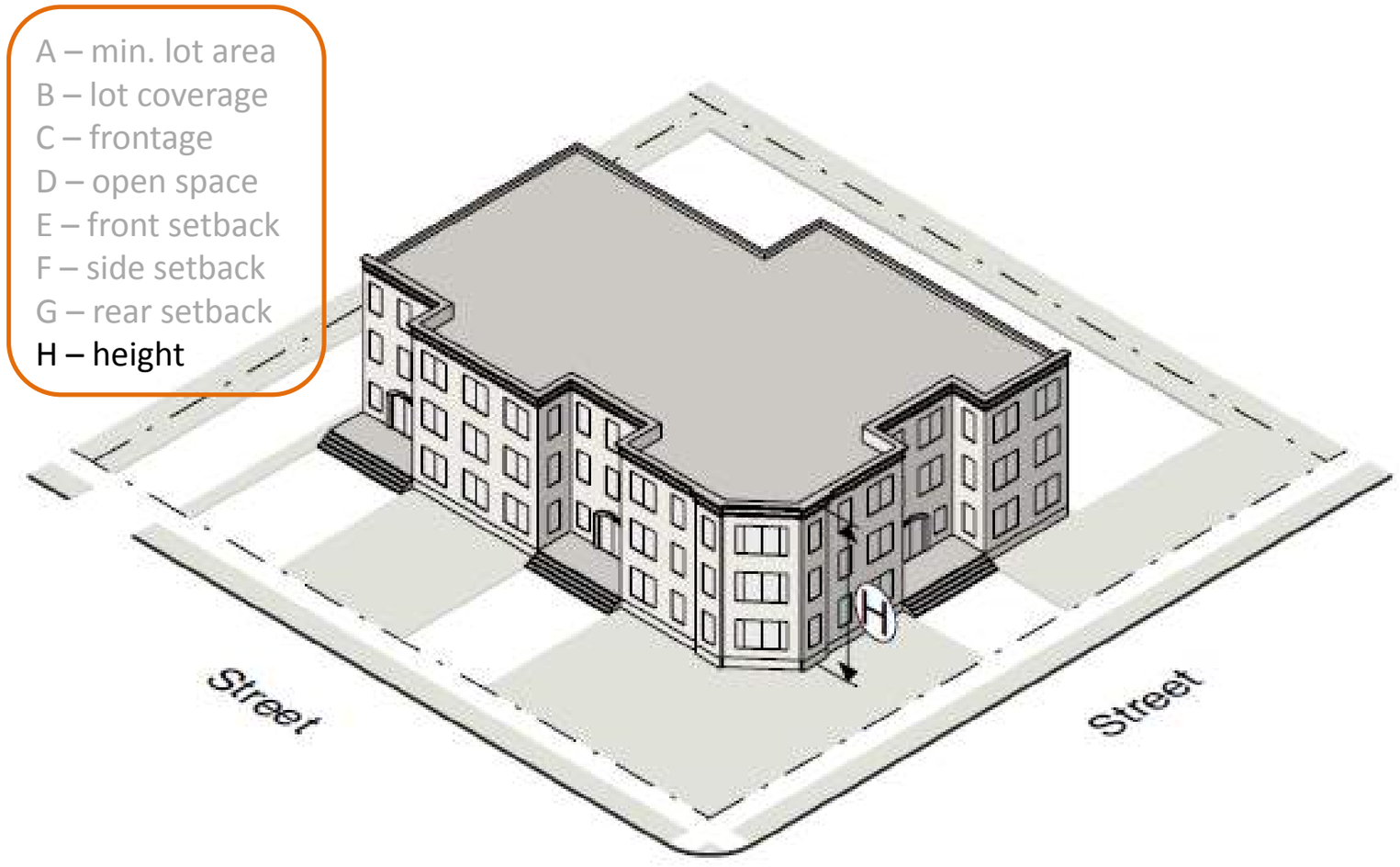

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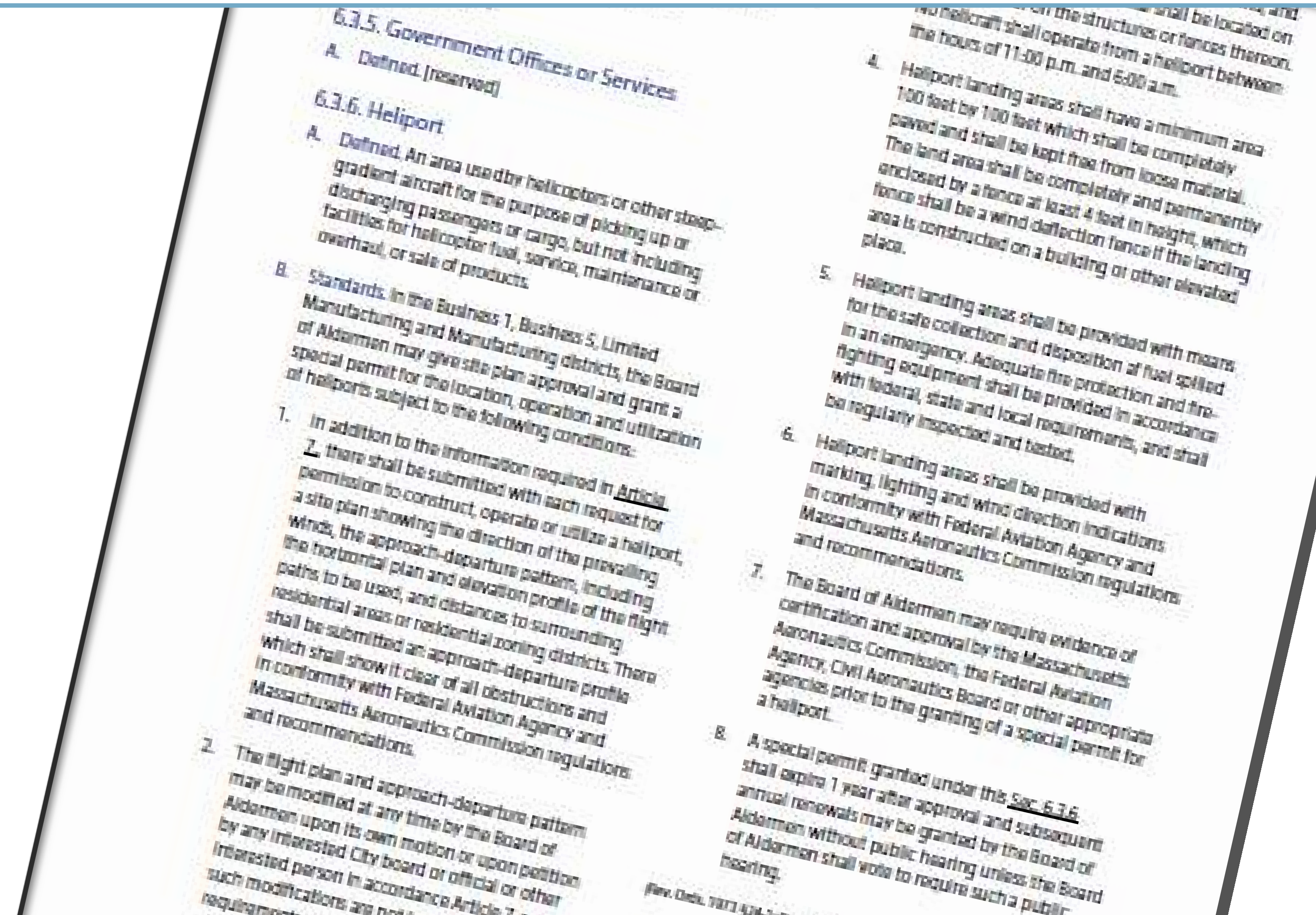


6.3.5. Government Offices or Services

A. Defined. [reserved]

6.3.6. Heliport

A. Defined. An area used by helicopters or other steep-gradient aircraft for the purpose of picking up or discharging passengers or cargo, but not including facilities for helicopter fuel, service, maintenance or overhaul, or sale of products.

B. Standards. In the Business 1, Business 5, Limited Manufacturing and Manufacturing districts, the Board of Aldermen may give site plan approval and grant a special permit for the location, operation and utilization of heliports subject to the following conditions:

1. In addition to the information required in Article 7, there shall be submitted with each request for permission to construct, operate or utilize a heliport, a site plan showing the direction of the prevailing winds, the approach-departure pattern, including the horizontal plan and elevation profile of the flight paths to be used, and distances to surrounding residential areas or residential zoning districts. There shall be submitted an approach-departure profile which shall show it clear of all obstructions and in conformity with Federal Aviation Agency and Massachusetts Aeronautics Commission regulations and recommendations.
2. The flight plan and approach-departure pattern may be modified at any time by the Board of Aldermen upon its own motion or upon petition by any interested City board or official or other interested person in accordance Article 7, provid… such modifications are not inco… requirements of …

… shall be located on … the structures or fences thereon. No aircraft shall operate from a heliport between the hours of 11:00 p.m. and 6:00 a.m.

4. Heliport landing areas shall have a minimum area 100 feet by 100 feet which shall be completely paved and shall be kept free from loose material. The land area shall be completely and permanently enclosed by a fence at least 4 feet in height, which fence shall be a wind deflection fence if the landing area is constructed on a building or other elevated place.
5. Heliport landing areas shall be provided with means for the safe collection and disposition of fuel spilled in an emergency. Adequate fire protection and fire-fighting equipment shall be provided in accordance with federal, state and local requirements, and shall be regularly inspected and tested.
6. Heliport landing areas shall be provided with marking, lighting and wind direction indications in conformity with Federal Aviation Agency and Massachusetts Aeronautics Commission regulations and recommendations.
7. The Board of Aldermen may require evidence of certification and approval by the Massachusetts Aeronautics Commission, the Federal Aviation Agency, Civil Aeronautics Board or other appropriate agencies prior to the granting of a special permit for a heliport.
8. A special permit granted under this Sec. 6.3.6 shall expire 1 year after approval and subsequent annual renewals may be granted by the Board of Aldermen without public hearing unless the Board of Aldermen shall vote to require such a public hearing.

(Rev. Ords. 1973 …)

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

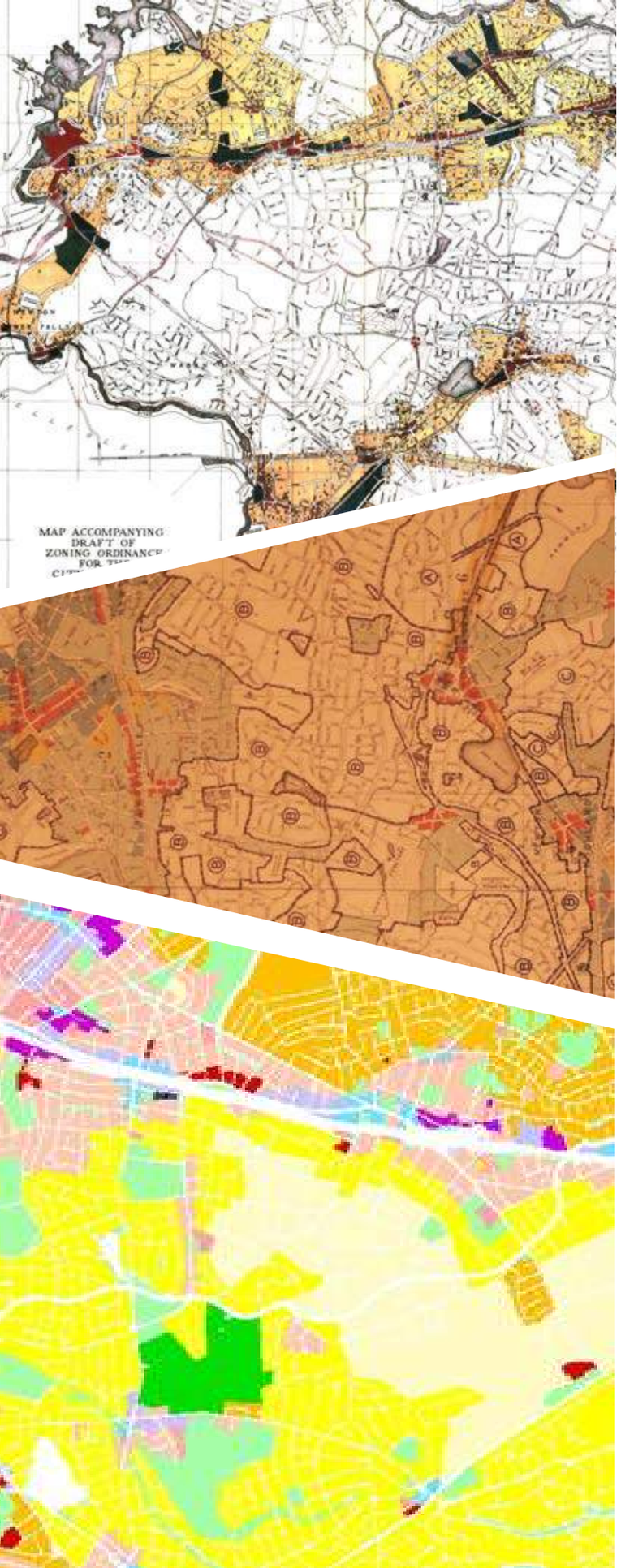
e.g. Variance

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 – 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 – 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. Final version forthcoming spring 2018.

Complete draft online at:
www.courbanize.com/newtonzoning

Zoning Redesign Timeline

Zoning is our opportunity to shape the future of Newton

A New (Draft) Zoning Map for Newton

A New Zoning Map for Newton

May 10, 2018 6:30 - 8:00 p.m.
Newton Free Library, 330 Homer Street

www.courbanize.com/newtonzoning

The Zoning Map explains how to apply the rules of the zoning ordinance to different parts of the City. On the map, the city is divided into districts. Each district has an associated set of allowed uses, e.g. residential, commercial, industrial, or open space as well as associated rules governing the size and type of building that are permitted to be built.

The overall objective of this rewrite of the zoning ordinance is to create a context-based ordinance, meaning the rules will be derived from the existing or desired built character of the city. For the majority of the city, this approach means that the zoning map will have districts where the size, shape, and use of buildings reflect the buildings that exist there today. With up to 87% of the buildings currently non-conforming with the existing rules for their district, this change alone is a significant advancement.

In creating a first draft zoning map, staff and the consultants have done an extensive analysis of the data drawn from the Pattern Book to generate a new set of districts and building rules that reflect the existing built city. The first draft will be discussed and adjusted through numerous conversations over the next several months.

Existing Zoning Map

87% of Newton's developed parcels are non-conforming with the current zoning ordinance

Join us on May 10th as we discuss the first draft map:

- How the Pattern Book data was translated into a draft new zoning map for Newton
- How the Comprehensive Plan is reflected in the proposed map
- The draft boundaries of the proposed new districts

Wheelchair accessible location. For ADA accomodations, contact Jini Fairley at least two business days in advance: jfairley@newtonma.gov or 617-796-1253. For City's TTY/TDD: 617-796-1089. For TRS, dial 711.

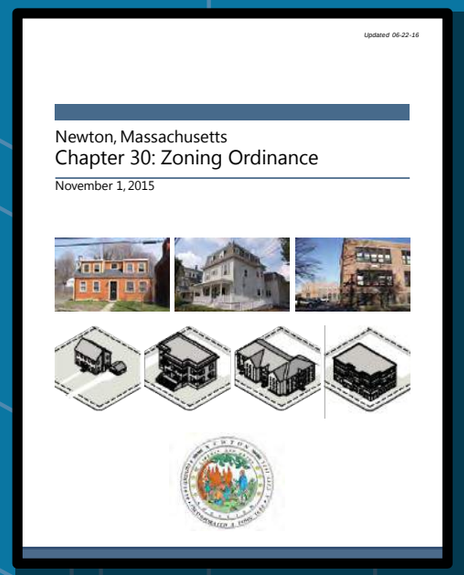
Tonight's Presentation:

Primary Objectives:

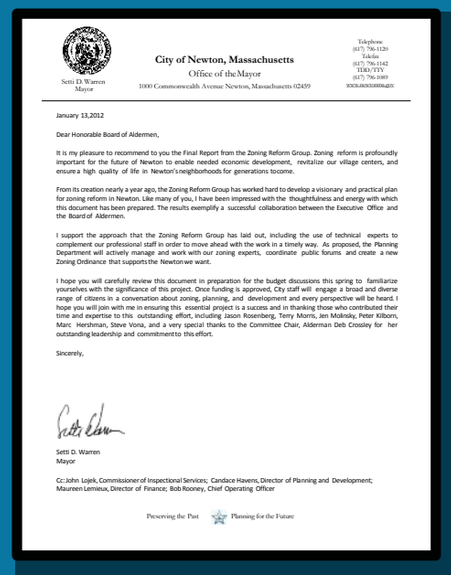
- Explain the data-driven map making process
- Review draft district boundaries and draft building types for Neighborhood Districts
- Show examples of how context-based zoning districts, and specific building types can work together to regulate development

Zoning Redesign:

Source Documents

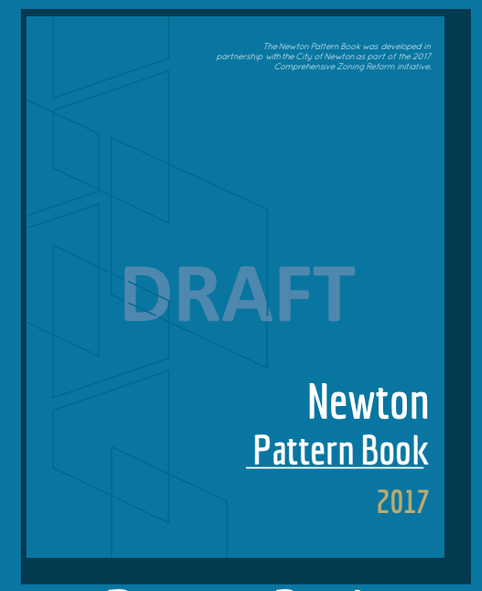


Existing Zoning

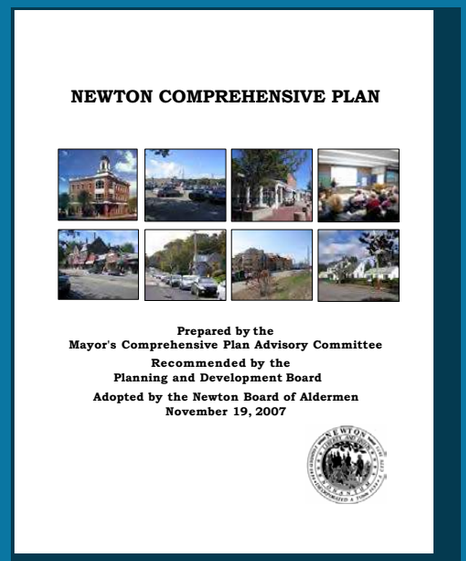


Zoning Reform Group

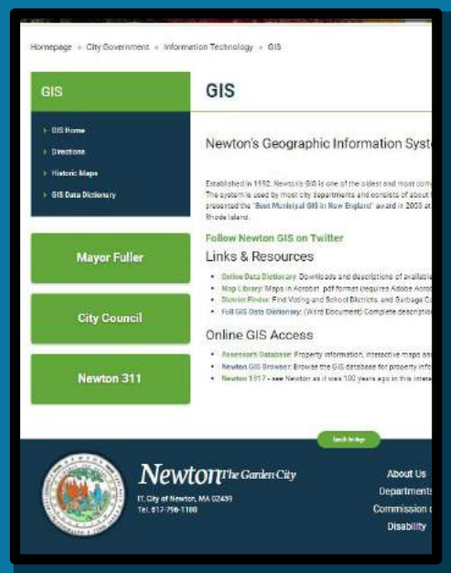
Assessing Data



Pattern Book



Comp Plan



GIS

Zoning Redesign:

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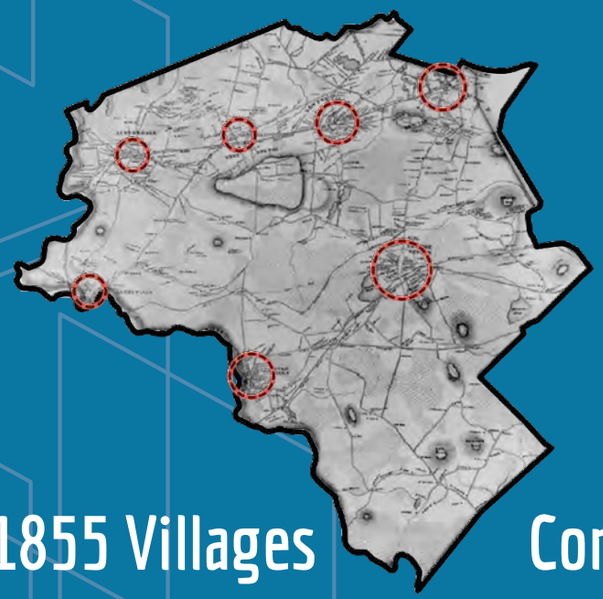
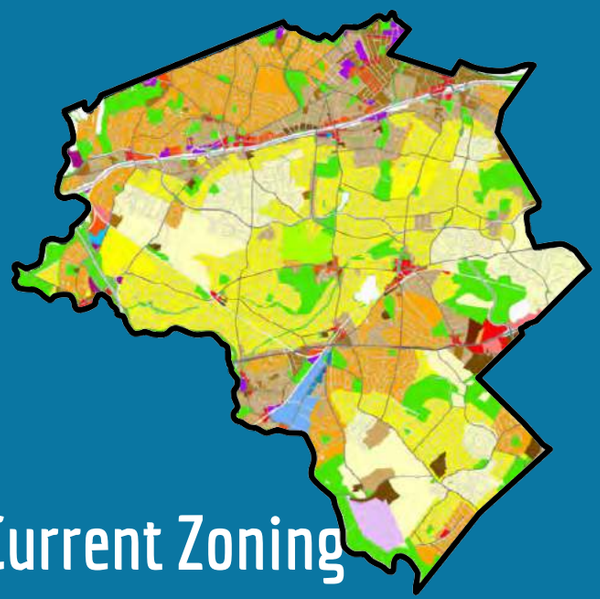
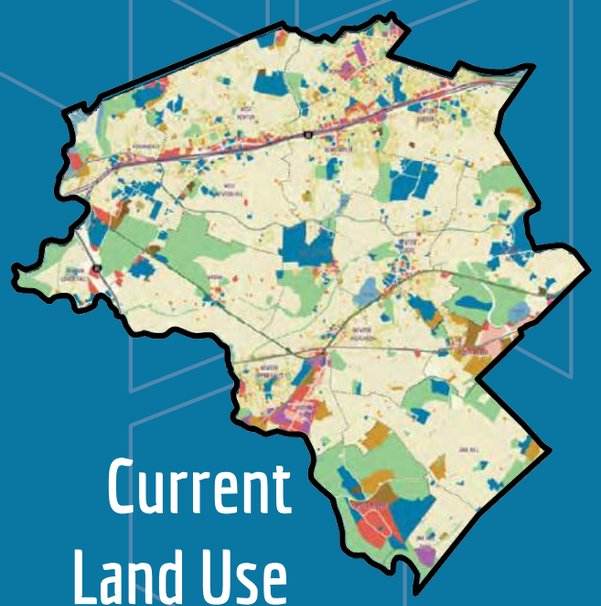


1855 Villages

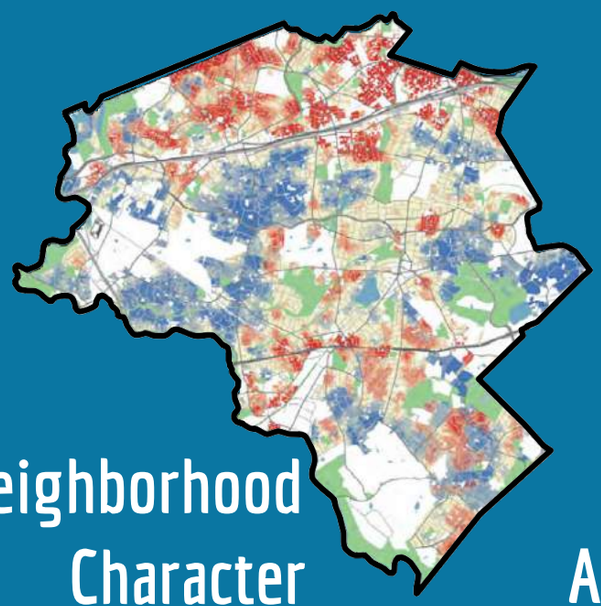
Comprehensive Plan



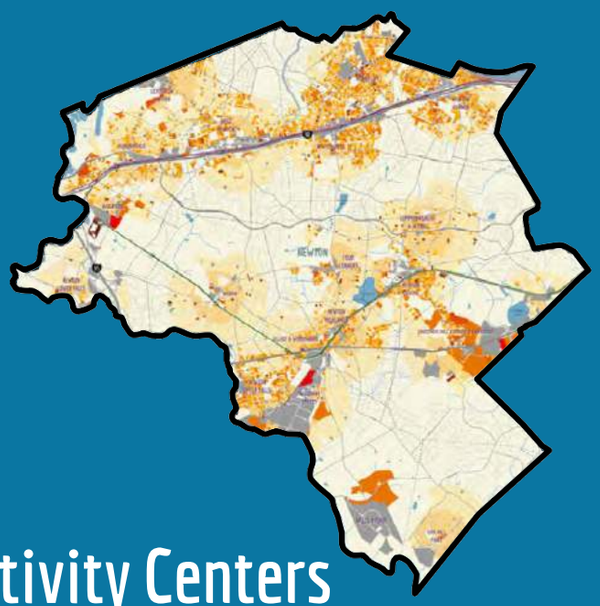
Current Zoning



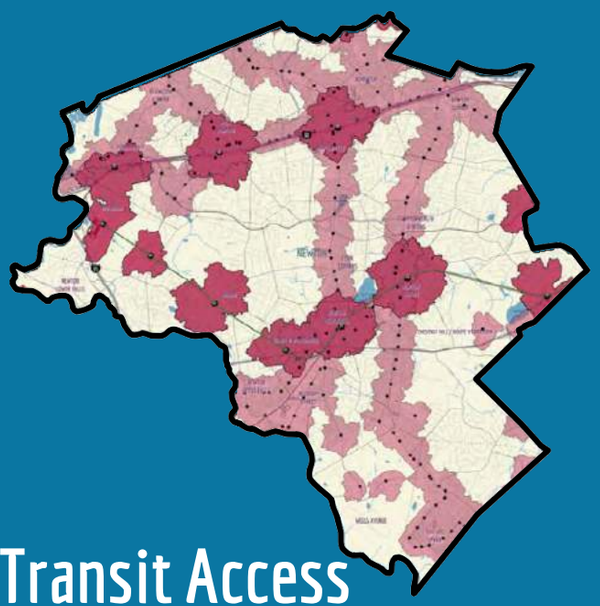
Current Land Use



Neighborhood Character



Activity Centers



Transit Access

Ordinance Components:

Goals ← — — — — — — — — — — — → Rules

Zoning Ordinance Purpose

- Zoning Ordinance Districts
  - Building Types Per District
    - Building Standards
    - Building Standards
    - Building Standards
- Zoning Ordinance Districts
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A Data Driven Approach to Zoning:

Parallel Processes

1

Increasing zoning conformity by adjusting requirements to match existing / built conditions in Newton;

2

Integration of transit access and walkability considerations in base zoning districts;

*Taken from the Comprehensive Plan and Zoning Reform Group Goals

3

Identify building types that exist throughout Newton, and set zoning requirements based on their physical characteristics: height, size, relationship to street, etc;

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Existing City:

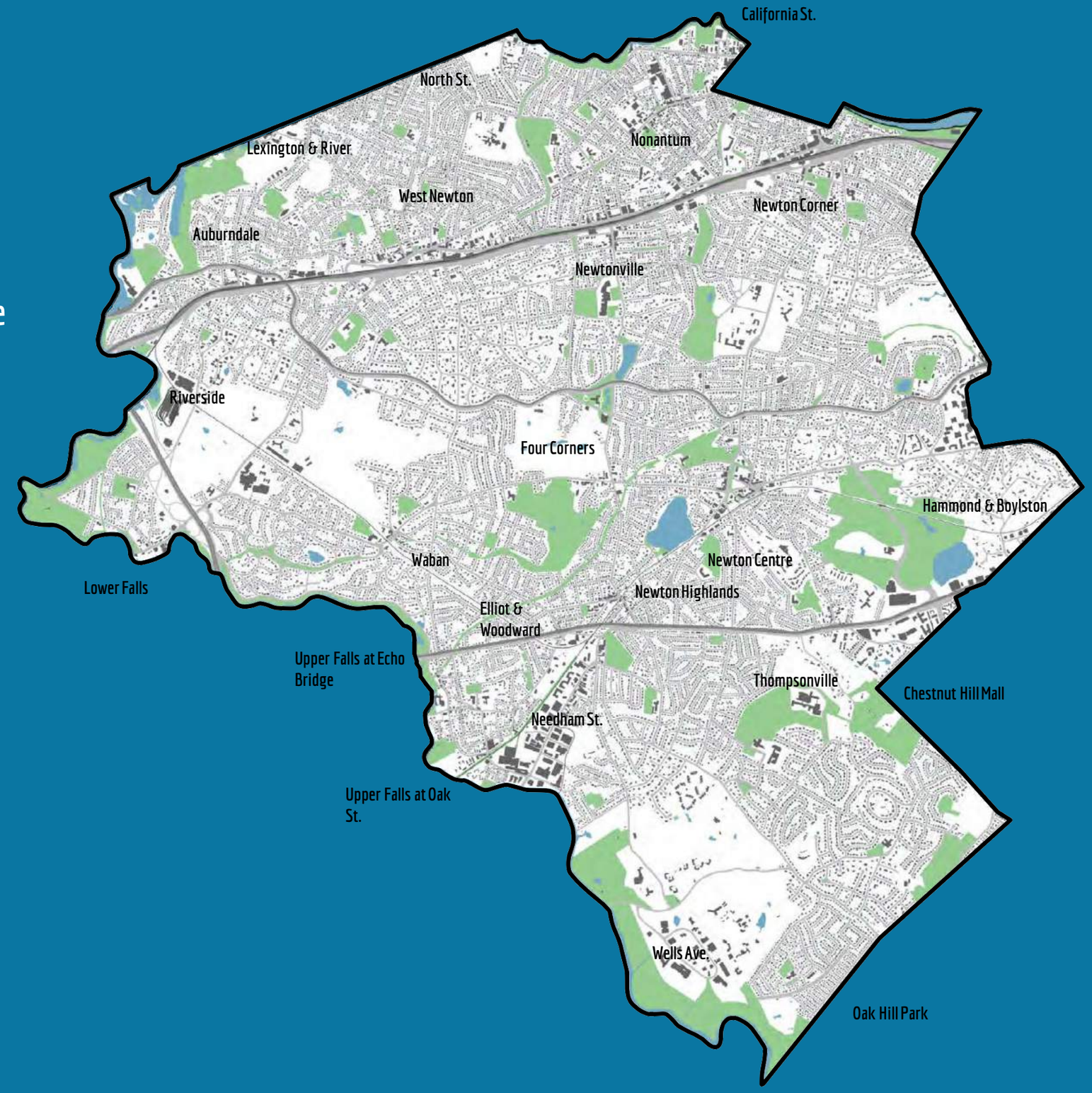
Aerial Photo (2015)

How do we create a zoning ordinance that better reflects the existing conditions of Newton today?

Existing City:

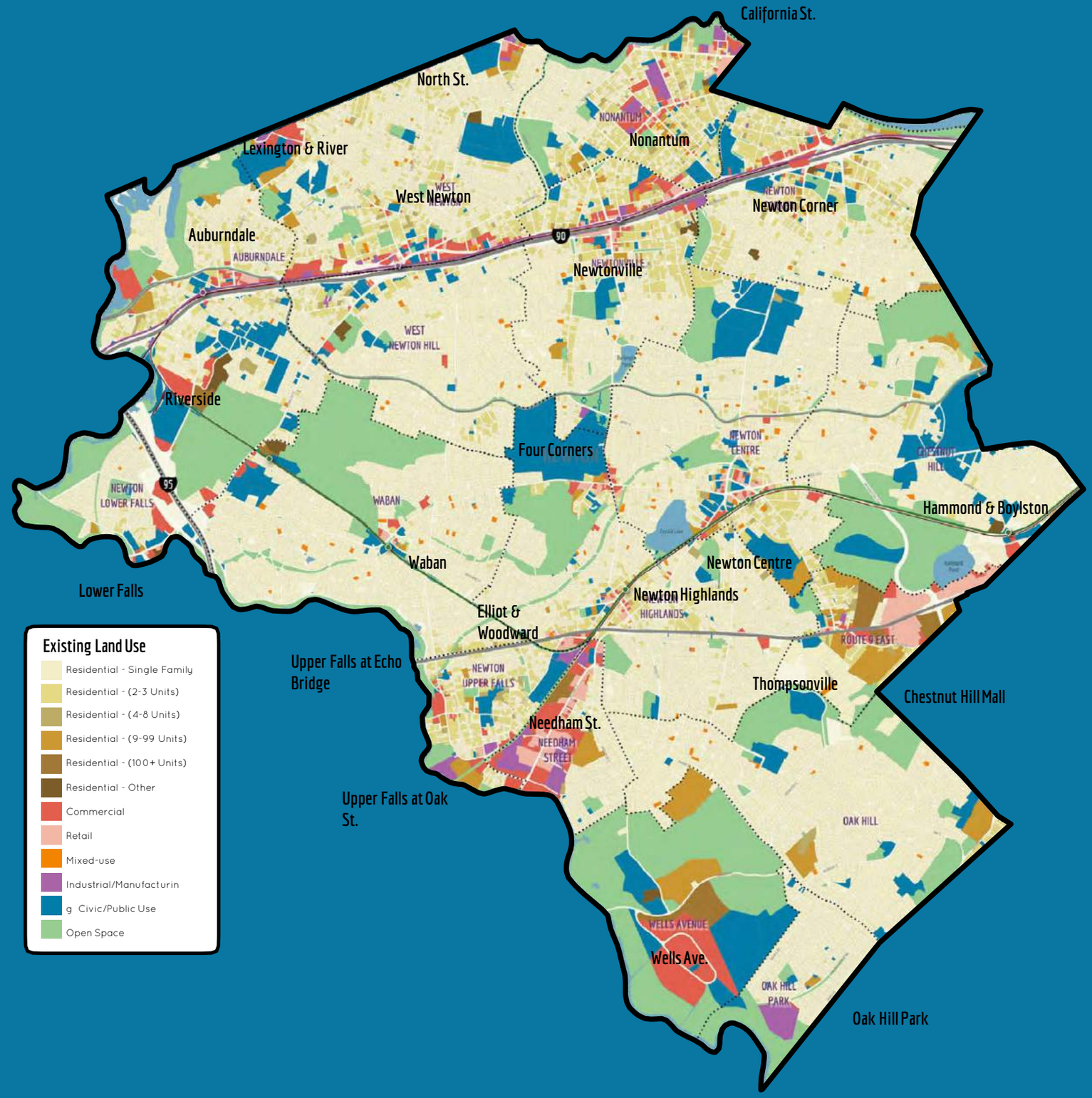
Basic Features (physical)

To design a new zoning ordinance that better reflects the existing conditions, we started by distilling complexities of the city into basic features that can be measured, and specifically planned for.



Existing City:

Existing Land Use Distribution



Existing City:

Development Pattern Subsets

The Pattern Book catalogs Newton's numerous types of development, making delineations between use, density of residential units, size and type of structure, as well as lot characteristics.

Existing City:

1-2 Family Detached Houses

84% of Newton's total parcels

Existing Zoning:

Dimensional Regulations

Sec. 3.1. Single Residence Districts

3.1.1. District Intent

[reserved]

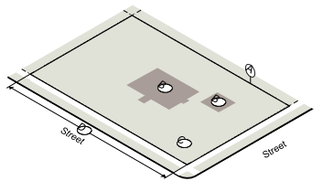
3.1.2. Dimensional Standards

A. Applicability.

1. The density and dimensional controls in Sec. 3.1 apply to all buildings, structures and uses in each of the listed districts.
2. Lots created before December 7, 1953 (referred to as 'Before 12/7/1953') use a different set of density and dimensional standards than lots created on or after December 7, 1953 (referred to as 'On or After 12/7/1953'), as shown in the tables in Sec. 3.1.3.
3. Where a density or dimensional control is not set forth in this Sec. 3.1 for a use granted by special permit, the most restrictive density or dimensional control applicable to such use in any district where the use is allowed as of right shall be applicable, unless otherwise required in the special permit by the Board of Aldermen.
4. Where a lot does not meet these standards it is nonconforming (see Sec. 7.8).

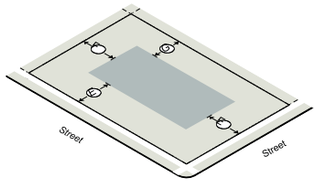
(Ord. No. S-260, 08/03/87)

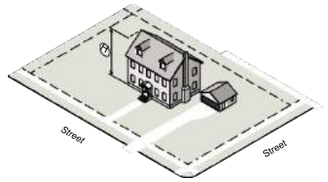
3.1.3. Single-Family Detached



		SR1	SR2	SR3
Lot Dimensions (On or After 12/7/1953)				
Ⓐ	Lot Area (min)	25,000 sf	15,000 sf	10,000 sf
	Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
B	Lot Coverage (max)	15%	20%	30%
C	Open Space (min)	70%	65%	50%
D	Lot Frontage (min)	140'	100'	80'
	Build Factor (max)	30	25	20
Lot Dimensions (Before 12/7/1953)				
Ⓐ	Lot Area (min)	15,000 sf	10,000 sf	7,000 sf
	Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
Ⓑ	Lot Coverage (max)	20%	30%	30%
Ⓒ	Open Space (min)	65%	50%	50%
Ⓓ	Lot Frontage (min)	100'	80'	70'

Lot Standards





		SR1	SR2	SR3
Principal Building Setbacks (On or After 12/7/1953)				
Ⓔ	Front (min)*	40'	30'	30'
Ⓕ	Side (min)	20'	15'	10'
Ⓖ	Rear (min)	25'	15'	15'
Principal Building Setbacks (Before 12/7/1953)				
Ⓔ	Front (min)*	25'	25'	25'
Ⓕ	Side (min)	12.5'	7.5'	7.5'
Ⓖ	Rear (min)	25'	15'	15'

* See Sec. 1.5.3 for setback averaging requirement.

		SR1	SR2	SR3
Principal Building Height				
	Sloped Roof (max)	36'	36'	36'
	Flat Roof (max)	30'	30'	30'
Ⓘ	Stories (max)	2.5	2.5	2.5
Ⓗ	Stories by Special Permit (max)	3	3	3
Floor Area Ratio				
	All Lot Sizes	see Sec. 3.1.9		

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-73, 04/04/16)

Building Standards

3.1.9. Floor Area Ratios

A. Floor area ratio (FAR) shall apply to all single- and two-family structures, whether new or existing, except on rear lots (see Sec. 3.1.10), according to the FAR limits contained in the Table below. See Sec. 1.5.5 for rules regarding FAR measurement. The following exceptions shall apply:

1. For construction on lots created before 12/7/1953, an additional increase in FAR of 0.02 above the amount shown in the table below shall be allowed, provided that new construction proposed using additional FAR granted under this paragraph shall comply with setback requirements for post-1953 lots. Any increase in FAR granted through this paragraph may not create or increase nonconformities with respect to lot coverage or open space and may not be used in conjunction with Sec. 7.8.2.B.
2. An increased FAR may be allowed by special permit if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood.

	Lot Size (sf)	Equation for Determining Maximum FAR	Maximum FAR Range
SR 1	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000033 (lot size - 7,000))	0.43 to 0.33
	10,000 to 14,999 sf	0.33 - (0.000004 (lot size - 10,000))	0.33 to 0.31
	15,000 to 19,999 sf	0.31 - (0.000006 (lot size - 15,000))	0.31 to 0.28
	20,000 to 24,999 sf	0.28 - (0.000004 (lot size - 20,000))	0.28 to 0.26
	25,000 sf or more	--	0.26
SR 2	4,999 sf or less	--	0.46
	5,000 to 6,999 sf	0.46 - (0.000015 (lot size - 5,000))	0.46 to 0.43
	7,000 to 9,999 sf	0.43 - (0.000017 (lot size - 7,000))	0.43 to 0.38
	10,000 to 14,999 sf	0.38 - (0.000010 (lot size - 10,000))	0.38 to 0.33
	15,000 sf or more	--	0.33
SR 3	4,999 sf or less	--	0.48
	5,000 to 6,999 sf	--	0.48
	7,000 to 9,999 sf	0.48 - (0.000023 (lot size - 7,000))	0.48 to 0.41
	10,000 to 14,999 sf	0.41 - (0.000006 (lot size - 10,000))	0.41 to 0.38
	15,000 to 19,999 sf	--	0.38
	20,000 to 24,999 sf	0.38 - (0.000004 (lot size - 20,000))	0.38 to 0.36
	25,000 sf or more	--	0.36

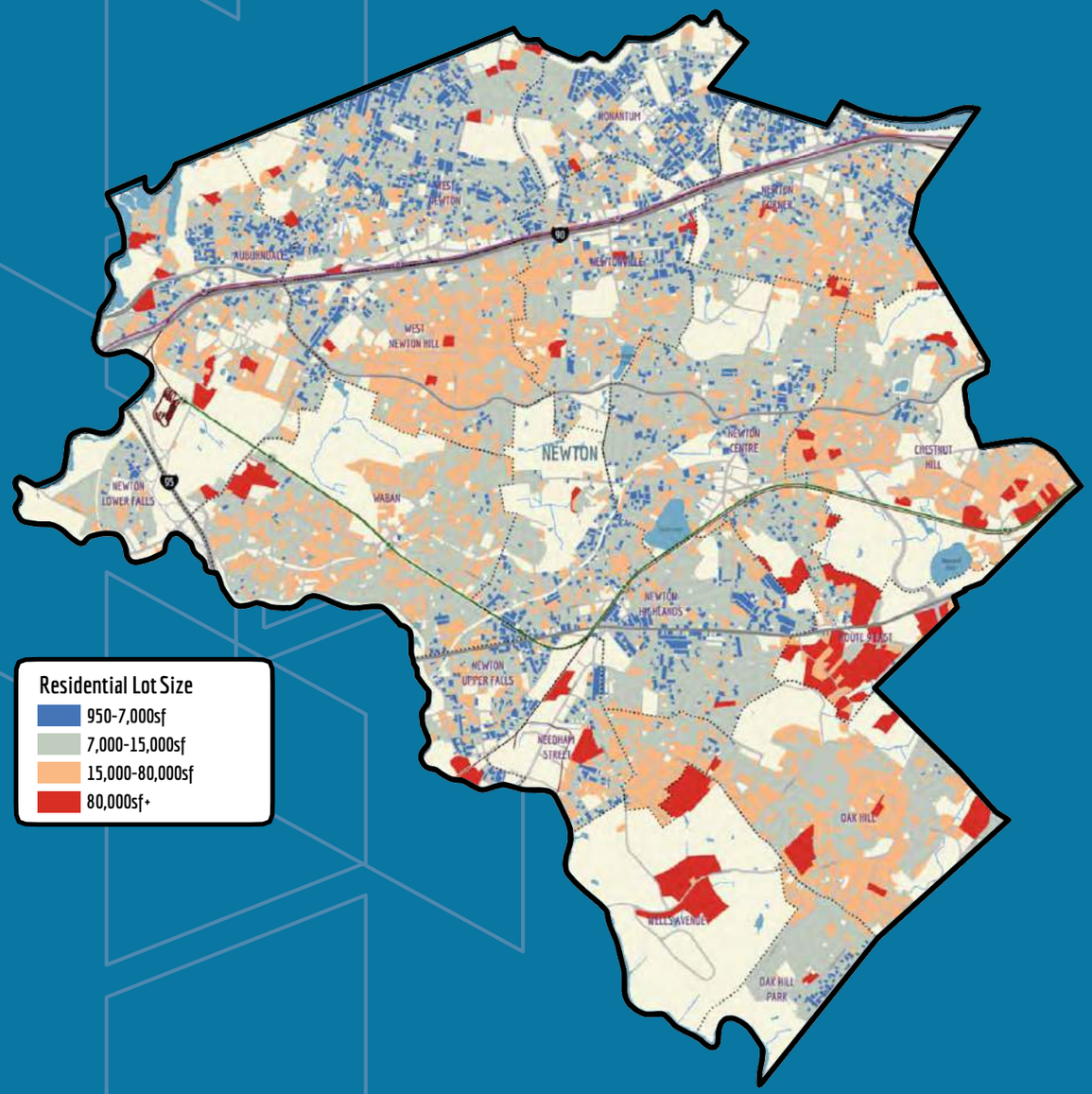
-- Not Applicable

(Ord. No. Z-51, 08/10/09; Ord. No. Z-69, 07/12/10; Ord. No. Z-72, 11/15/10; Ord. No. Z-75, 2/7/11; Ord. No. Z-77, 02/22/11; Ord. No. Z-101, 12/05/11)

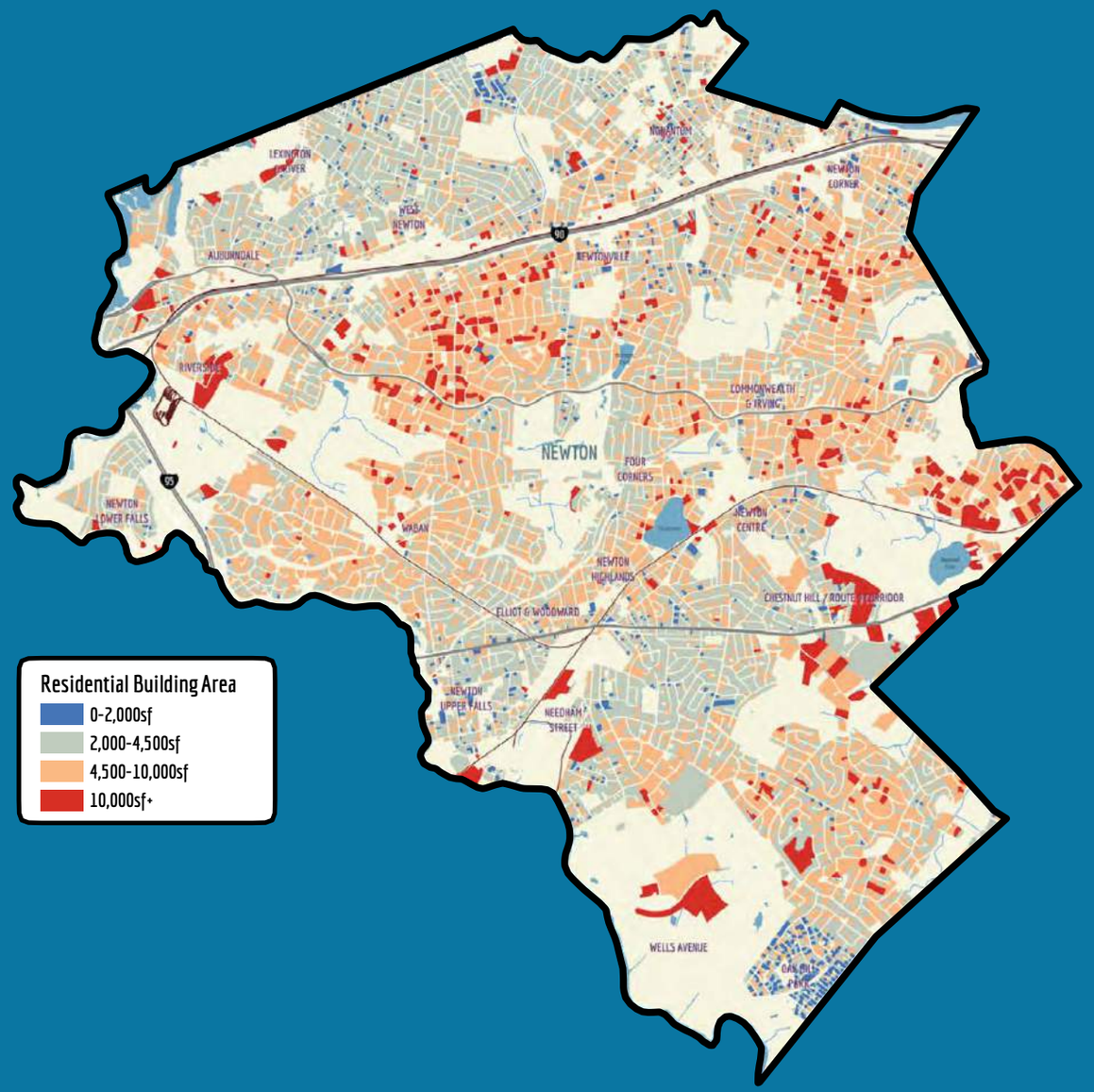
Floor Area Ratio

Existing Zoning:

Dimensional Realities



Lot Size Distribution

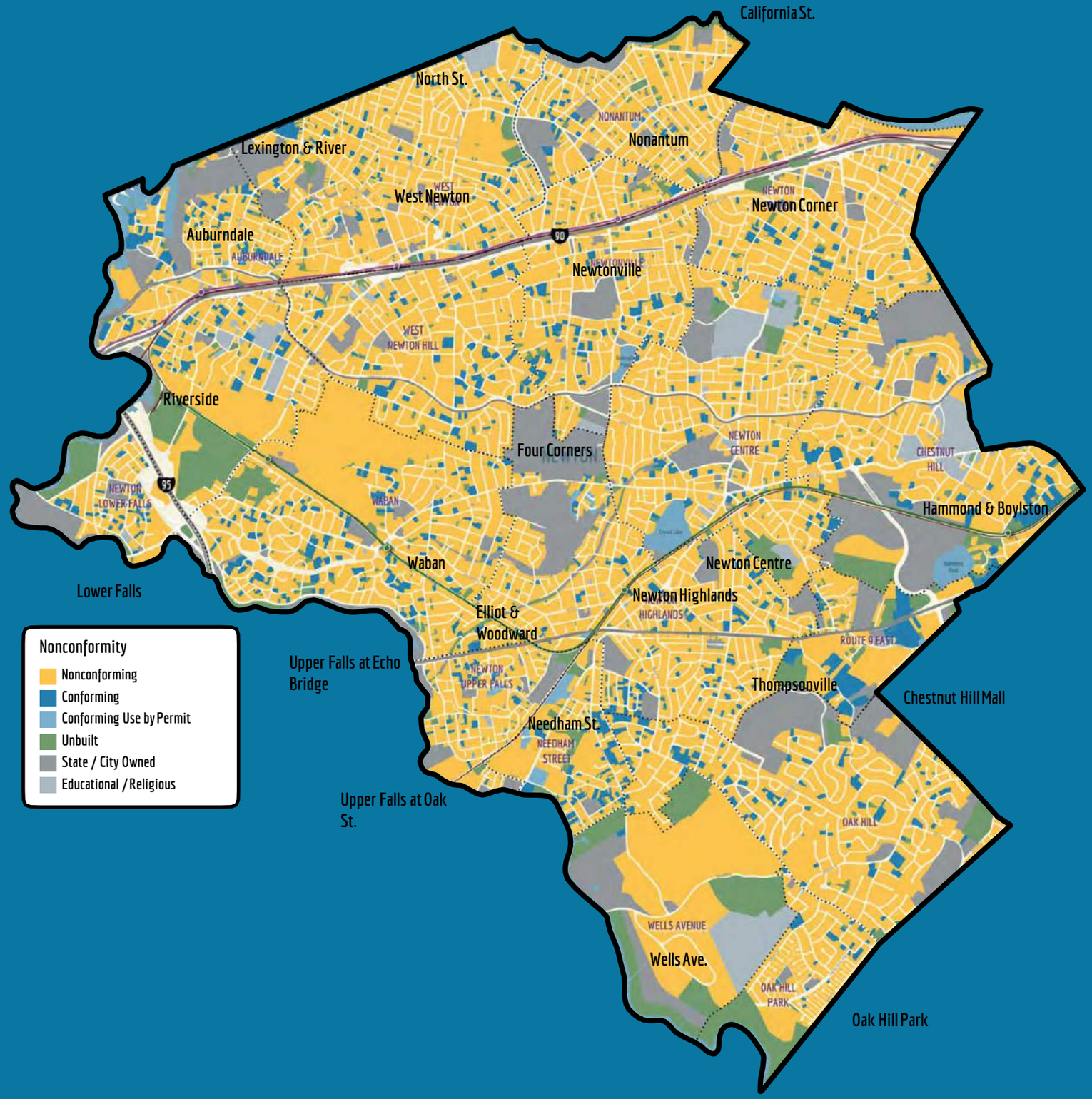


Building Area Distribution

Existing Zoning:

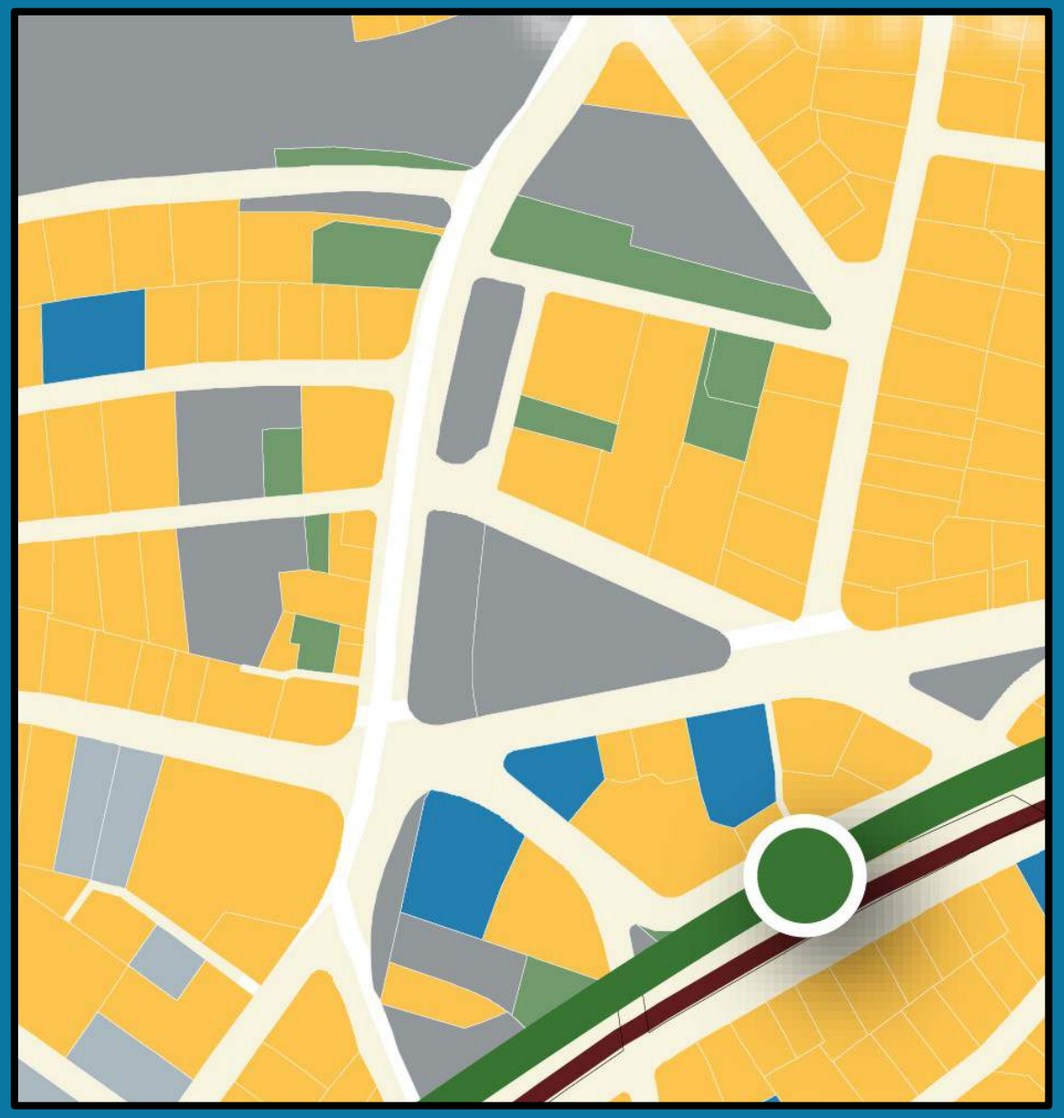
Nonconforming Properties 87%

The high percentage of nonconforming properties creates confusion for home owners, contractors, and anyone trying to make planning decisions for the City



Existing Zoning:

Nonconforming Properties 87%



Ordinance Components:

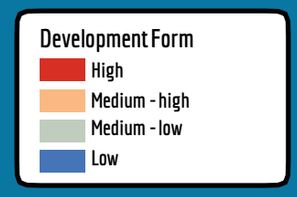
Goals ← — — — — — — — — — — — — → Rules

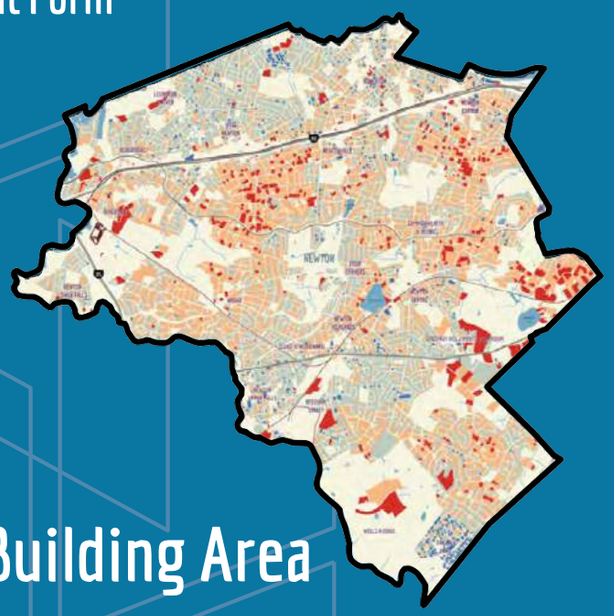
- Zoning Ordinance Purpose
  - Zoning Ordinance Districts
    - Building Types Per District
      - Building Standards
      - Building Standards
      - Building Standards
  - Zoning Ordinance Districts
    - Building Types Per District
      - Building Standards
      - Building Standards
      - Building Standards
  - Zoning Ordinance Districts
    - Building Types Per District
      - Building Standards
      - Building Standards
      - Building Standards

Existing City:

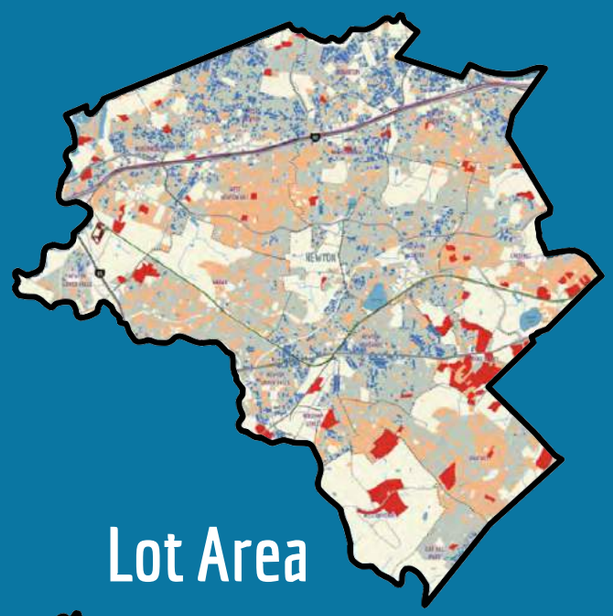
1-2 Family Detached Houses

Development Form

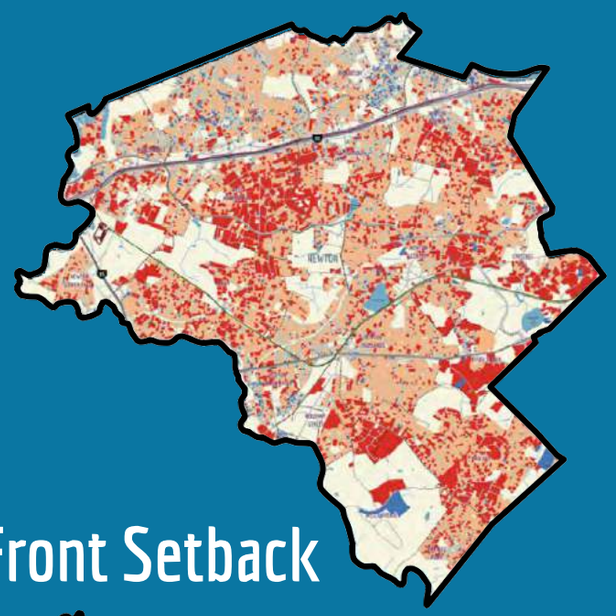




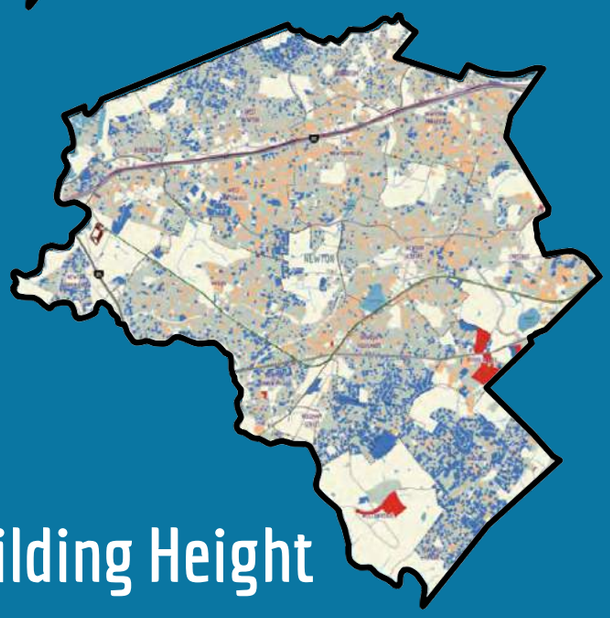
Building Area



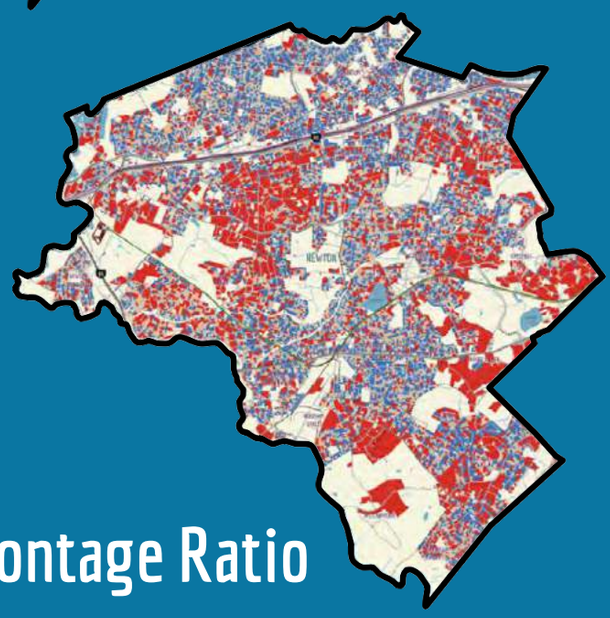
Lot Area



Front Setback



Building Height



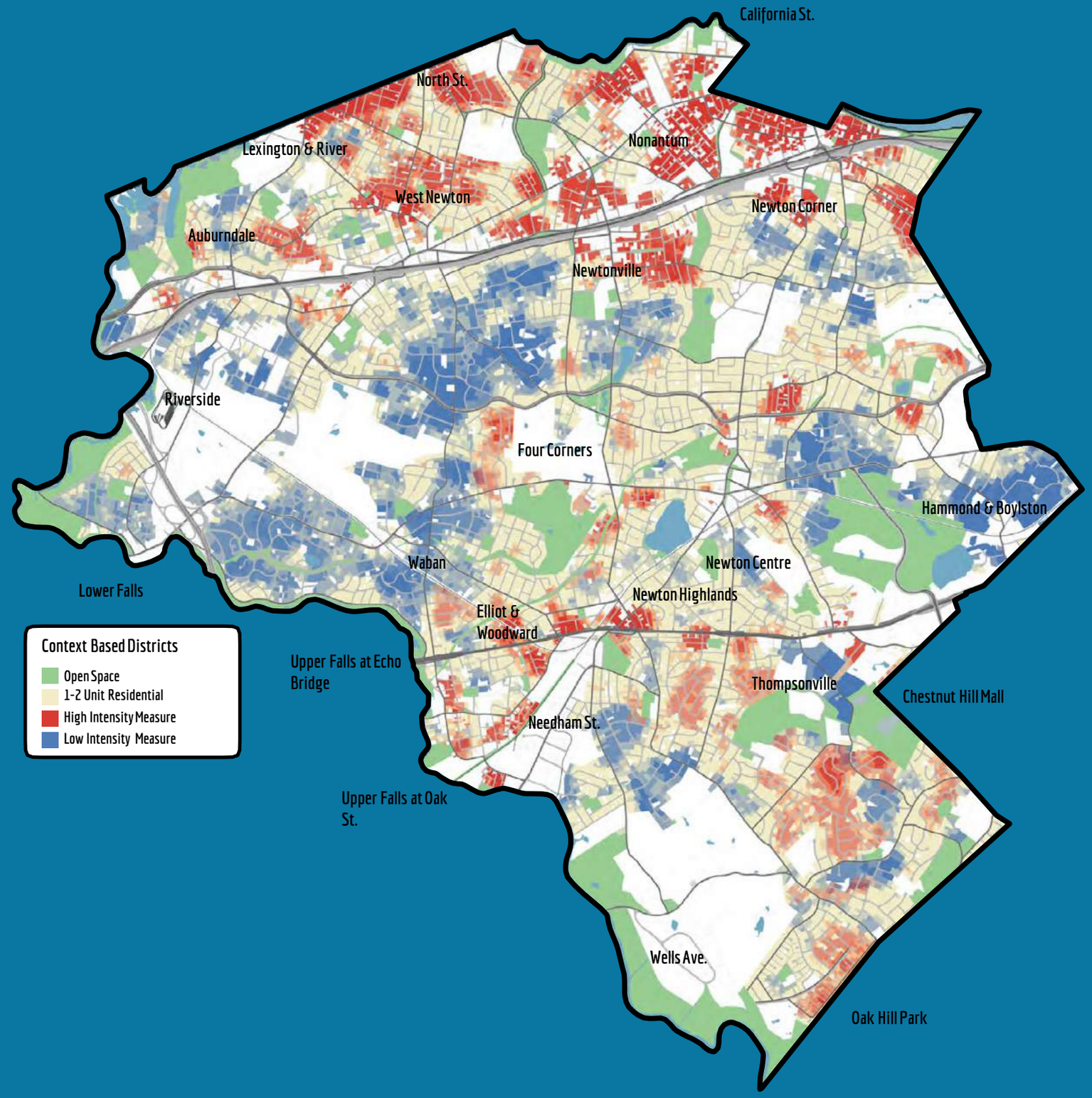
Frontage Ratio

Existing Clusters:

Siting Parameters

Using spatial statistics, the team identified clusters of parcels that share similar characteristics of how a building relates to its lot:

- lot coverage
- front setback
- frontage ratio



Existing Clusters:

Siting Parameters

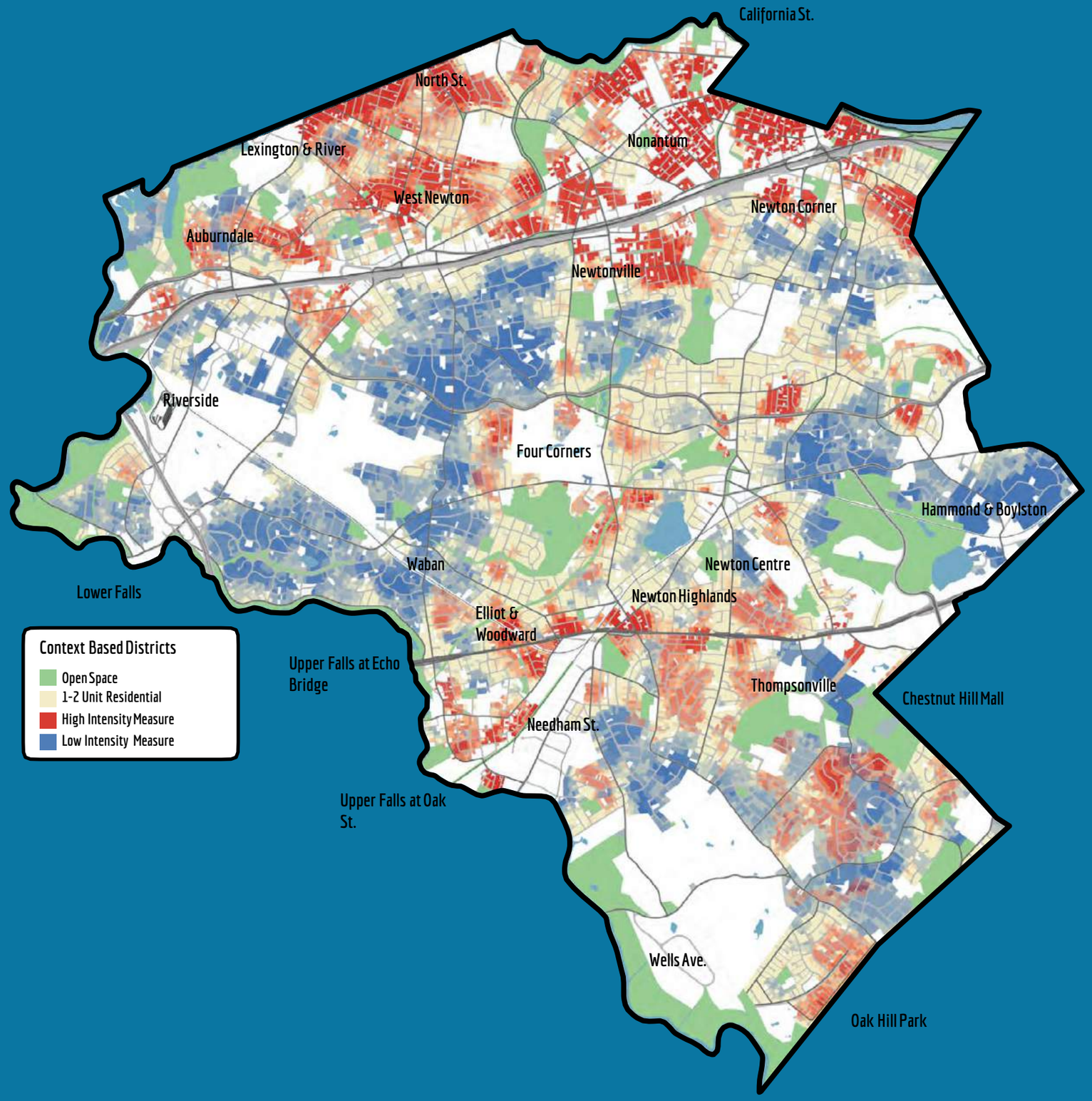
Using spatial statistics, the team identified clusters of parcels that share similar characteristics of how a building relates to its lot:

- lot coverage
- front setback
- frontage ratio

Lot Parameters

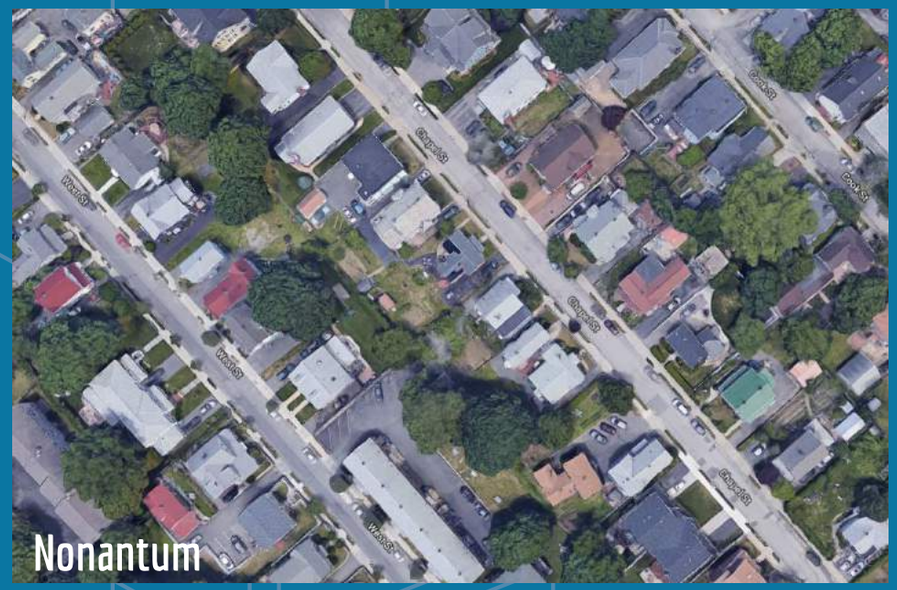
The team then integrated lot characteristics into the cluster analysis:

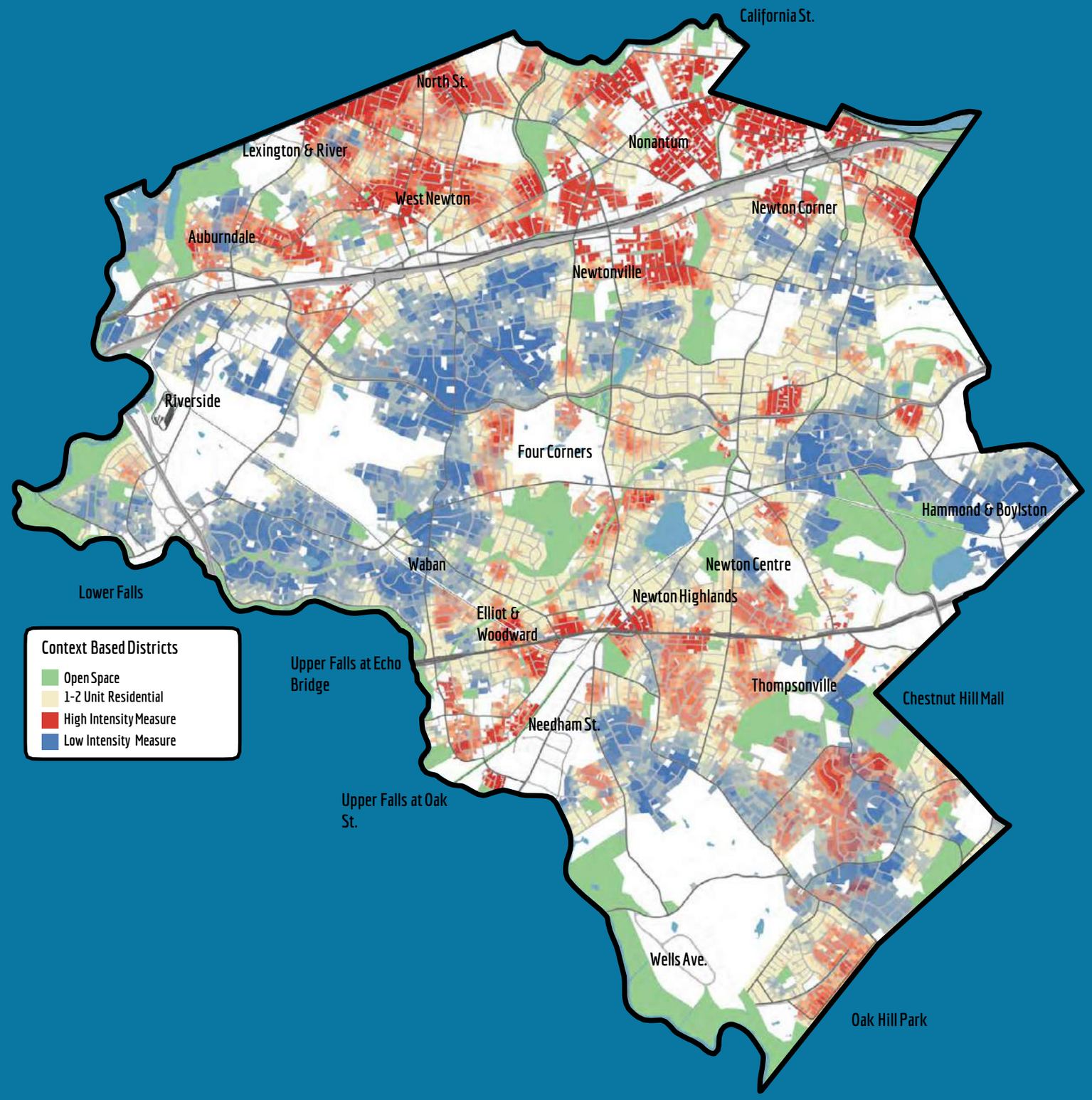
- lot size
- lot frontage



Existing Clusters:

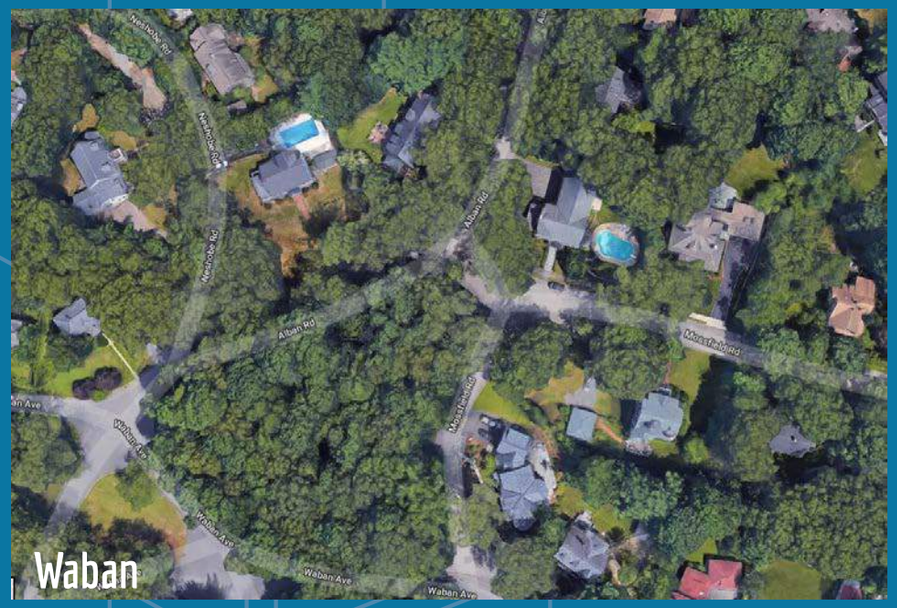
High Intensity Clusters

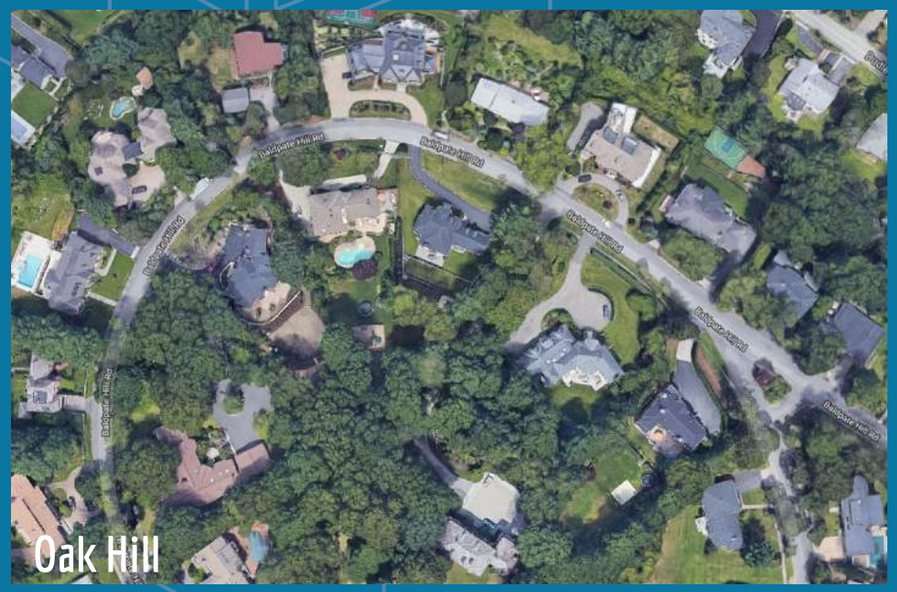


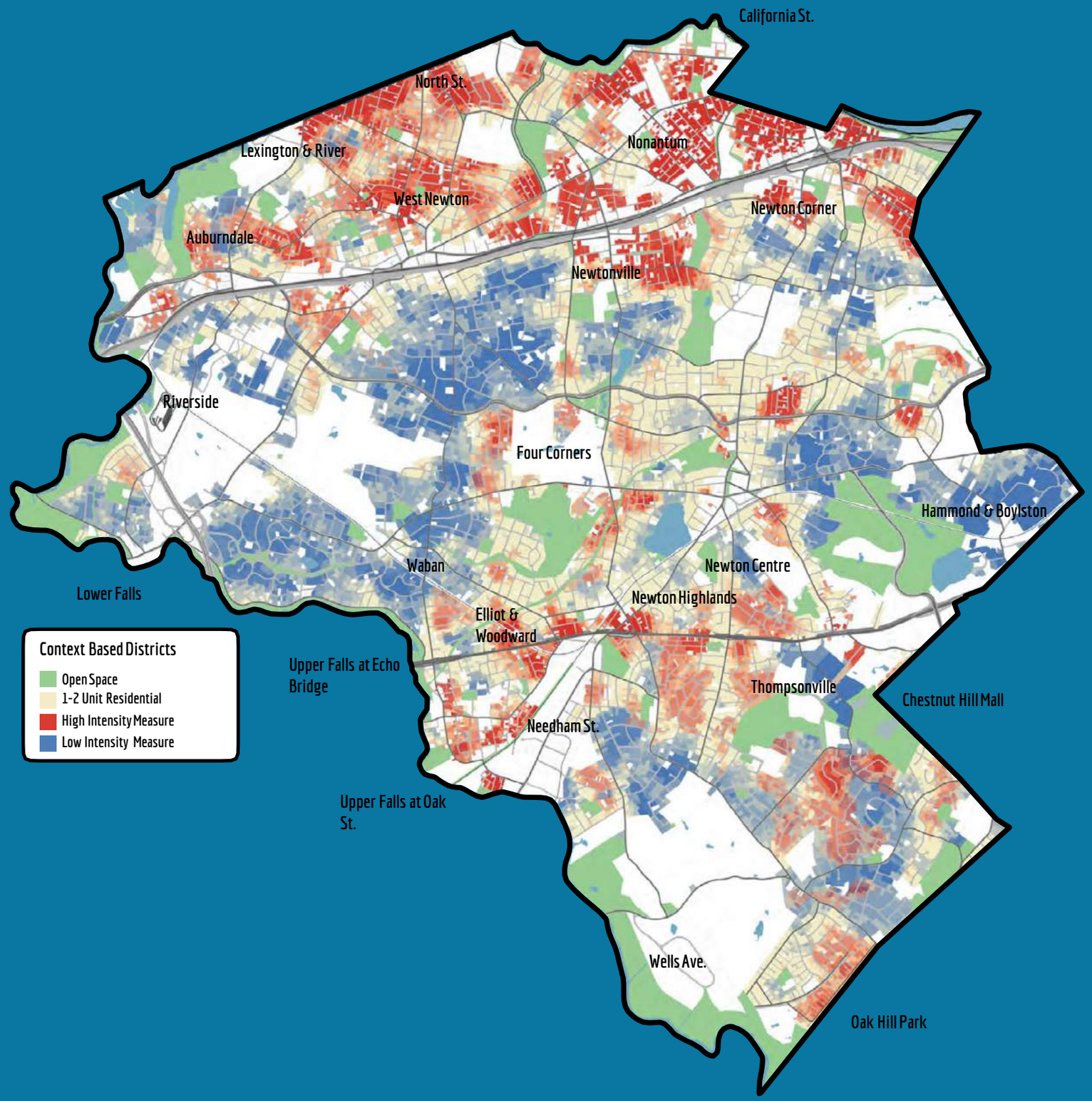


Existing Clusters:

Low Intensity Clusters



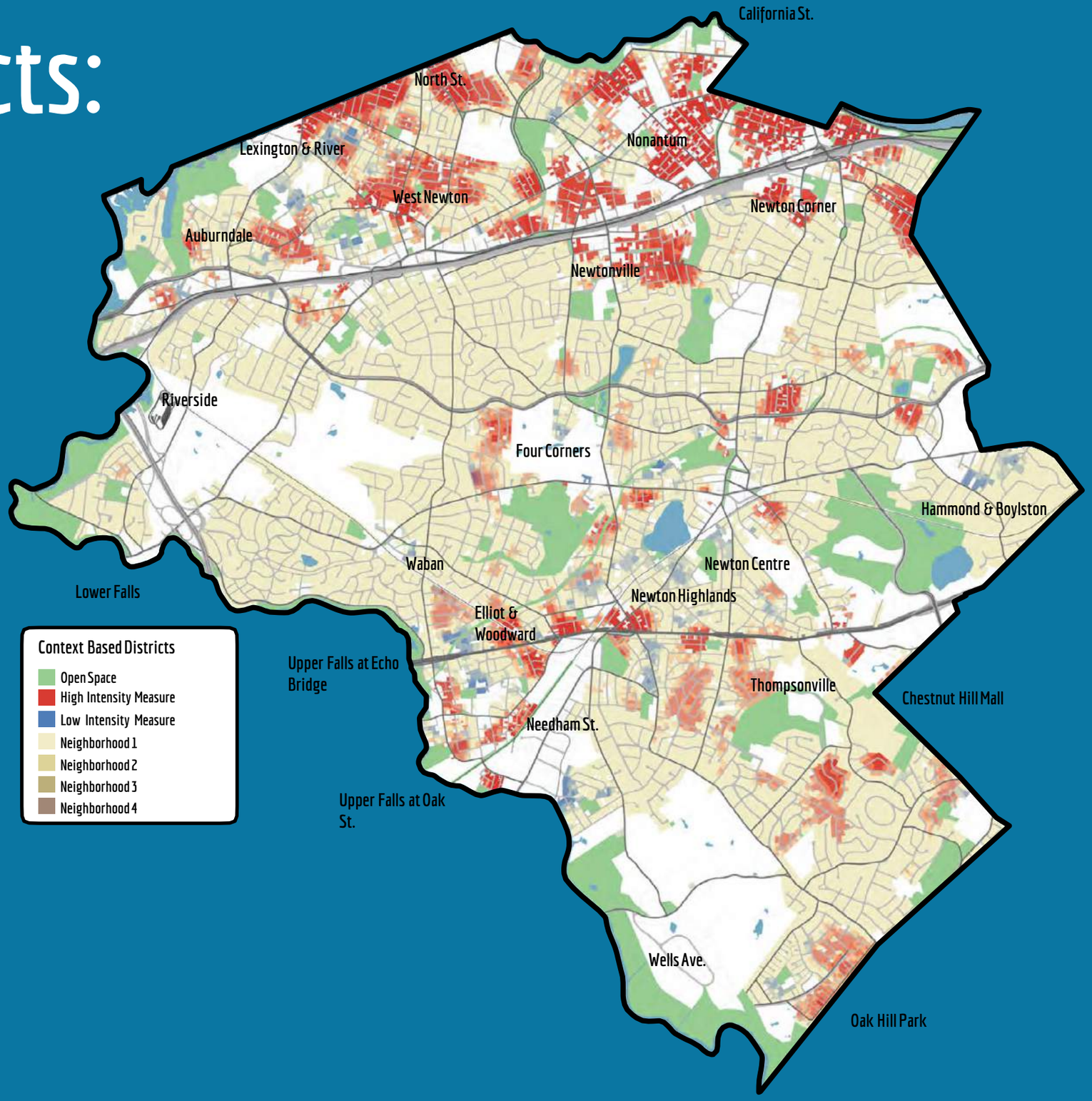




Identifying Districts:

Neighborhood 1

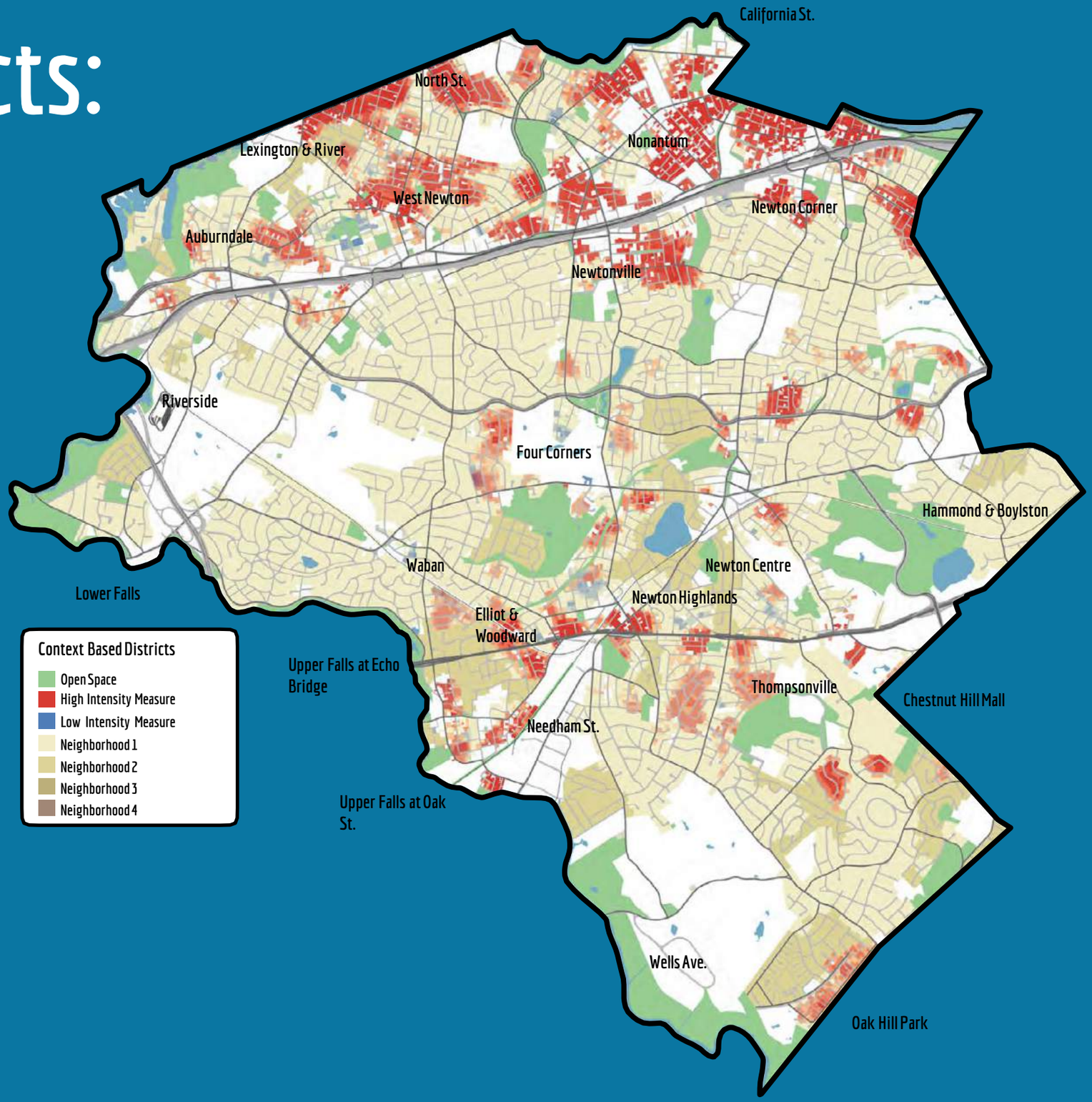
Clusters with low intensity siting and lot parameters



Identifying Districts:

Neighborhood 2

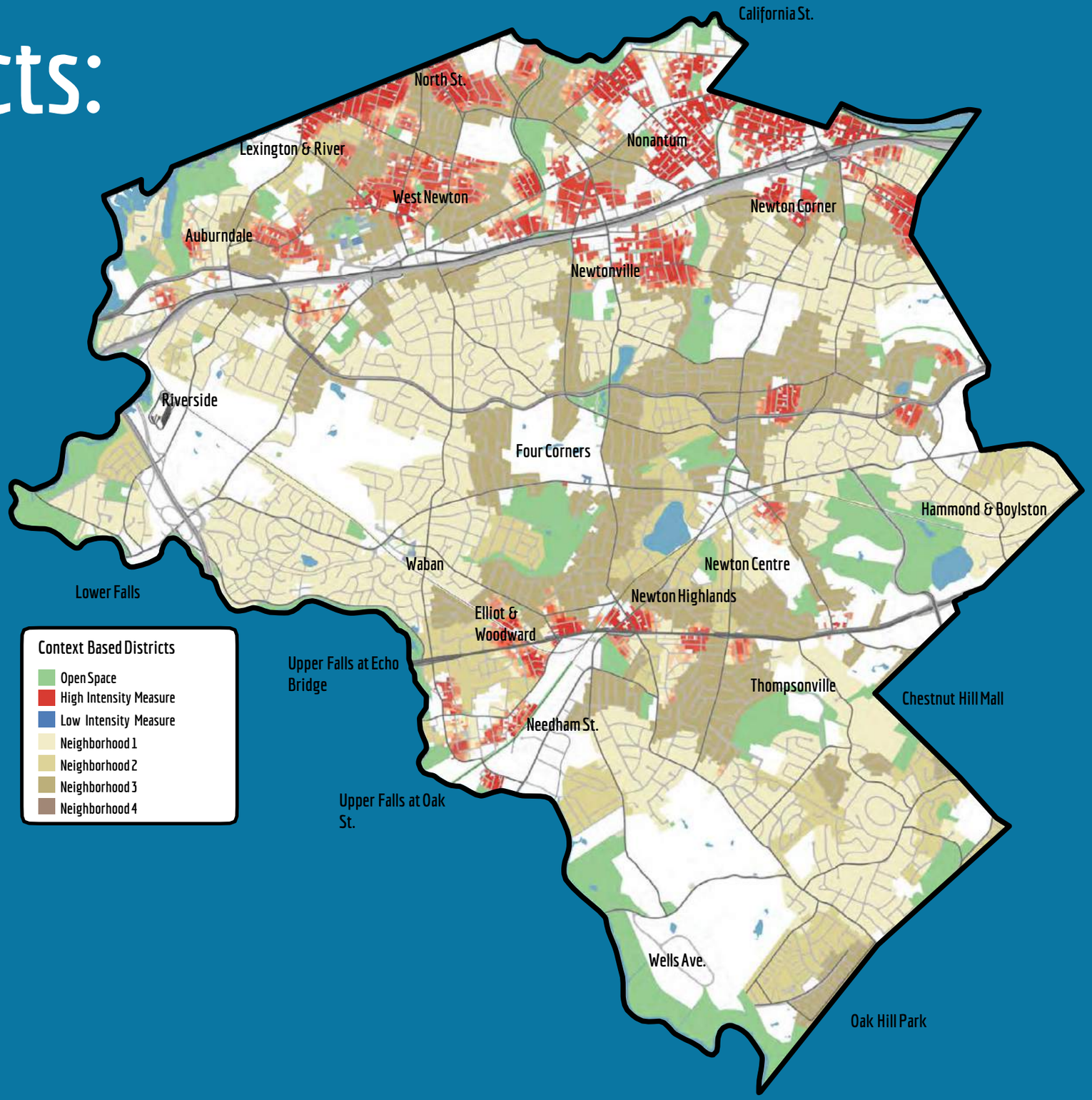
Clusters with low to mid-intensity siting and lot parameters, and located near or adjacent to lower intensity clusters



Identifying Districts:

Neighborhood 3

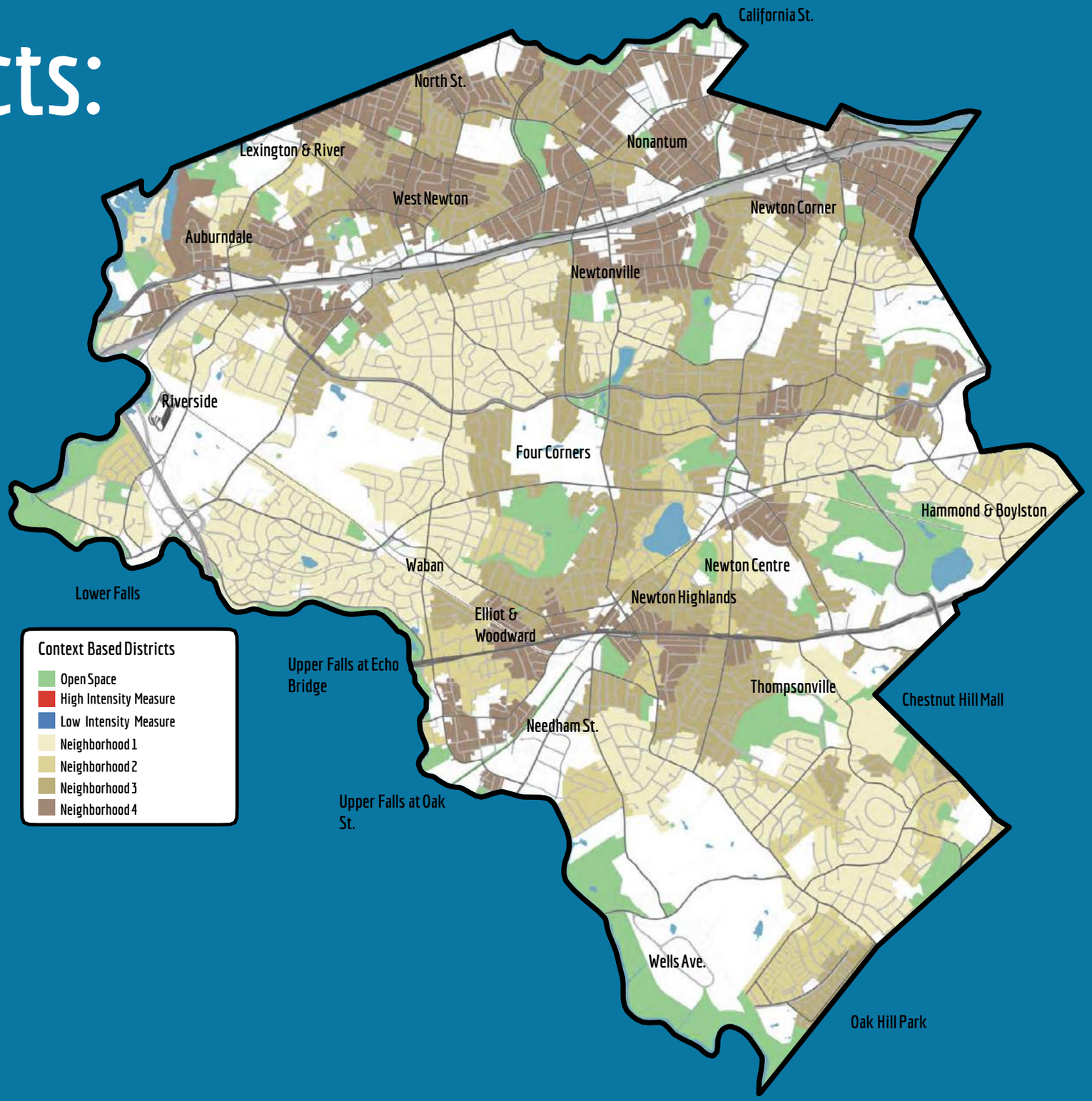
Clusters with mid to high-intensity siting and lot parameters, and located near the highest intensity clusters



Identifying Districts:

Neighborhood 4

Clusters with the highest intensity siting and lot parameters were added to the N-4 District



Neighborhood Districts:

District Characteristics (Describes Approximately 90% of Existing Conditions)

Neighborhood 1

Typical Max Lot Coverage: 30%

Front Setback: 15ft-110ft

Frontage Ratio: 15%-80%

Lot Size: 7,000sf - 45,000sf

Neighborhood 2

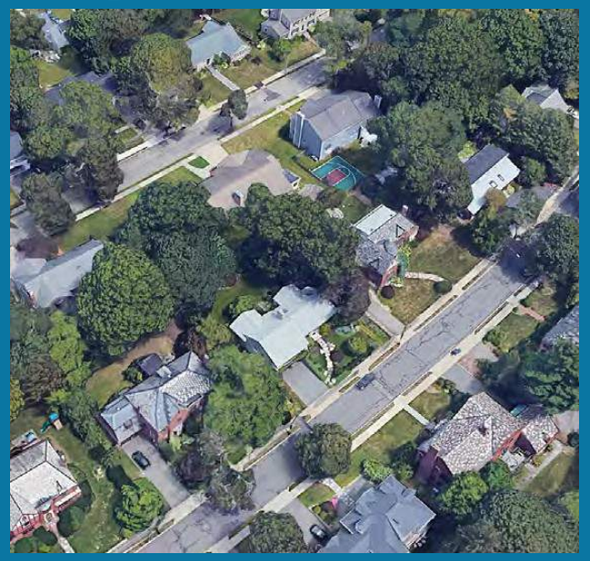
Typical Max Lot Coverage: 35%

Front Setback: 10ft-70ft

Frontage Ratio: 25%-80%

Lot Size: 5,000sf - 25,000sf

Neighborhood 3



Typical Max Lot Coverage: 40%

Front Setback: 10ft-55ft

Frontage Ratio: 25%-85%

Lot Size: 5,000sf - 19,000sf

Neighborhood 4

Typical Max Lot Coverage: 50%

Front Setback: 5ft-55ft

Frontage Ratio: 25%-85%

Lot Size: 3,000sf - 17,000sf

Ordinance Components:

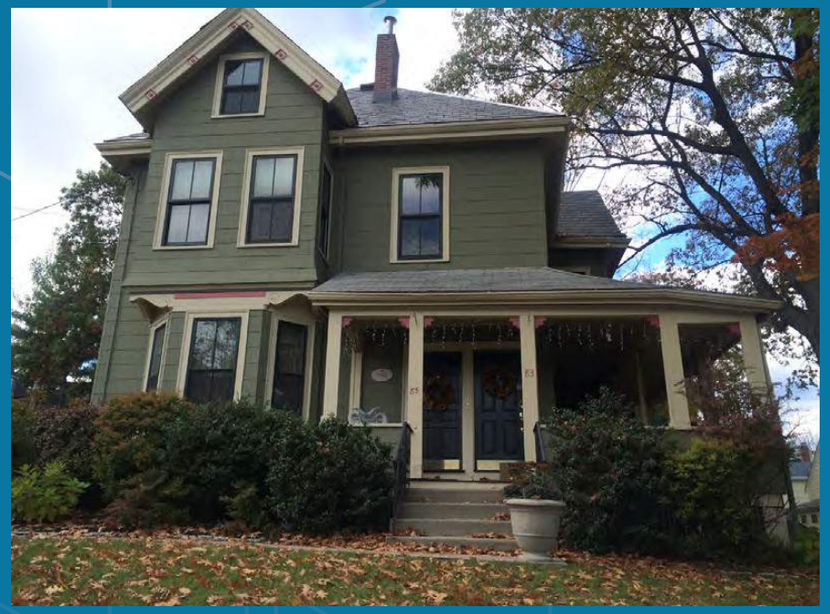
Goals ← — — — — — — — — — — — → Rules

- Zoning Ordinance Purpose
  - Zoning Ordinance Districts
    - Building Types Per District
      - Building Standards
      - Building Standards
      - Building Standards
  - Zoning Ordinance Districts
    - Building Types Per District
      - Building Standards
      - Building Standards
      - Building Standards
  - Zoning Ordinance Districts
    - Building Types Per District
      - Building Standards
      - Building Standards
      - Building Standards

Neighborhood Districts:

Primary Building Types

House A



Typical Max Height: 2.5 stories

Typical Max Footprint Size: 3,250sf

Typical Max Width: 70ft

Typical Max Depth: 71ft

Number in Newton: 3,400

House B

Typical Max Height: 2 stories + attic

Typical Max Footprint Size: 2,750sf

Typical Max Width: 67ft

Typical Max Depth: 62ft

Number in Newton: 12,300

House C

Typical Max Height: 1-1.5 stories

Typical Max Footprint Size: 3,100sf

Typical Max Width: 82ft

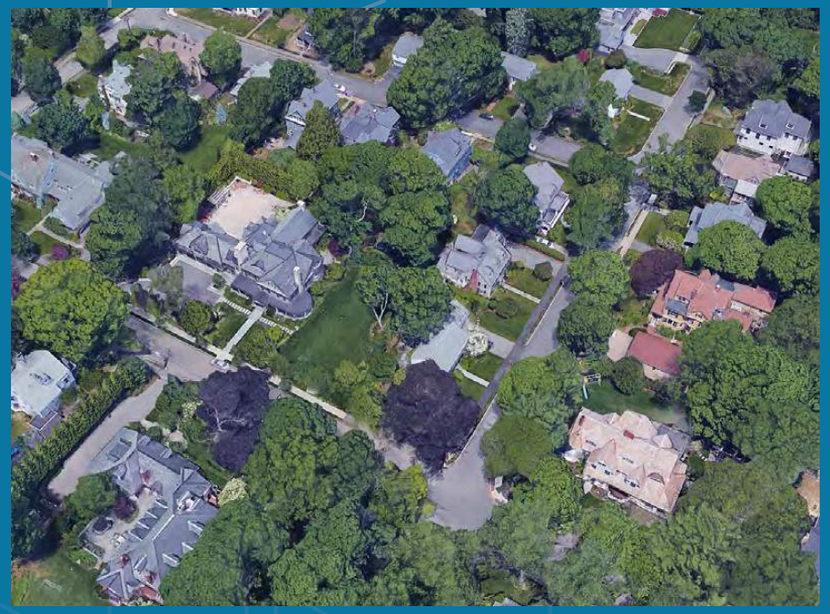
Typical Max Depth: 60ft

Number in Newton: 4,700

Neighborhood 1:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

House A



Max Height: 2.5 stories

Max Footprint Size: 4,000sf

Max Building Width: 75ft

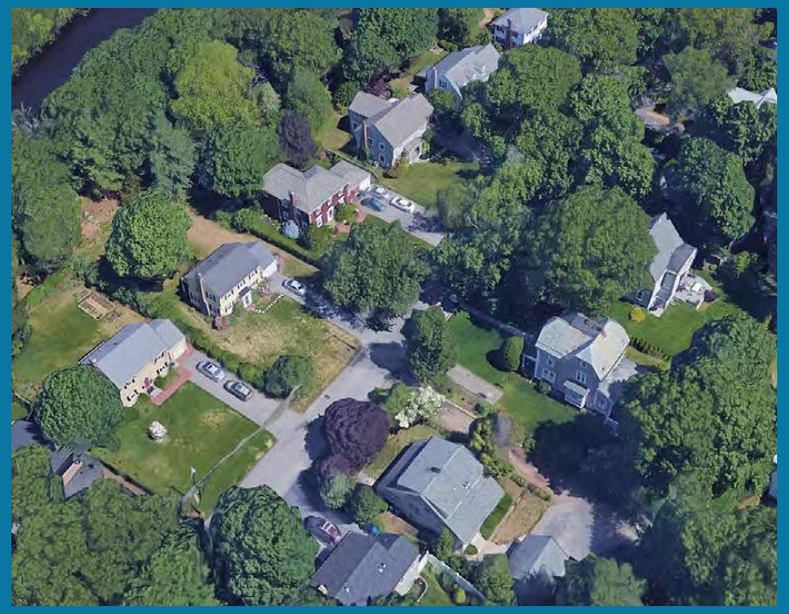
Max Building Depth: 70ft

Max Lot Coverage: 30%

Front Setback: contextual
(current range 15ft-100ft)

Existing Lot Size Range: 7,500sf - 45,000sf

House B



Max Height: 2 stories + attic

Max Footprint Size: 3,500sf

Max Building Width: 75ft

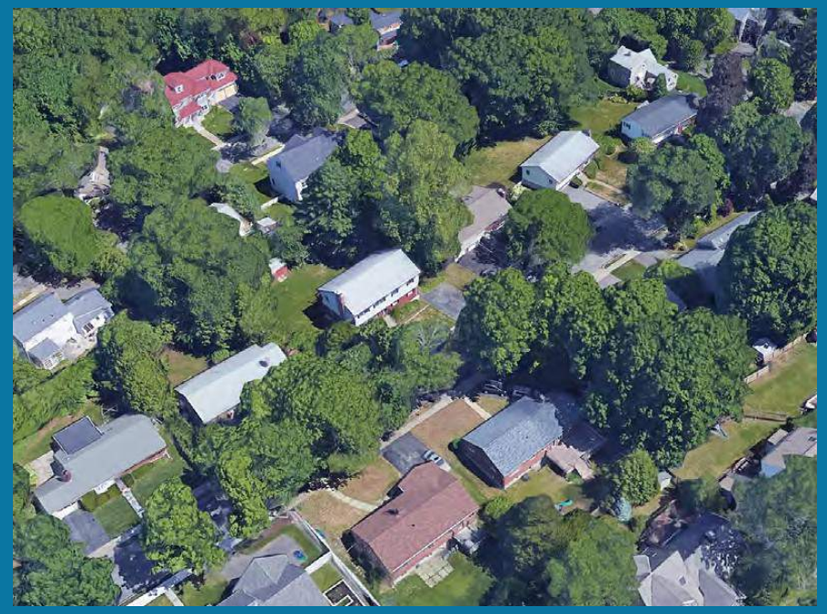
Max Building Depth: 60ft

Max Lot Coverage: 30%

Front Setback: contextual
(current range 20ft-90ft)

Existing Lot Size Range: 7,000sf - 38,000sf

House C



Max Height: 1.5 stories

Max Footprint Size: 3,800sf

Max Building Width: 90ft

Max Building Depth: 60ft

Max Lot Coverage: 30%

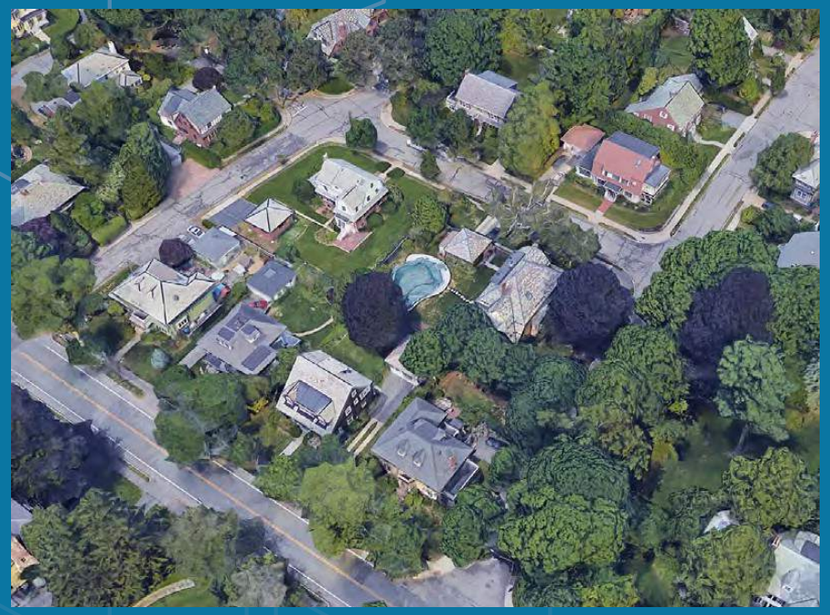
Front Setback: contextual
(current range 20ft-75ft)

Existing Lot Size Range: 7,200sf - 30,000sf

Neighborhood 2:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

House A



Max Height: 2.5 stories

Max Footprint Size: 3,200sf

Max Building Width: 70ft

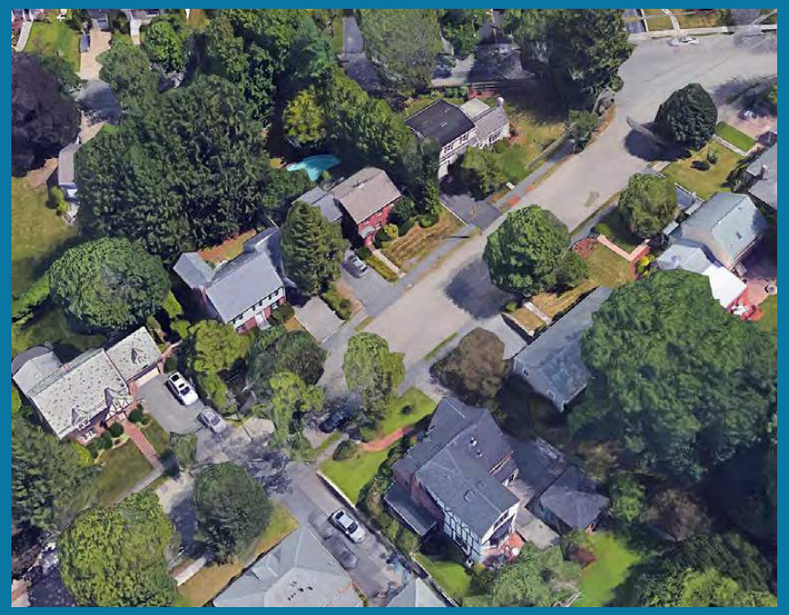
Max Building Depth: 60ft

Max Lot Coverage: 30%

Front Setback: contextual
(current range 15ft-70ft)

Existing Lot Size Range: 6,500sf - 28,000sf

House B



Max Height: 2 stories + attic

Max Footprint Size: 2,500sf

Max Building Width: 65ft

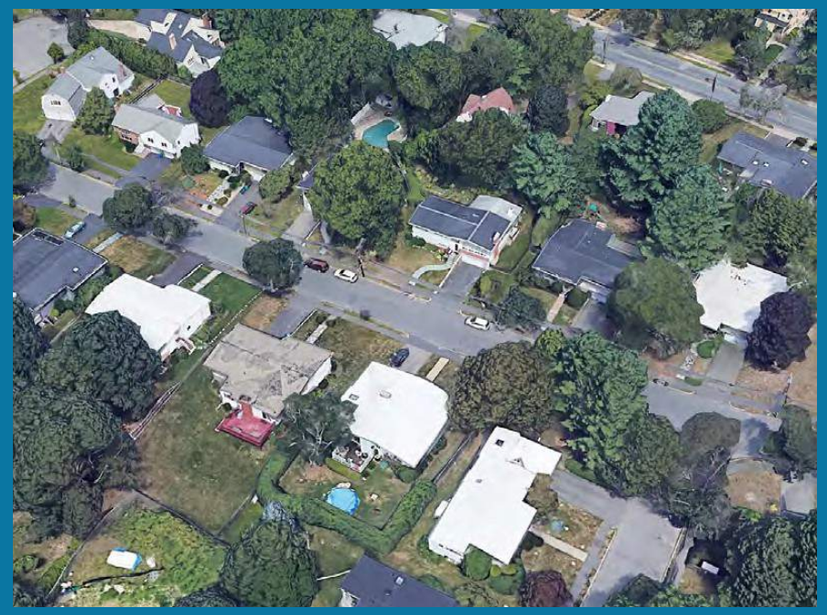
Max Building Depth: 55ft

Max Lot Coverage: 30%

Front Setback: contextual
(current range 10ft-60ft)

Existing Lot Size Range: 5,000sf - 22,000sf

House C



Max Height: 1.5 stories

Max Footprint Size: 2,800sf

Max Building Width: 68ft

Max Building Depth: 55ft

Max Lot Coverage: 30%

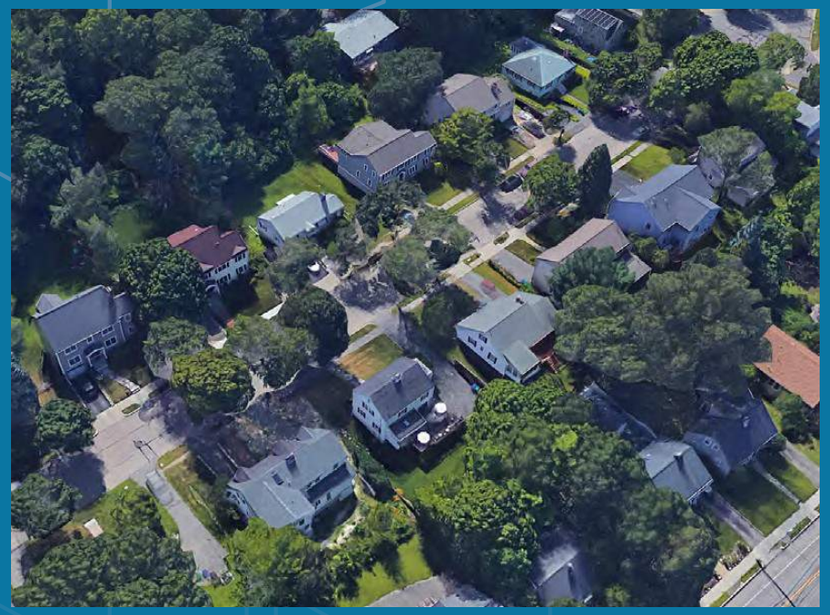
Front Setback: contextual
(current range 15ft-50ft)

Existing Lot Size Range: 5,000sf - 20,000sf

Neighborhood 3:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

House A



Max Height: 2.5 stories

Max Footprint Size: 2,600sf

Max Building Width: 60ft

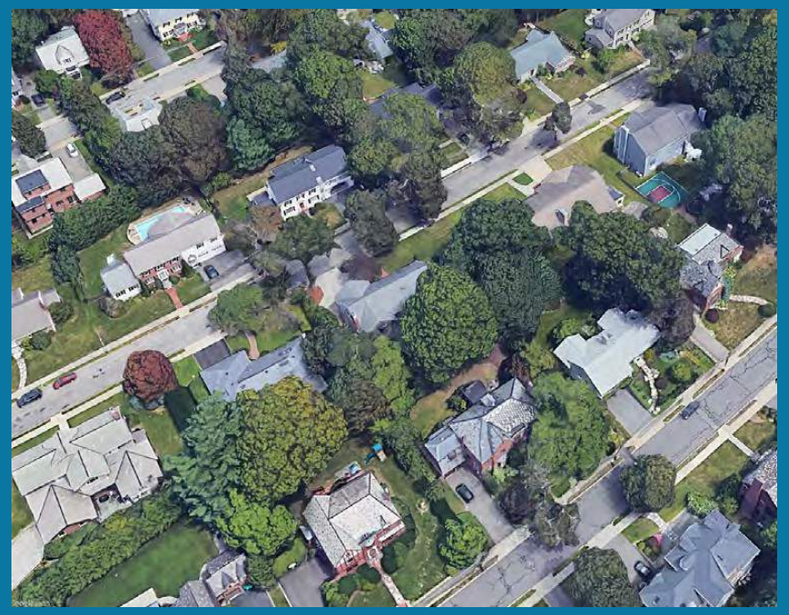
Max Building Depth: 60ft

Max Lot Coverage: 30%

Front Setback: contextual
(current range 10ft-55ft)

Existing Lot Size Range: 5,000sf - 20,000sf

House B



Max Height: 2 stories + attic

Max Footprint Size: 2,300sf

Max Building Width: 60ft

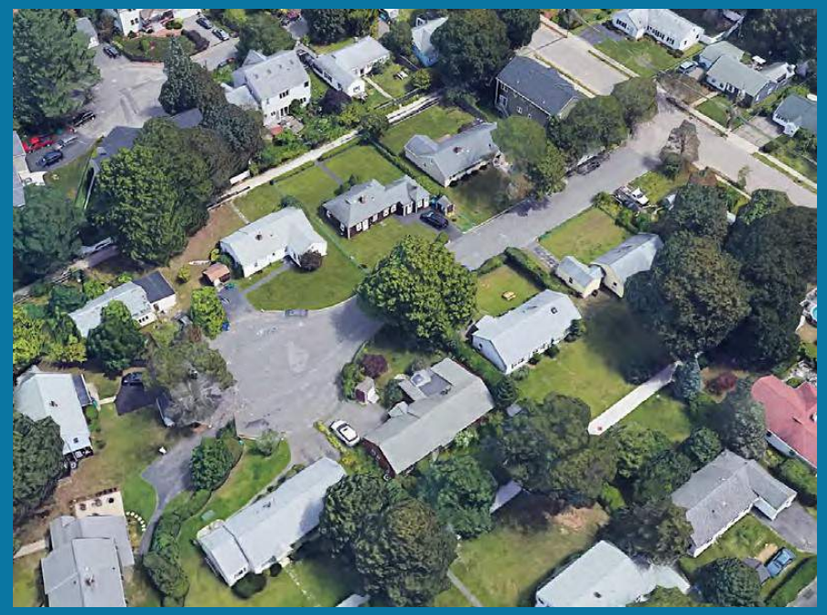
Max Building Depth: 55ft

Max Lot Coverage: 30%

Front Setback: contextual
(current range 10ft-50ft)

Existing Lot Size Range: 5,000sf - 18,000sf

House C



Max Height: 1.5 stories

Max Footprint Size: 2,800sf

Max Building Width: 75ft

Max Building Depth: 50ft

Max Lot Coverage: 30%

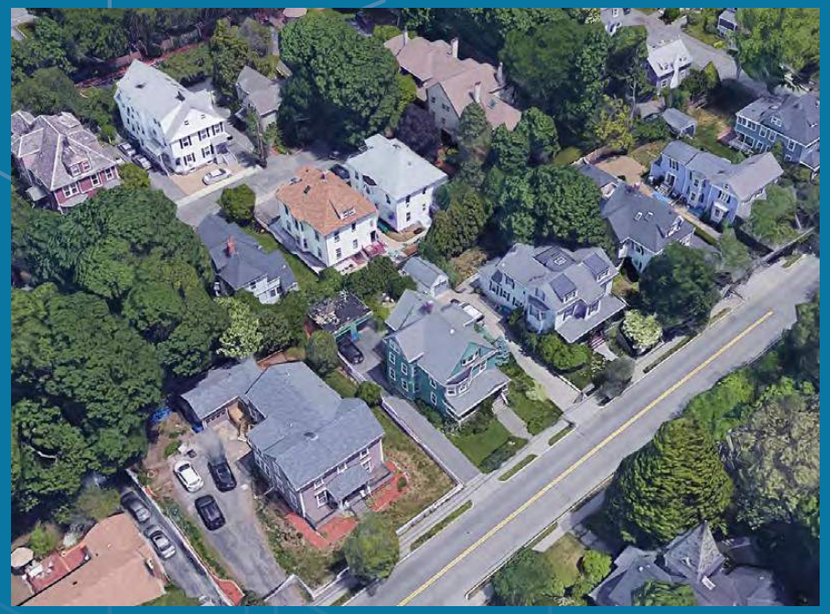
Front Setback: contextual
(current range 15ft-50ft)

Existing Lot Size Range: 5,000sf - 16,000sf

Neighborhood 4:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

House A



Max Height: 2.5 stories

Max Footprint Size: 2,500sf

Max Width: 55ft

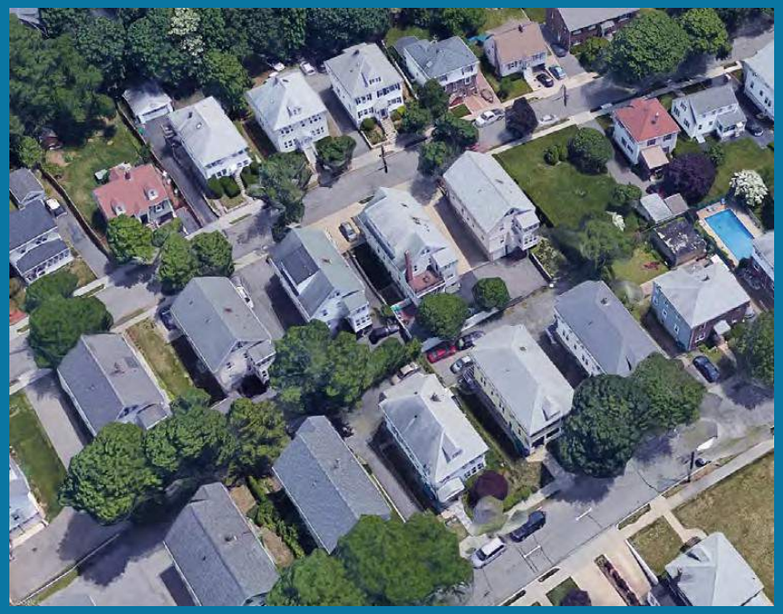
Max Depth: 60ft

Typical Max Lot Coverage: 50%

Front Setback: contextual
(current range 5ft-60ft)

Existing Lot Size Range: 3,750sf - 17,000sf

House B



Max Height: 2 stories + attic

Max Footprint Size: 2,100sf

Max Width: 50ft

Max Depth: 60ft

Max Lot Coverage: 50%

Front Setback: contextual
(current range 5ft-45ft)

Existing Lot Size Range: 3,000sf - 14,000sf

House C

Max Height: 1.5 stories

Max Footprint Size: 2,400sf

Max Width: 60ft

Max Depth: 55ft

Max Lot Coverage: 40%

Front Setback: contextual
(current range 5ft-45ft)

Existing Lot Size Range: 3,200sf - 15,000sf

Neighborhood 4:

Primary Building Type Standards (Describes Approximately 90% of Existing Conditions)

House A

Max Height: 2.5 [illegible]ies

Max Footprint [illegible] 2,500sf

Max Width: 55ft

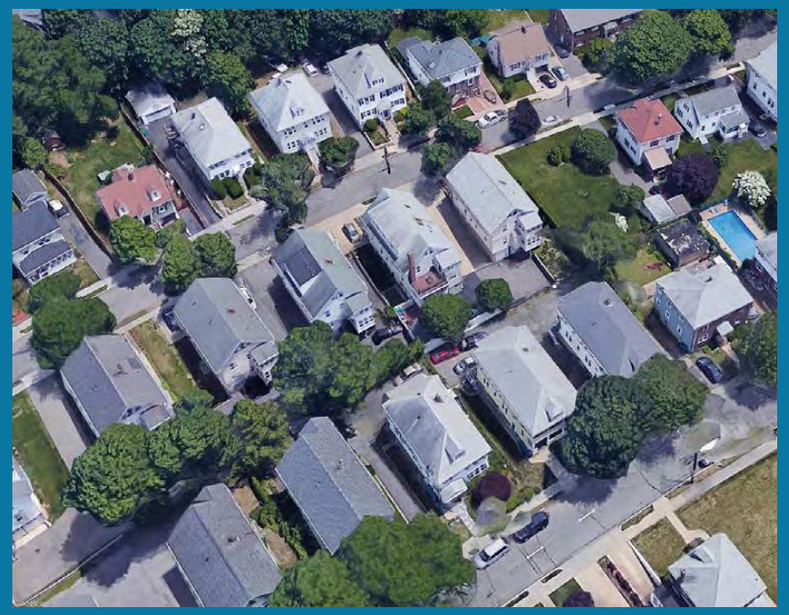
Max Depth: 60ft

Typical Max Lo[illegible]rage: 50%

Front Setback: contextual
(current range 5ft-60ft)

Existing Lot Size Range: 3,750sf - 17,000sf

House B



Max Height: 2 stories + attic

Max Footprint Size: 2,100sf

Max Width: 50ft

Max Depth: 60ft

Max Lot Coverage: 50%

Front Setback: contextual
(current range 5ft-45ft)

Existing Lot Size Range: 3,000sf - 14,000sf

House C

Max Height: 1.5 stories

Max Footprint Size: 2,400sf

Max Width: 60ft

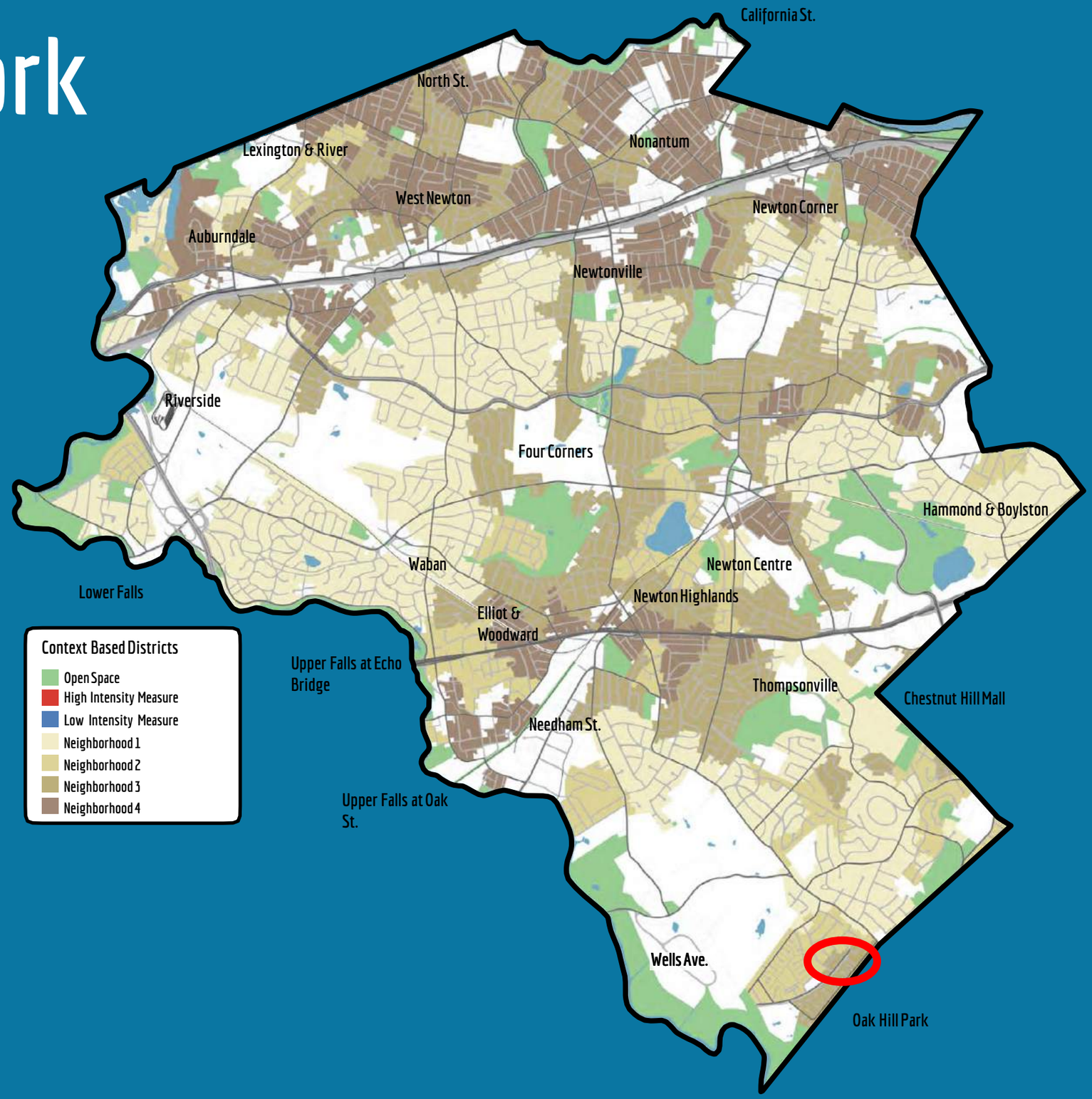
Max Depth: 55ft

Max Lot Coverage: 40%

Front Setback: contextual
(current range 5ft-45ft)

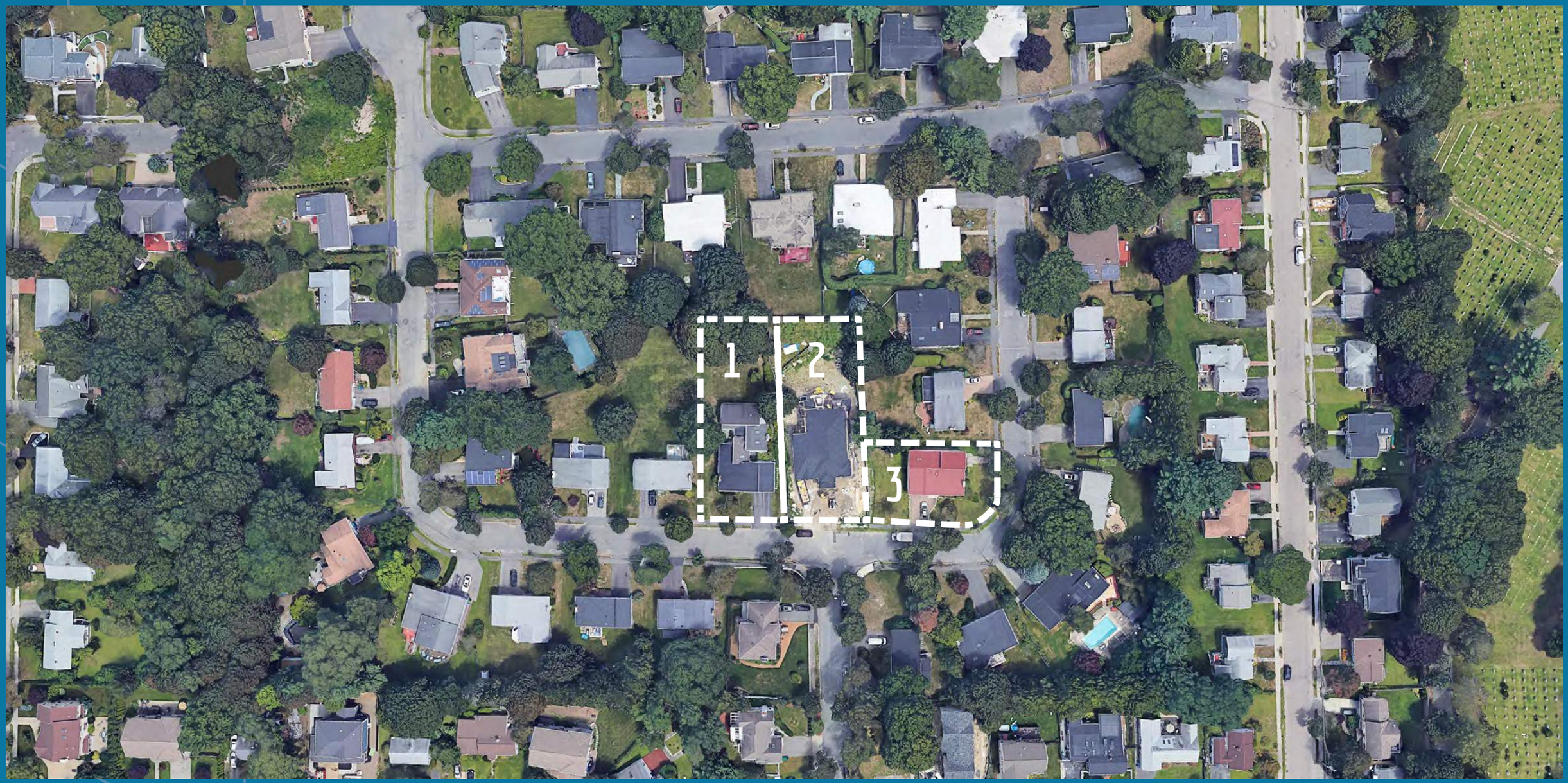
Existing Lot Size Range: 3,200sf - 15,000sf

How could this work differently than today?



Example:

Esty Farm Rd. Oak Hill

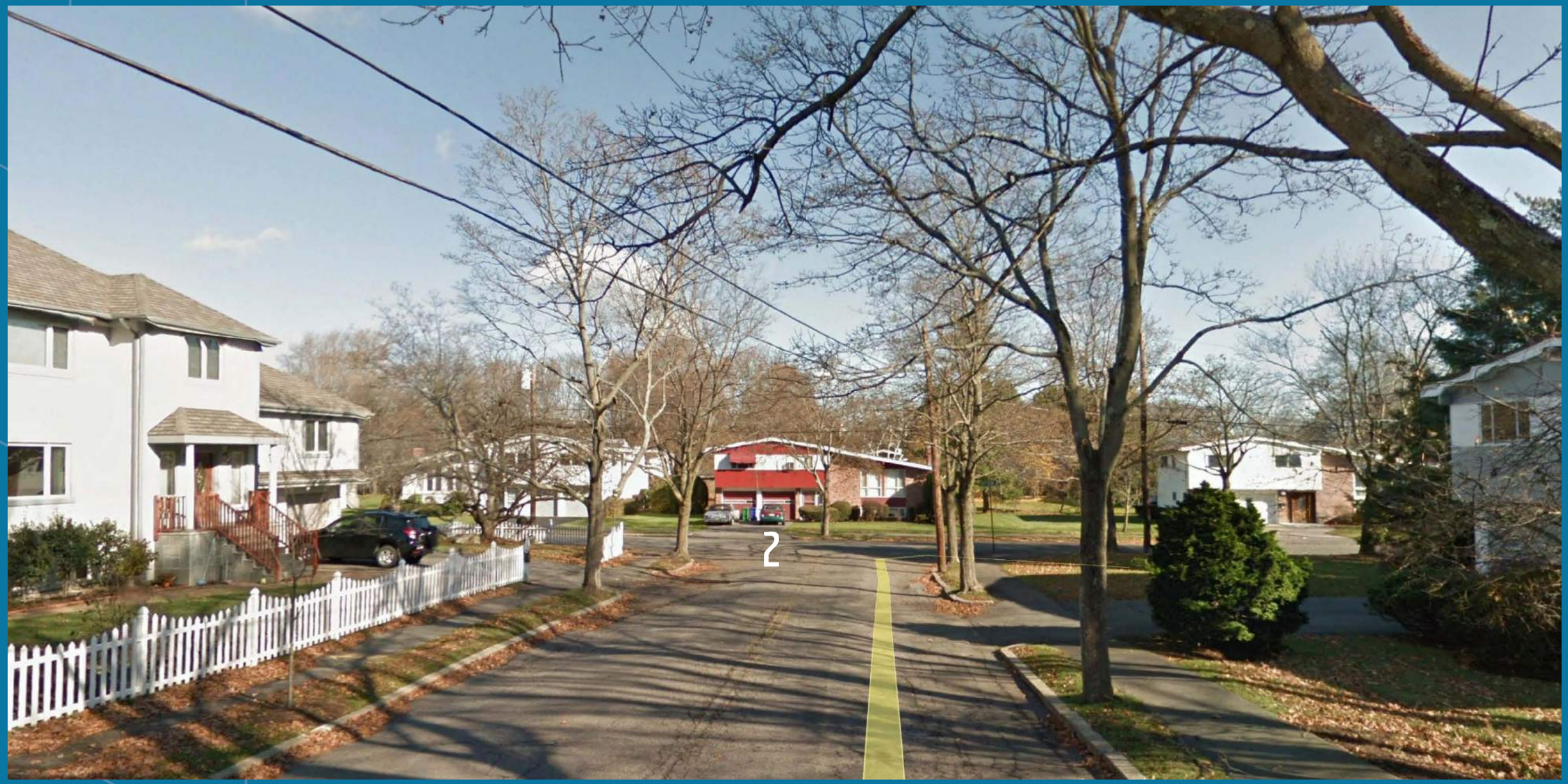


Example:

Esty Farm Rd. Oak Hill

Example:

Esty Farm Rd. Oak Hill



Example:

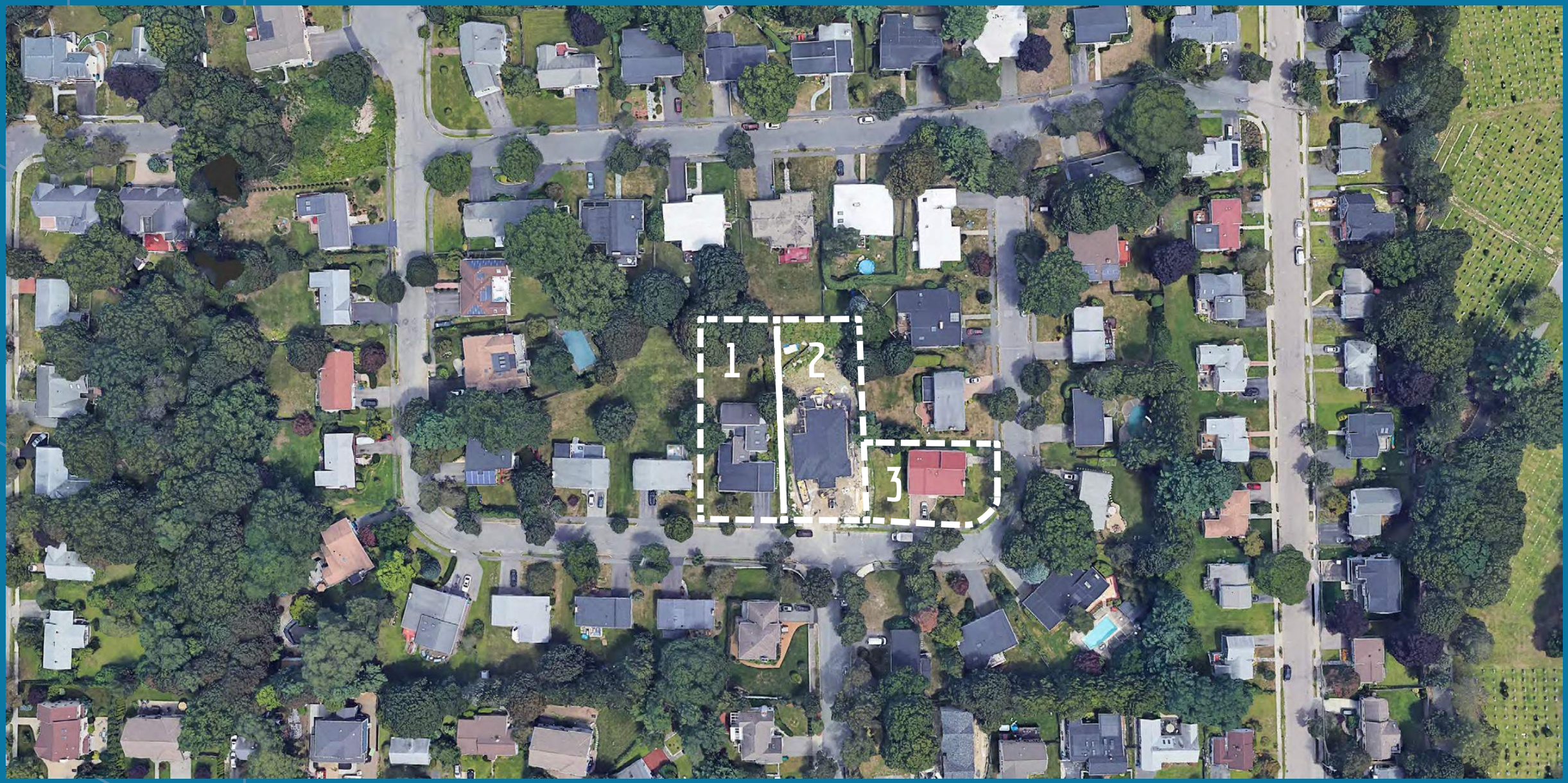
Esty Farm Rd. Oak Hill

Example:

Esty Farm Rd. Oak Hill

Example:

Esty Farm Rd. Oak Hill

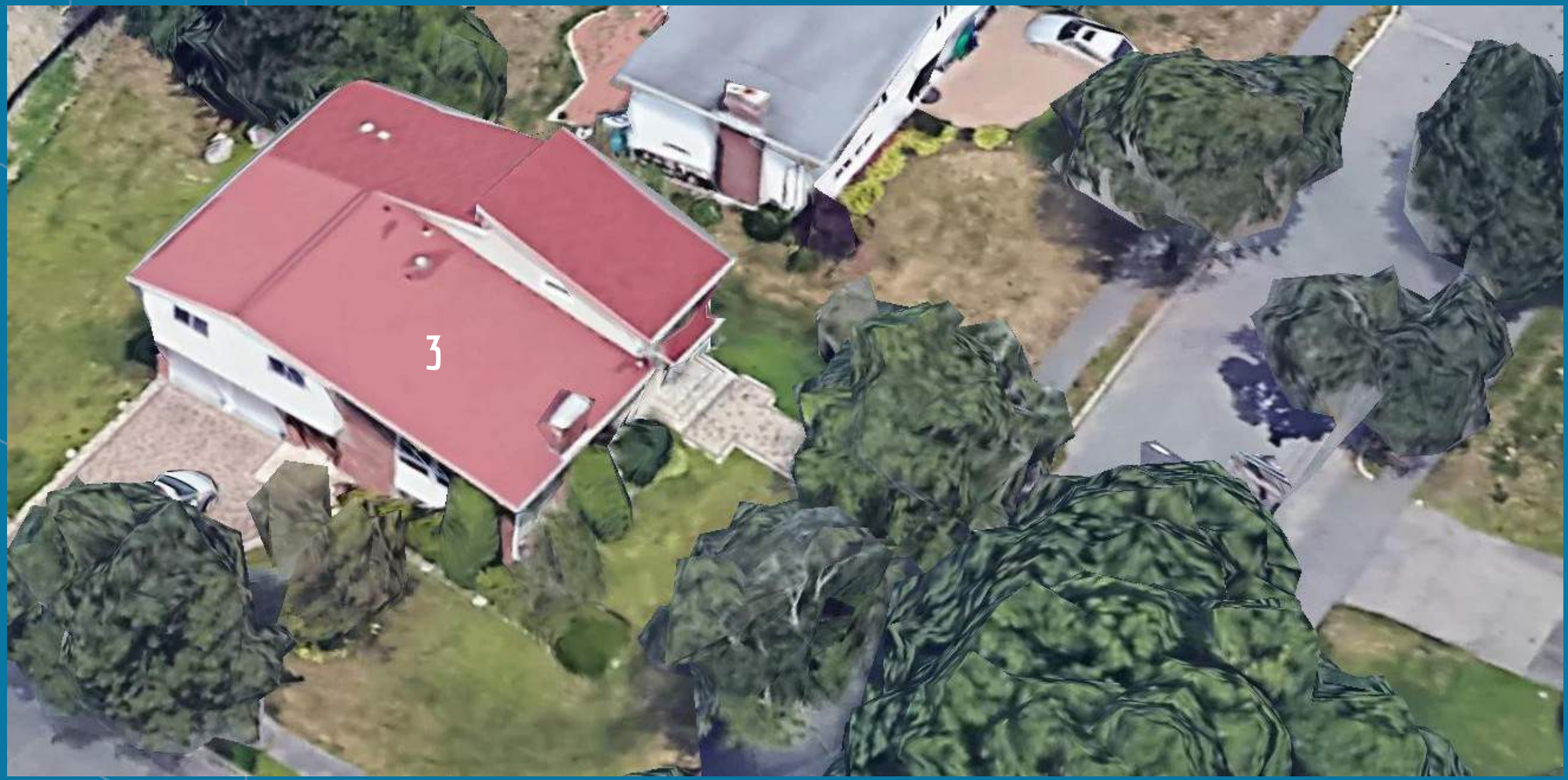


Example:

Esty Farm Rd. Oak Hill

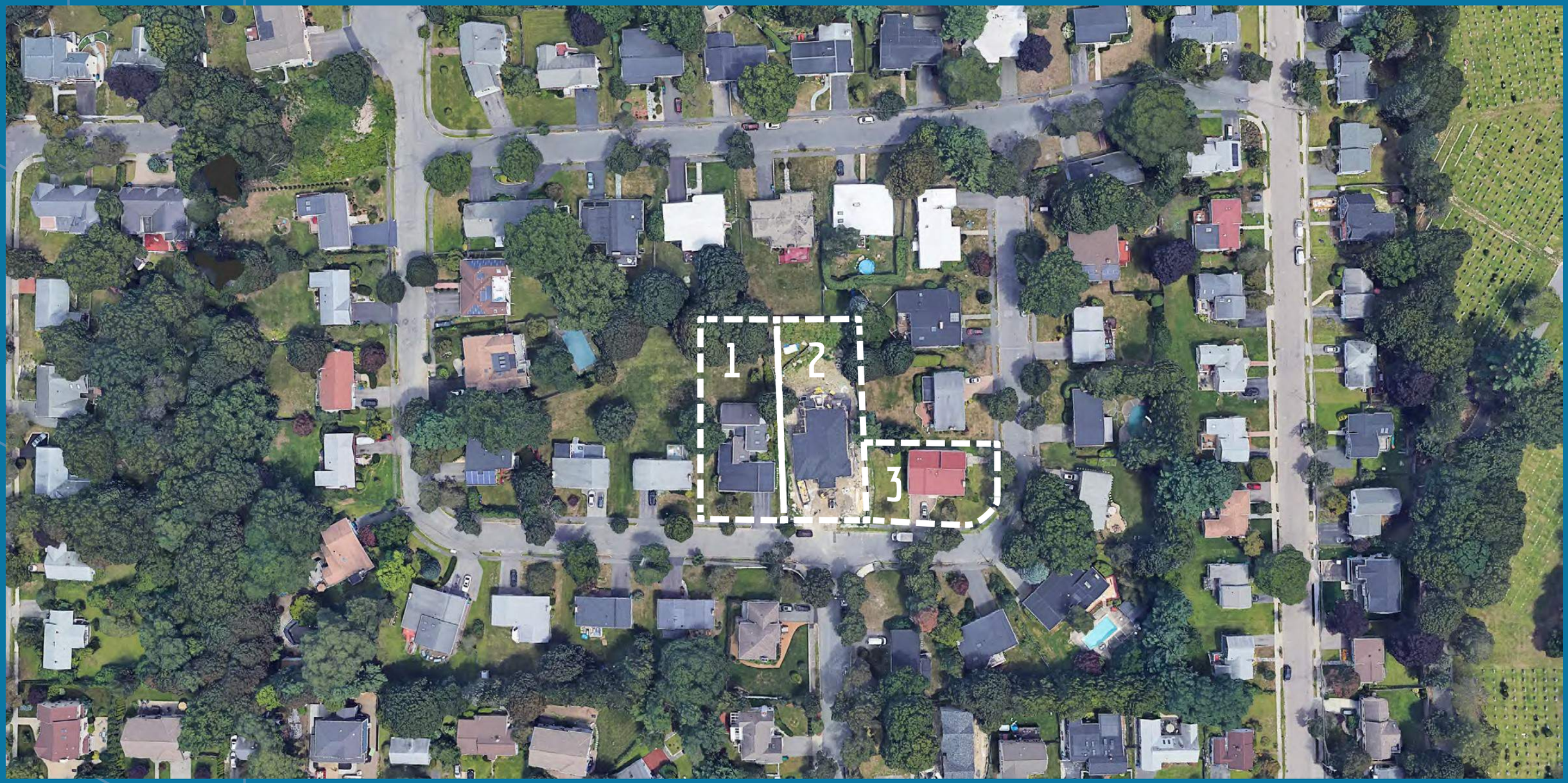
Example:

Esty Farm Rd. Oak Hill



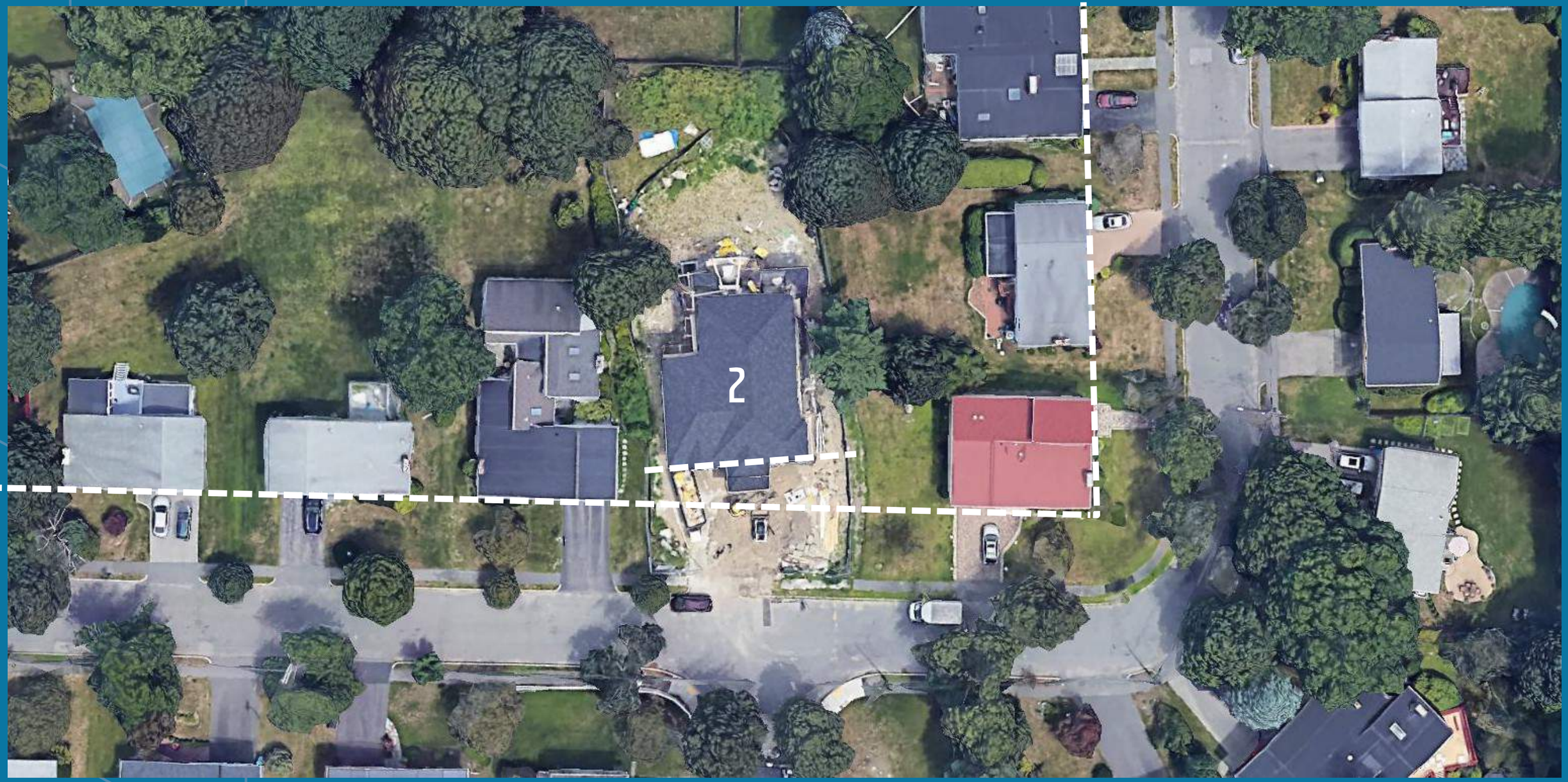
Example:

Esty Farm Rd. Oak Hill



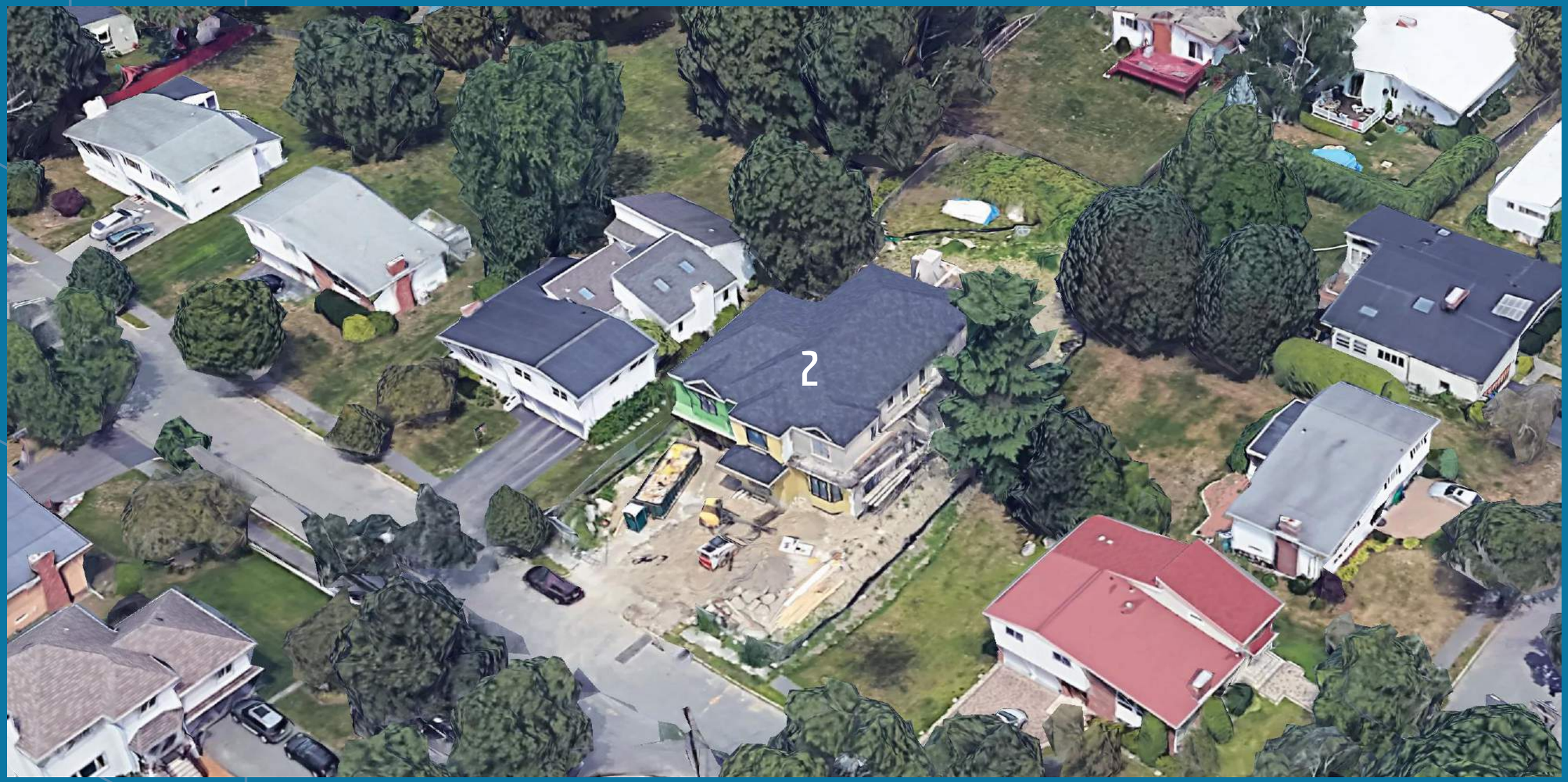
Example:

Esty Farm Rd. Oak Hill



Example:

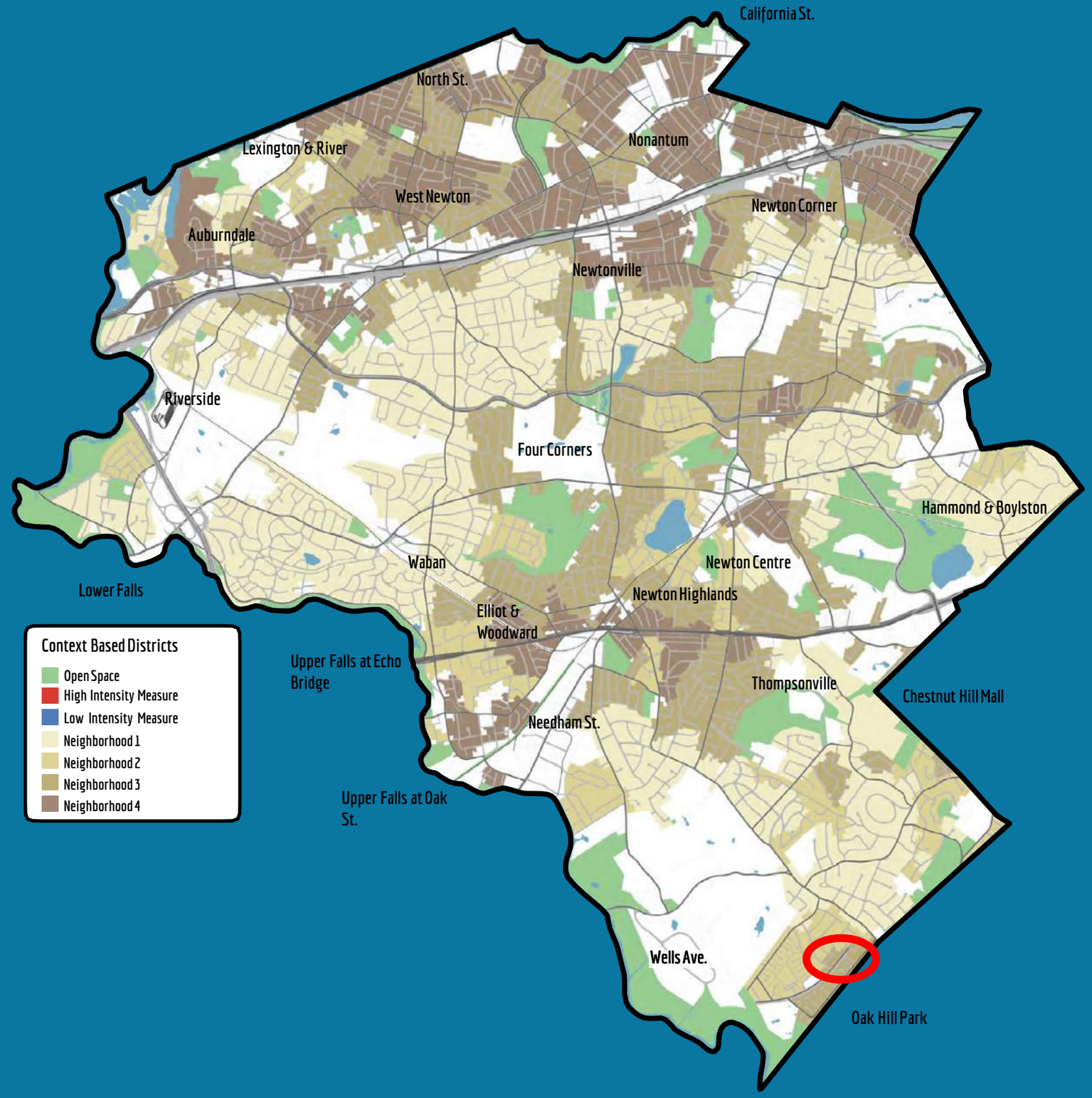
Esty Farm Rd. Oak Hill



Example:

Esty Farm Rd. Oak Hill

How would this work differently than today?



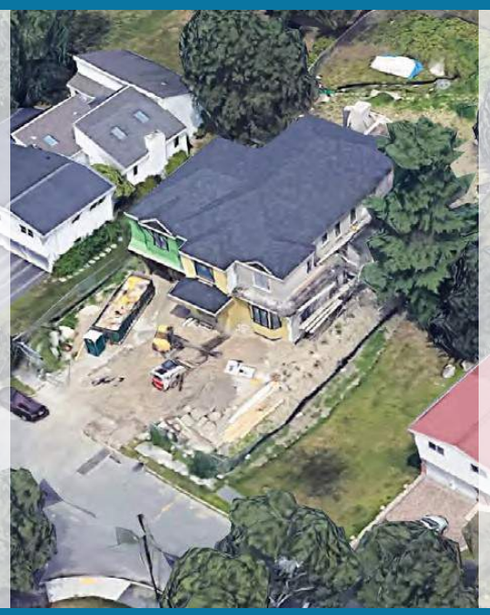
Neighborhood 3:

What Would Be Different? (Esty Farm Rd. Oak Hill)

~~House A~~

Typical Max Height: 2.5-2.75 stories
Typical Max Footprint Size: 2,600sf
Typical Max Width: 60ft
Typical Max Depth: 60ft
Typical Max Lot Coverage: 30%
Front Setback: 10ft-55ft
Frontage Ratio: 25%-75%
Lot Size: 5,000sf - 20,000sf

~~House B~~



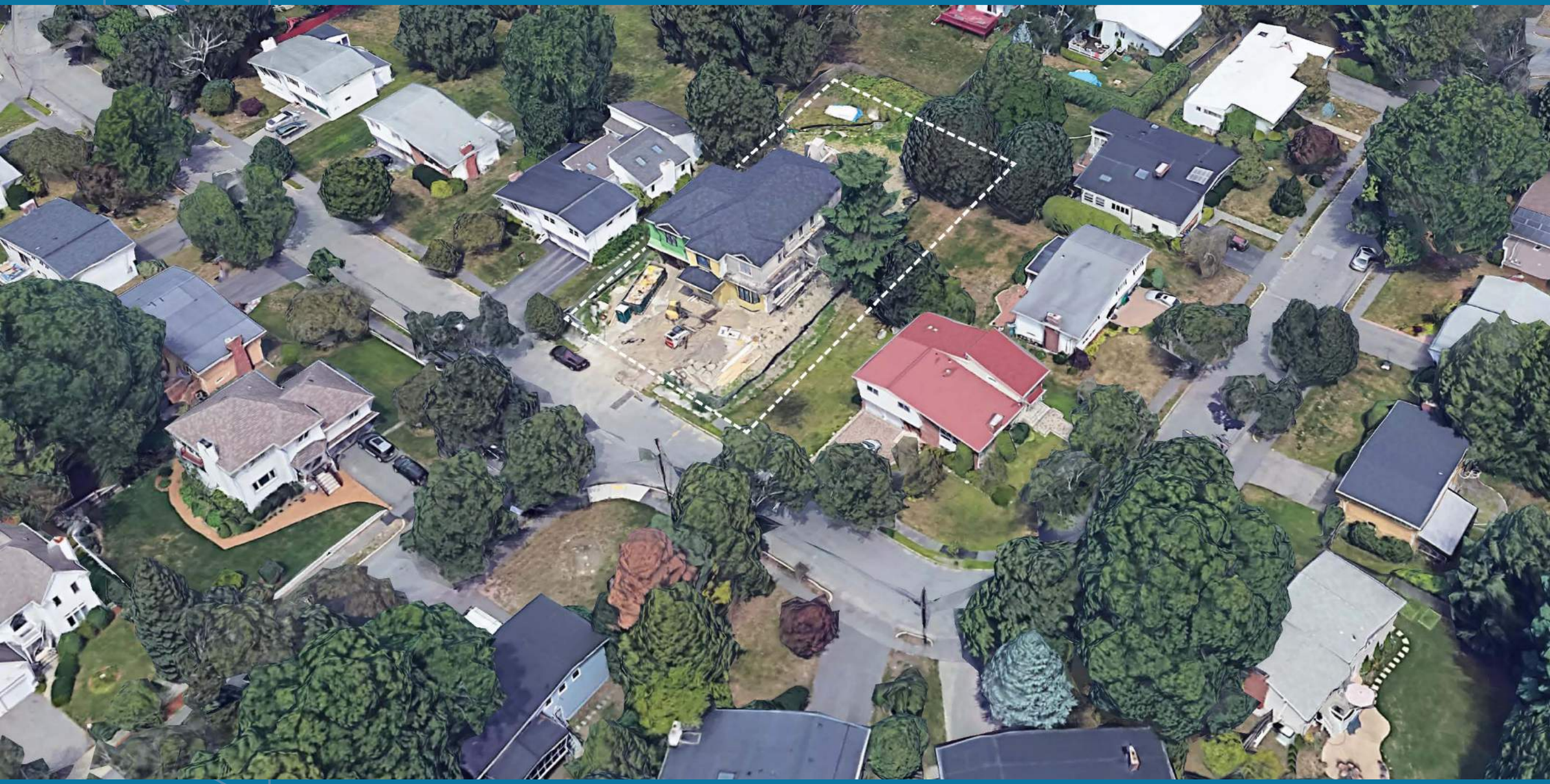
Typical Max Height: 2-2.25 stories
Typical Max Footprint Size: 2,300sf
Typical Max Width: 60ft
Typical Max Depth: 55ft
Typical Max Lot Coverage: 30%
Front Setback: 10ft-50ft
Frontage Ratio: 25%-75%
Lot Size: 5,000sf - 18,000sf

~~House C~~

Typical Max Height: 1-1.75 stories
Typical Max Footprint Size: 2,800sf
Typical Max Width: 75ft
Typical Max Depth: 50ft
Typical Max Lot Coverage: 30%
Front Setback: 15ft-50ft
Frontage Ratio: 30%-90%
Lot Size: 5,000sf - 16,000sf

Example:

Esty Farm Rd. Oak Hill



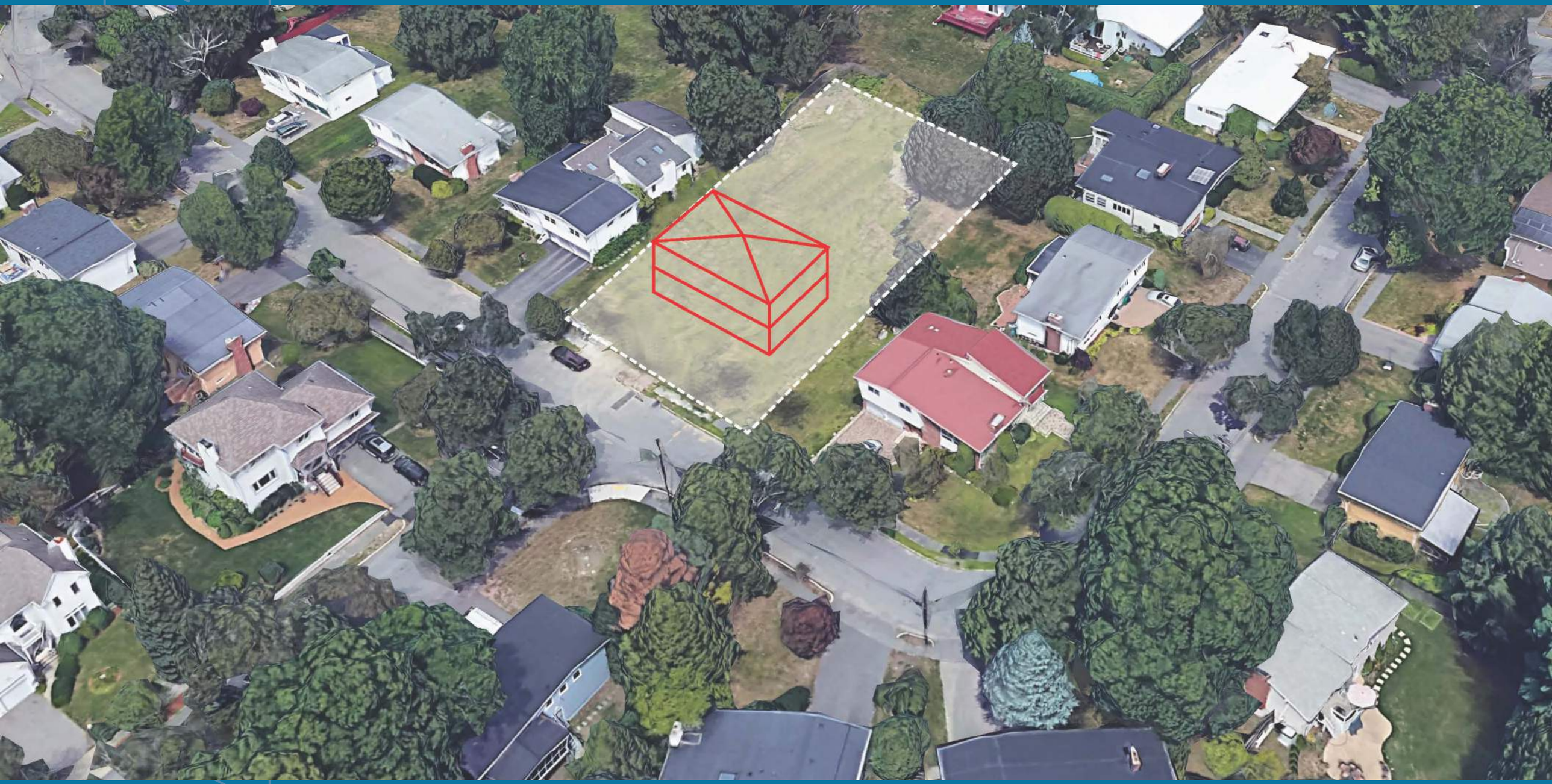
Example:

Esty Farm Rd. Oak Hill

Type C House – 1-1.5 Stories

Example:

Esty Farm Rd. Oak Hill



Type B House – 2 Stories + Attic

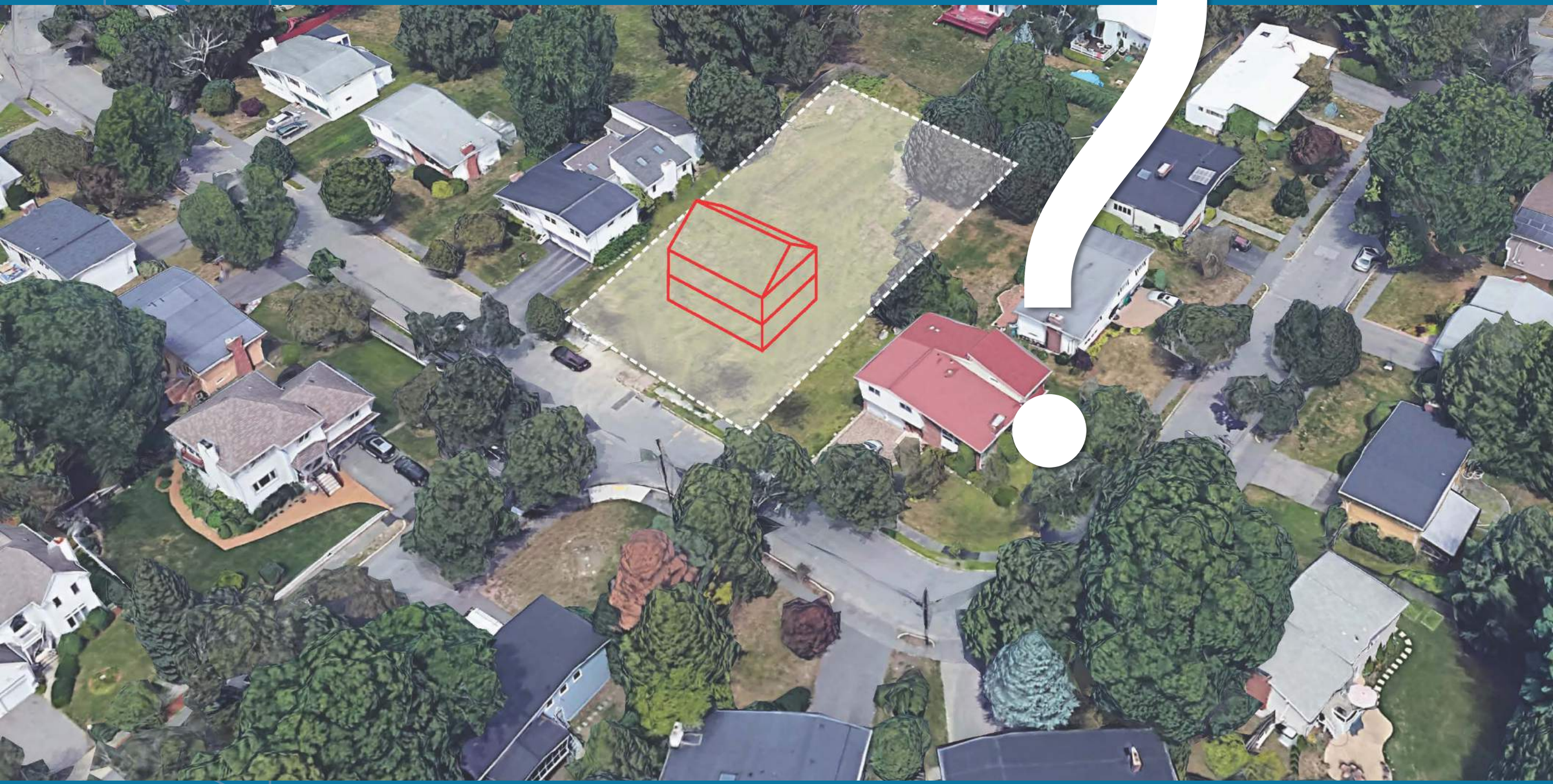
Example:

Esty Farm Rd. Oak Hill

Type A House – 2.5 Stories

Example:

Esty Farm Rd. Oak Hill



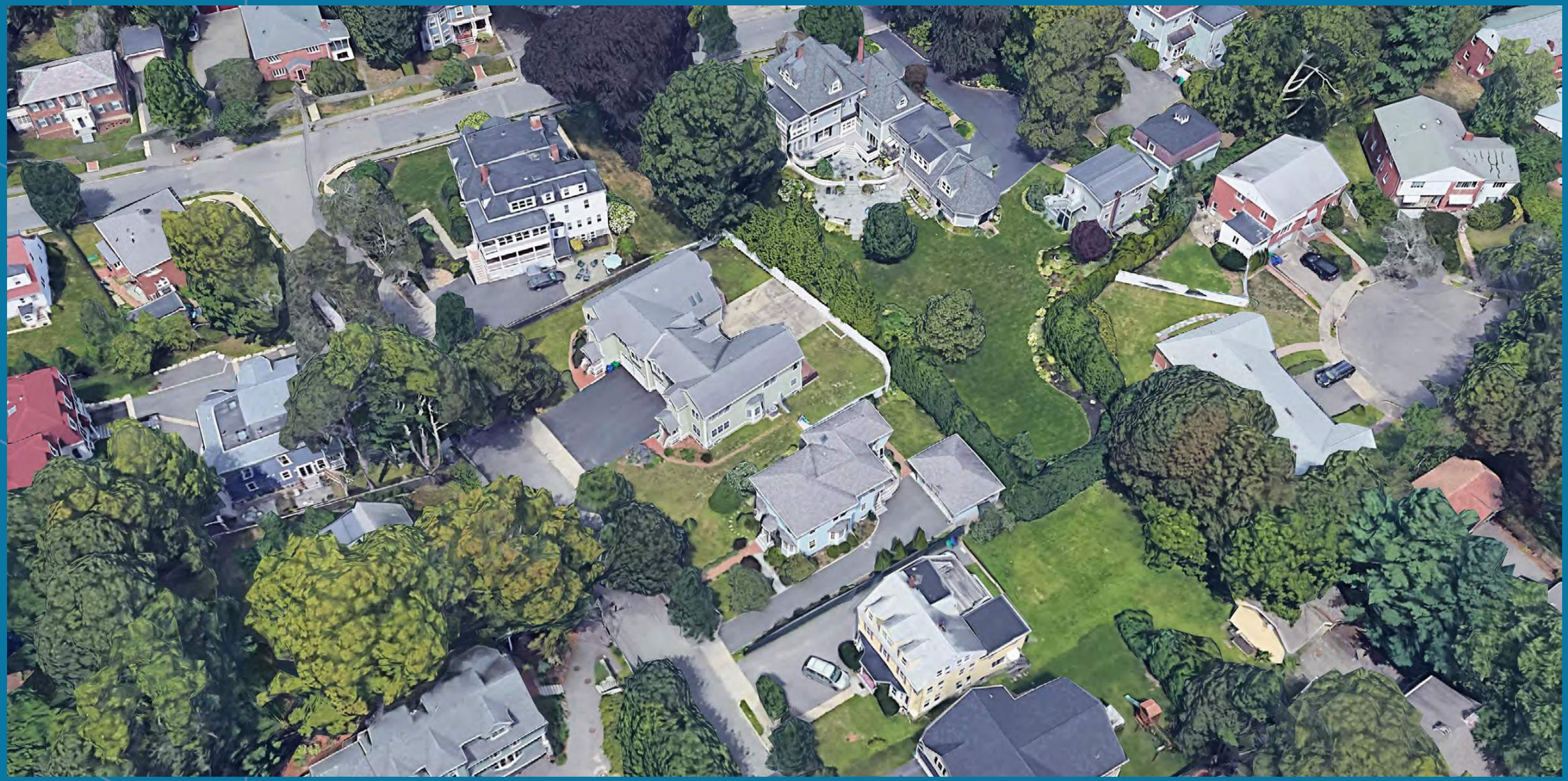
Type A House – 2.5 Stories

Example:

Ripley St. Newton Centre

Example:

Ripley St. Newton Centre



Example:

Ripley St. Newton Centre

Example:

Ripley St. Newton Centre

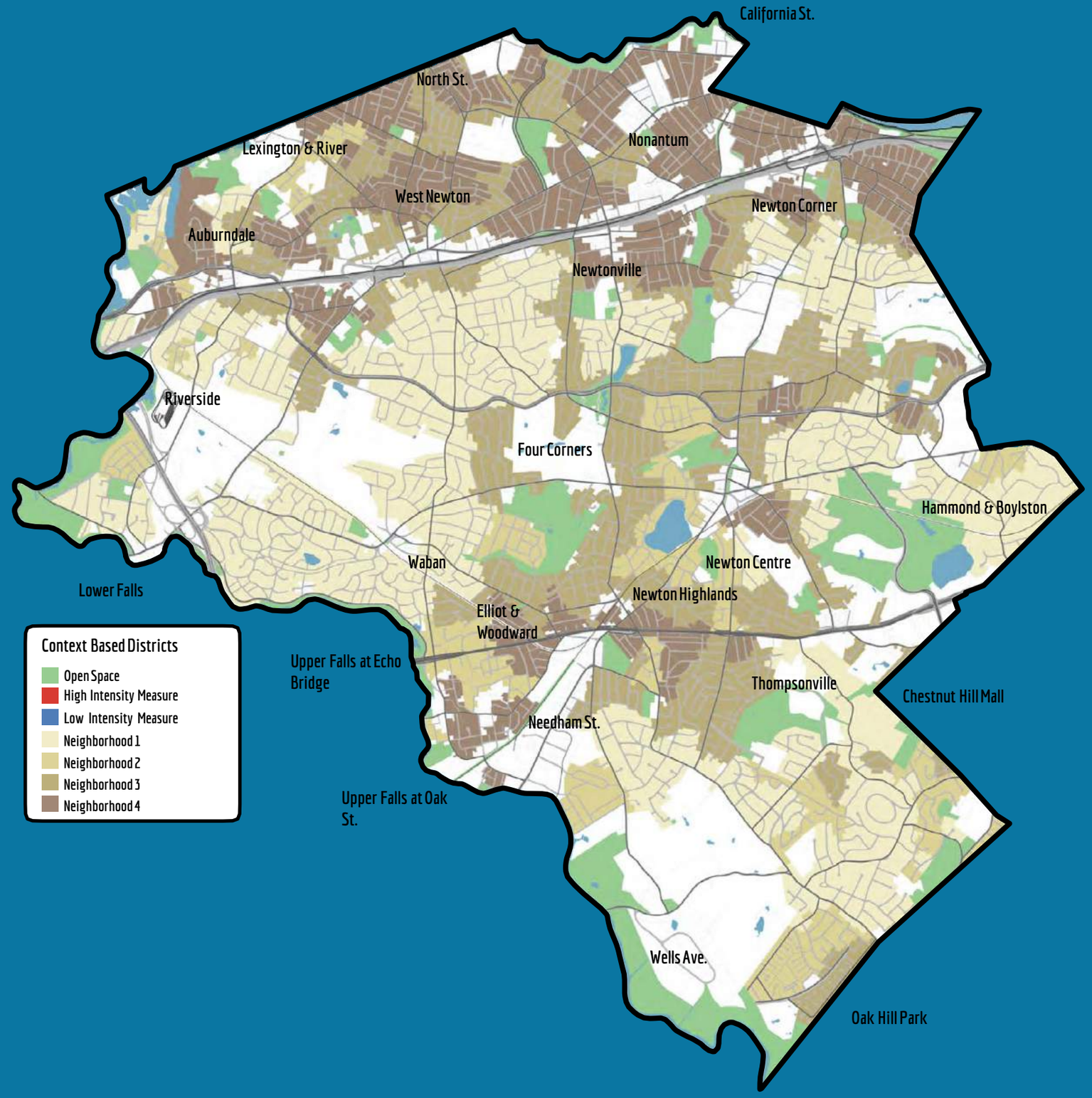
Example:

Ripley St. Newton Centre

Example:

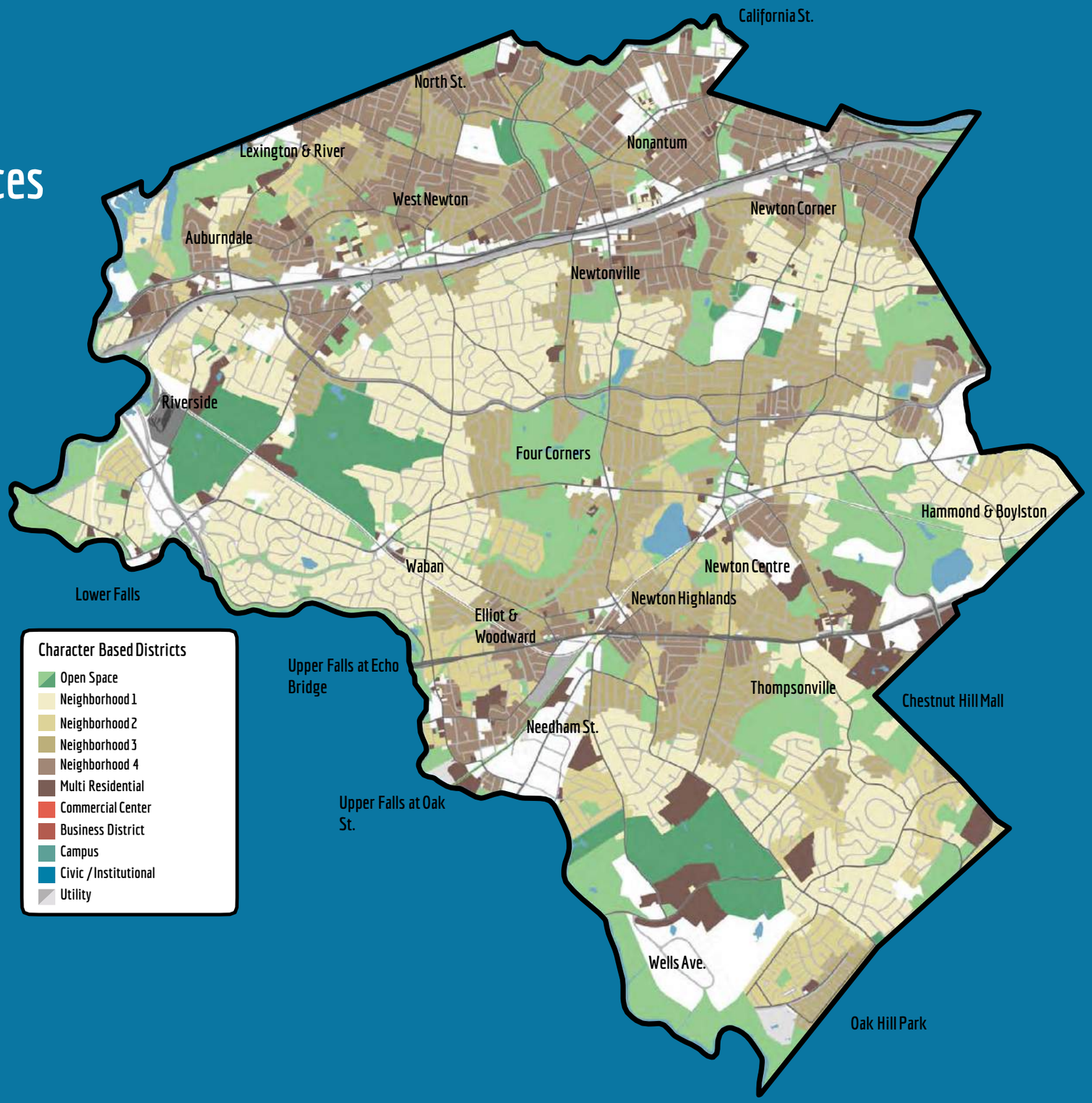
Ripley St. Newton Centre

Filling in the remaining districts



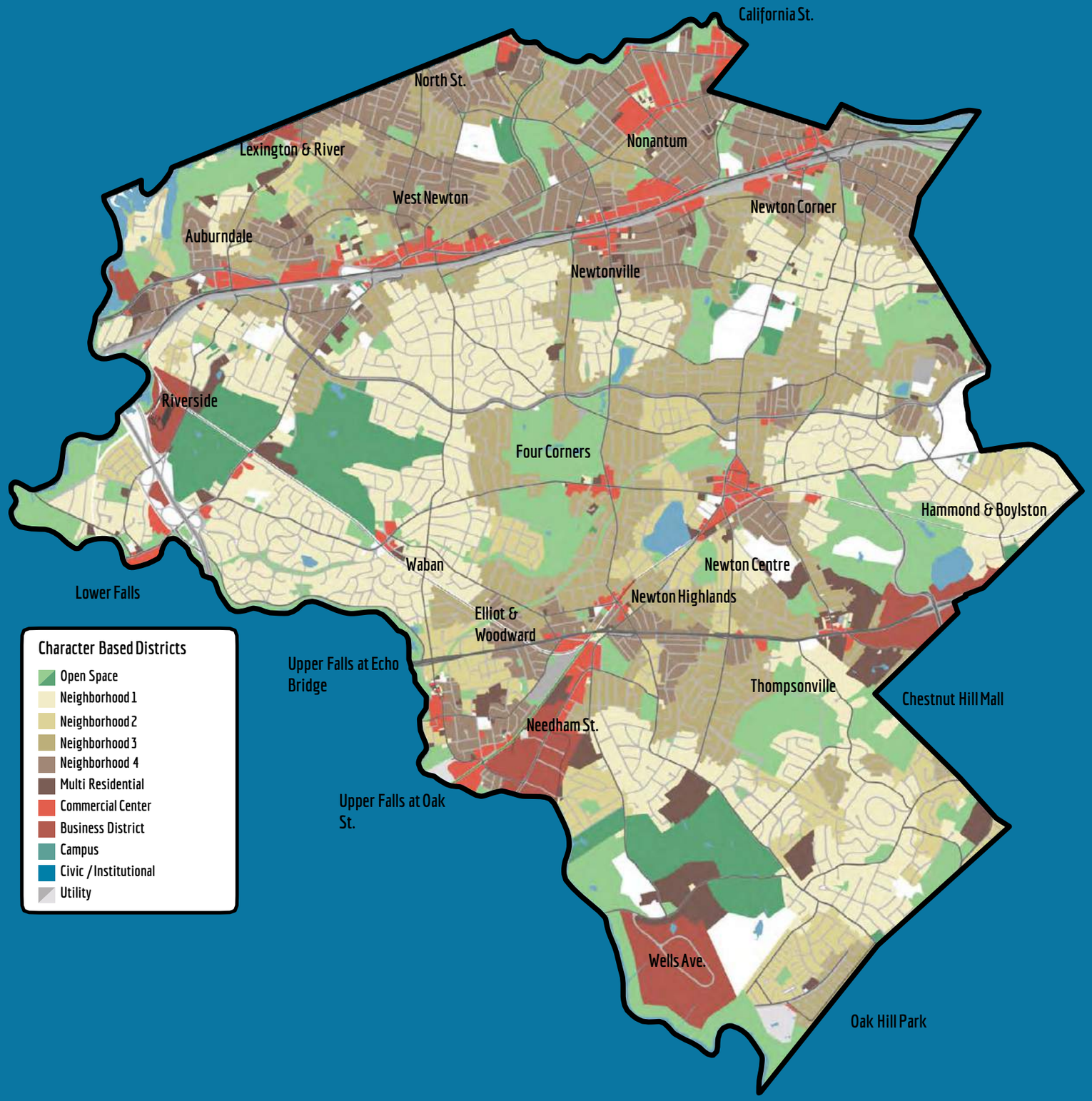
Districts:

Public & Privately Owned Open Spaces
Multi Residential (Large Projects)



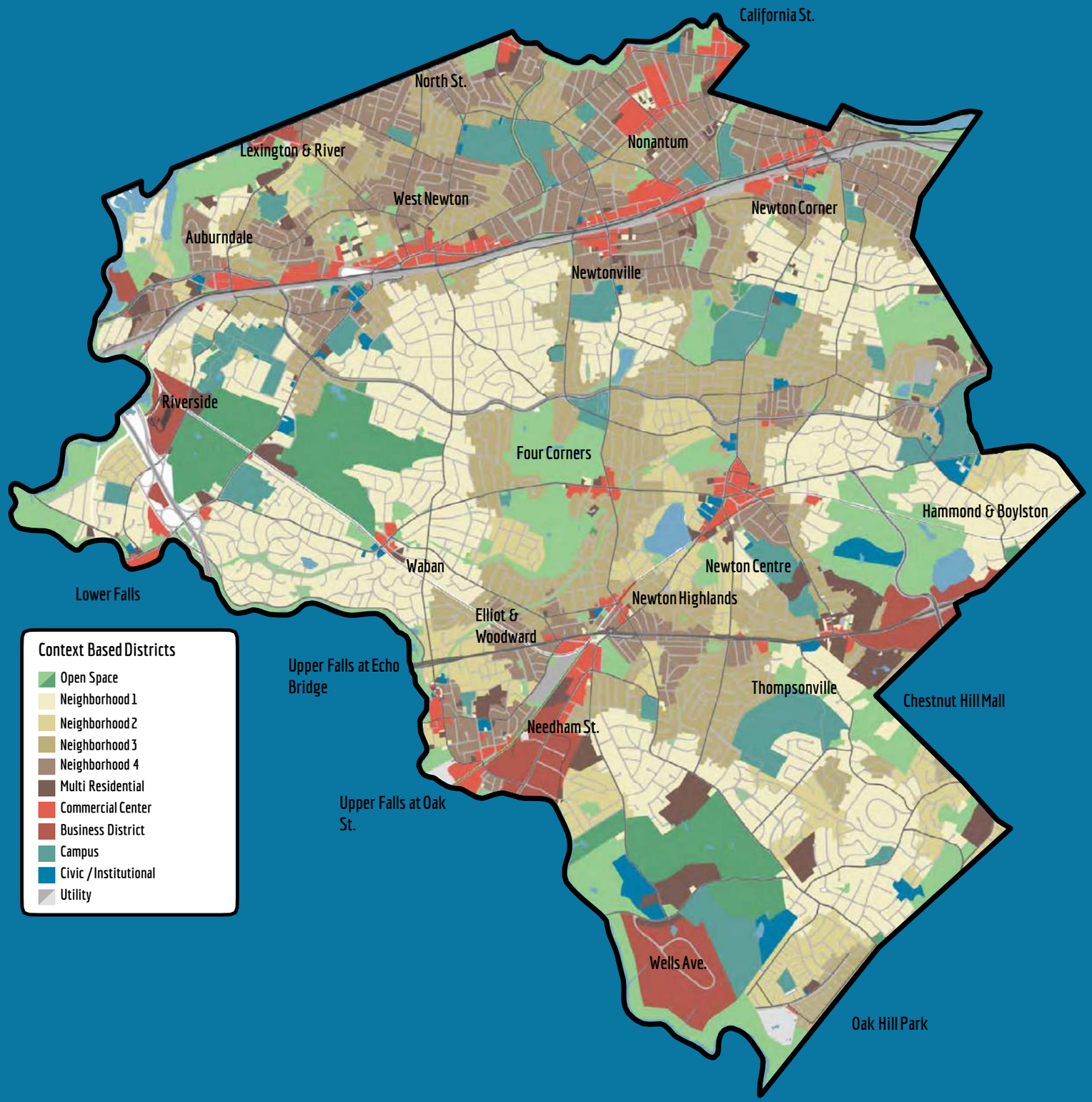
Districts:

Commercial Centers
Business Centers



Districts:

Campuses
Civic & Institutional



A Data Driven Approach to Zoning:

Parallel Processes

1

Increasing zoning conformity by adjusting requirements to match existing / built conditions in Newton;

2

Integration of transit access and walkability considerations in base zoning districts;

*Taken from the Comprehensive Plan and Zoning Reform Group Goals

3

Identify building types that exist throughout Newton, and set zoning requirements based on their physical characteristics: height, size, relationship to street, etc;

A Data Driven Approach to Zoning:

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Commercial Activity Centers:

95%

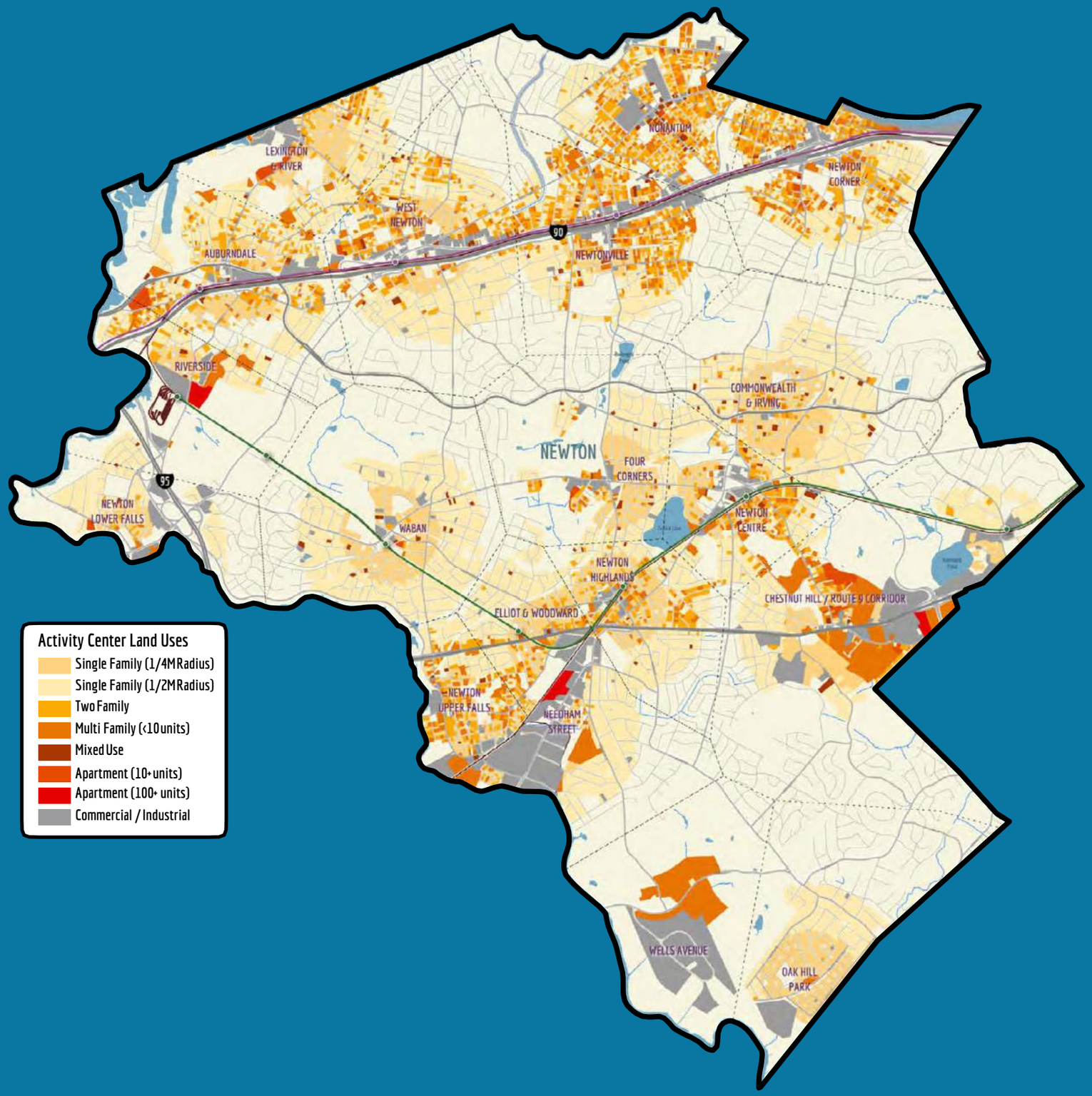
of Total Commercial Parcels

85%

of Total Multi Family Parcels

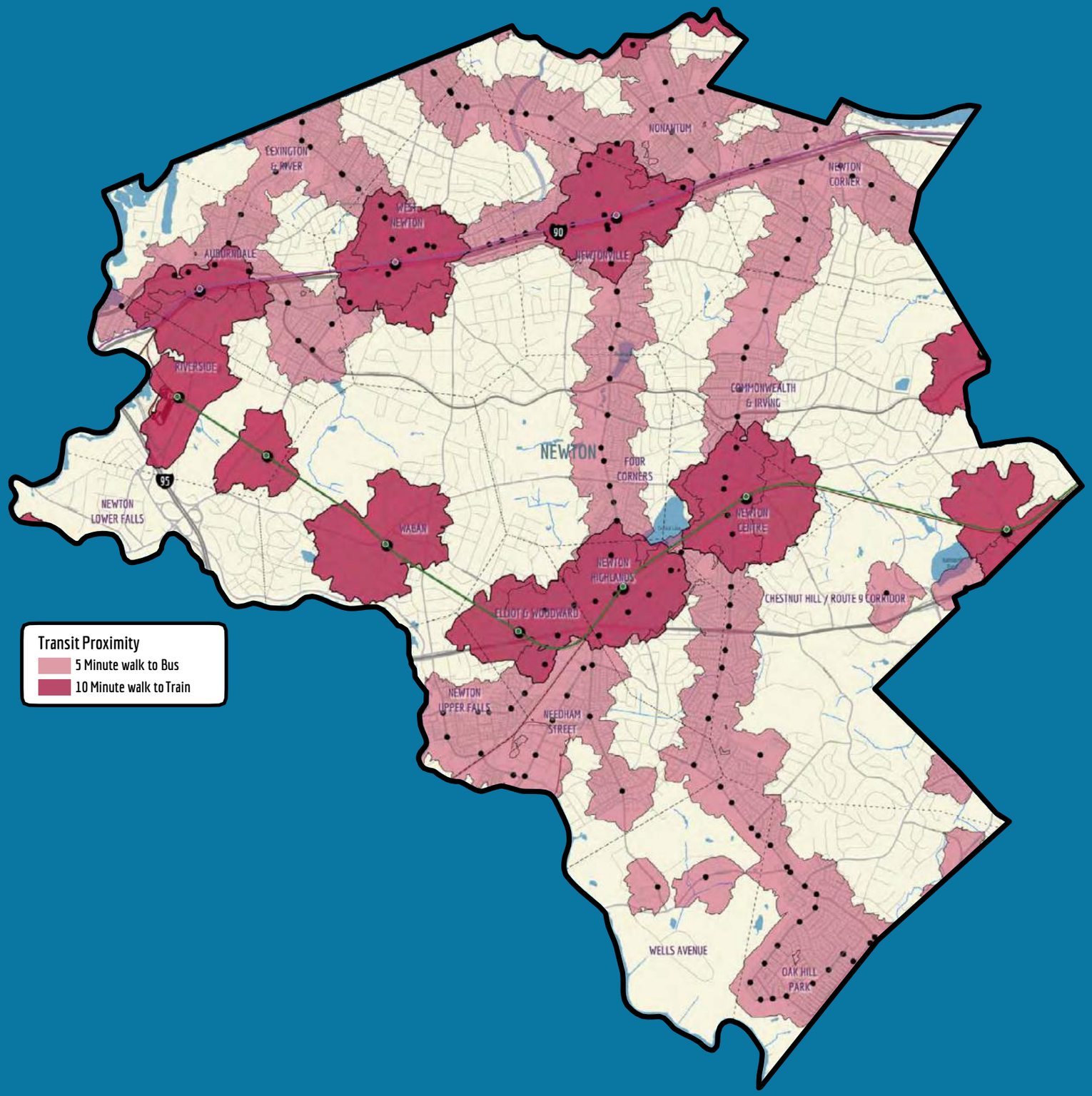
70%

of Total Mixed Use Parcels



Transit Proximity

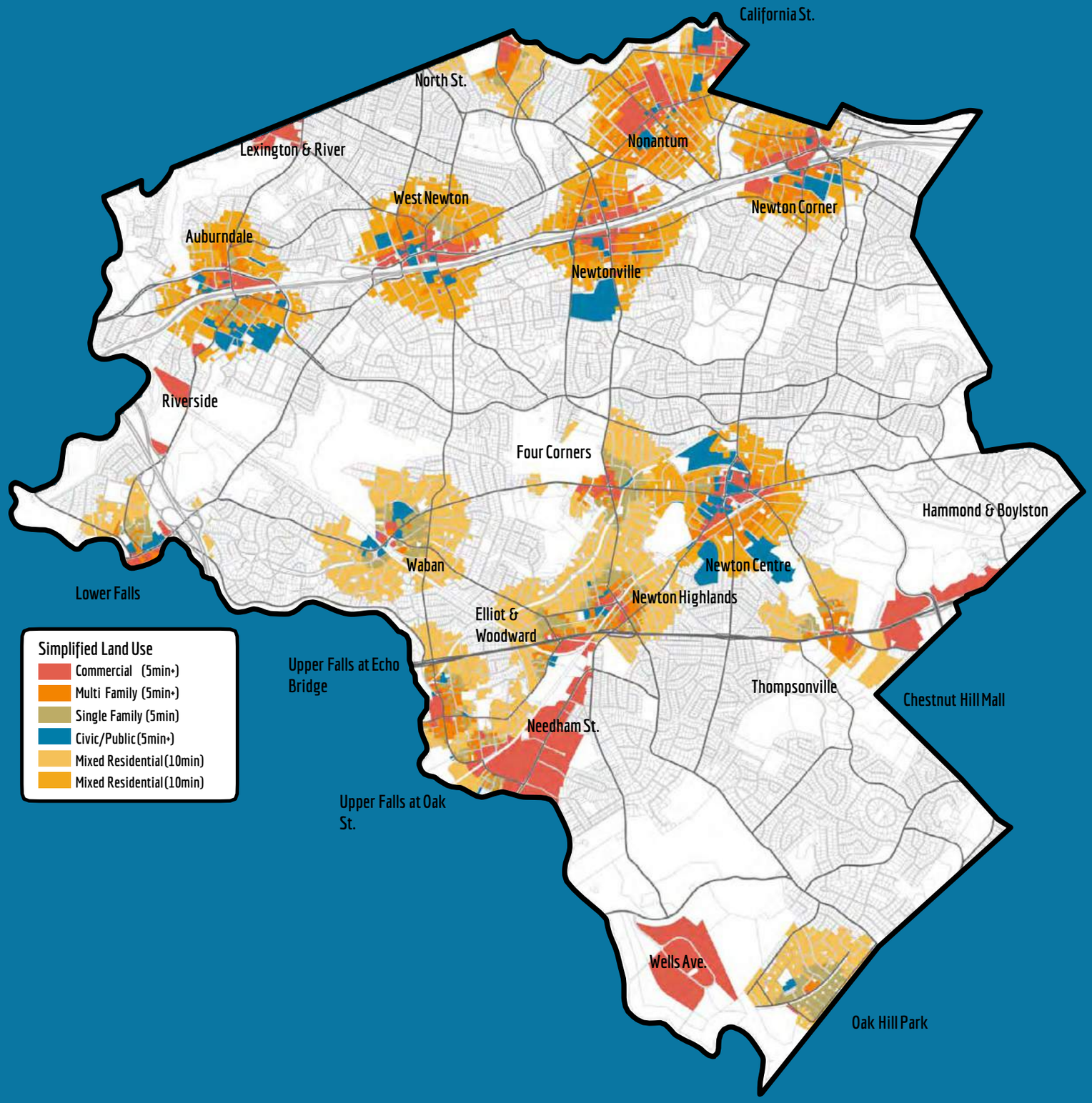
The majority of Newton's commercial activity centers have excellent transit access; many outlying residential areas of the city also have good transportation access through the MBTA bus service.



Commercial Activity Centers

Existing Land Uses

The vast majority of 3+ unit residential uses and commercial uses are within a 10 minute walk of Newton's commercial activity centers



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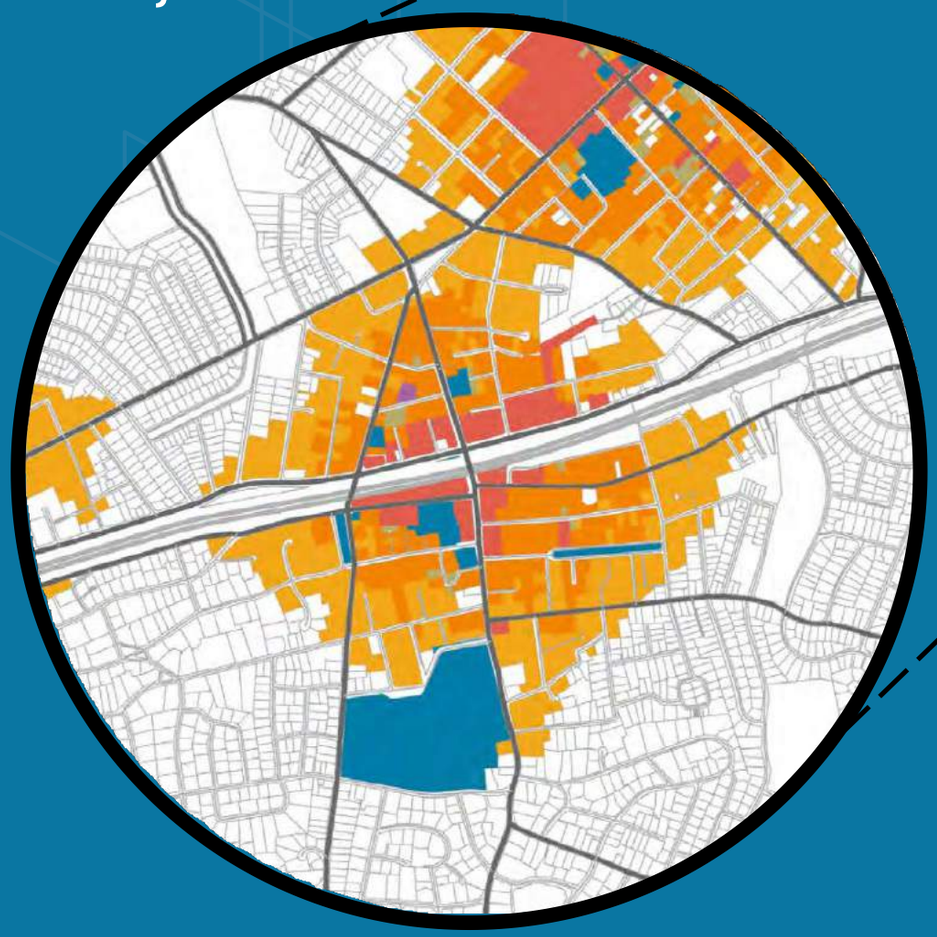

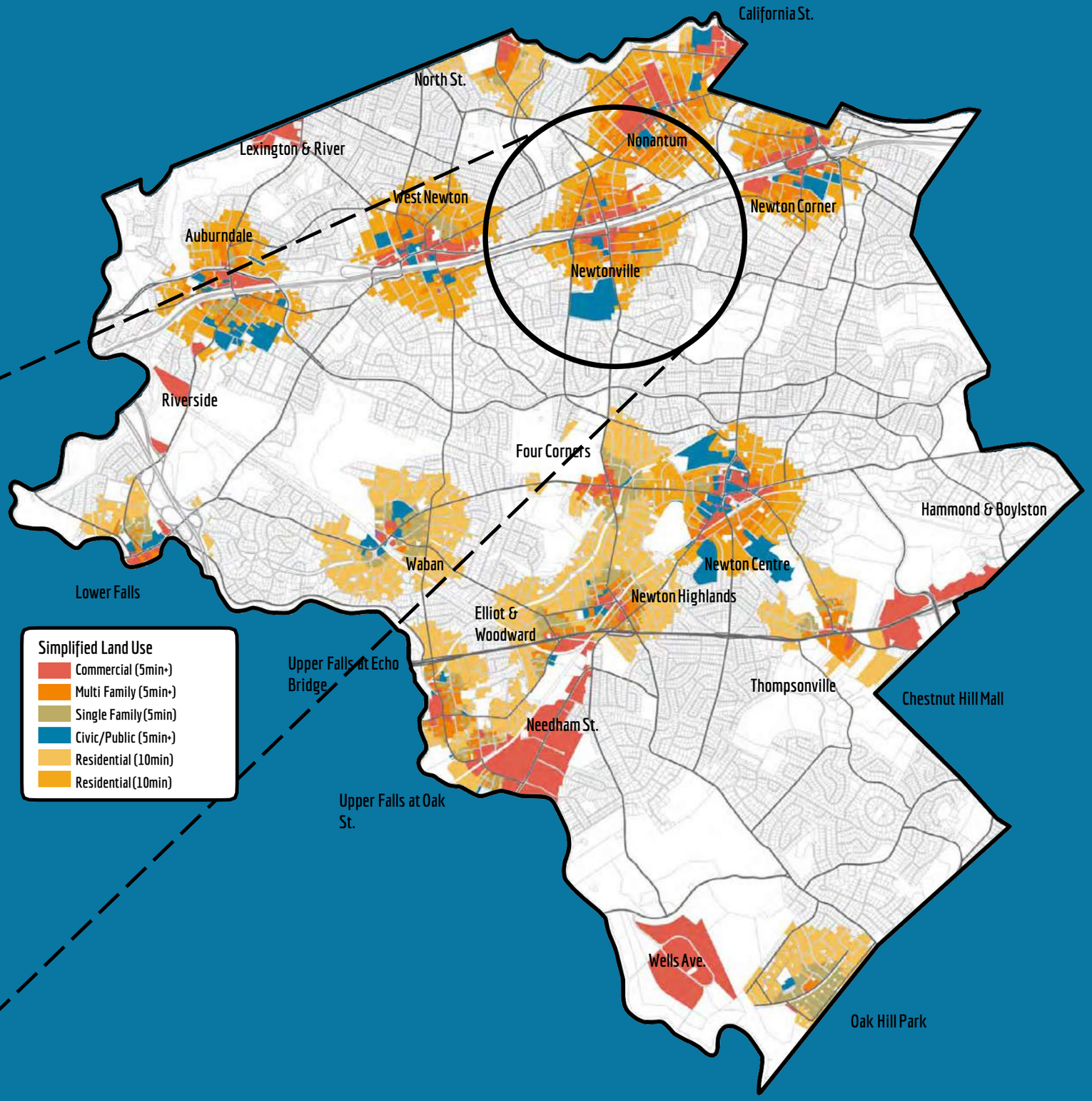

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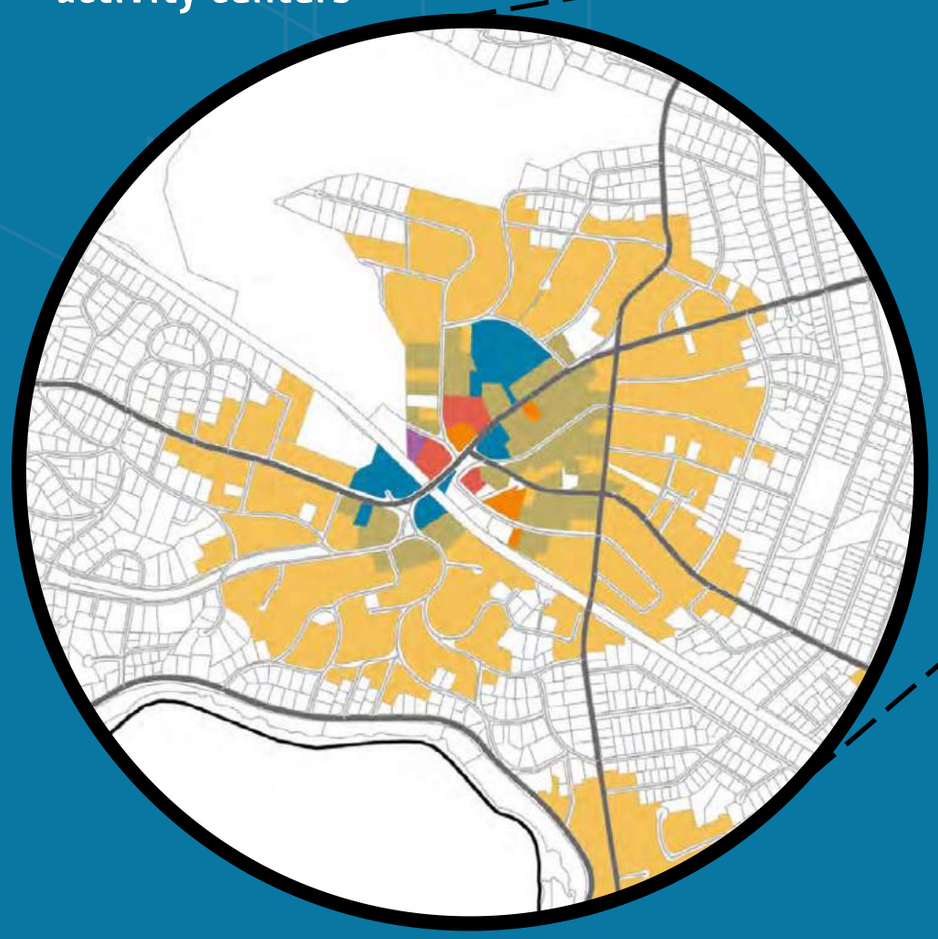
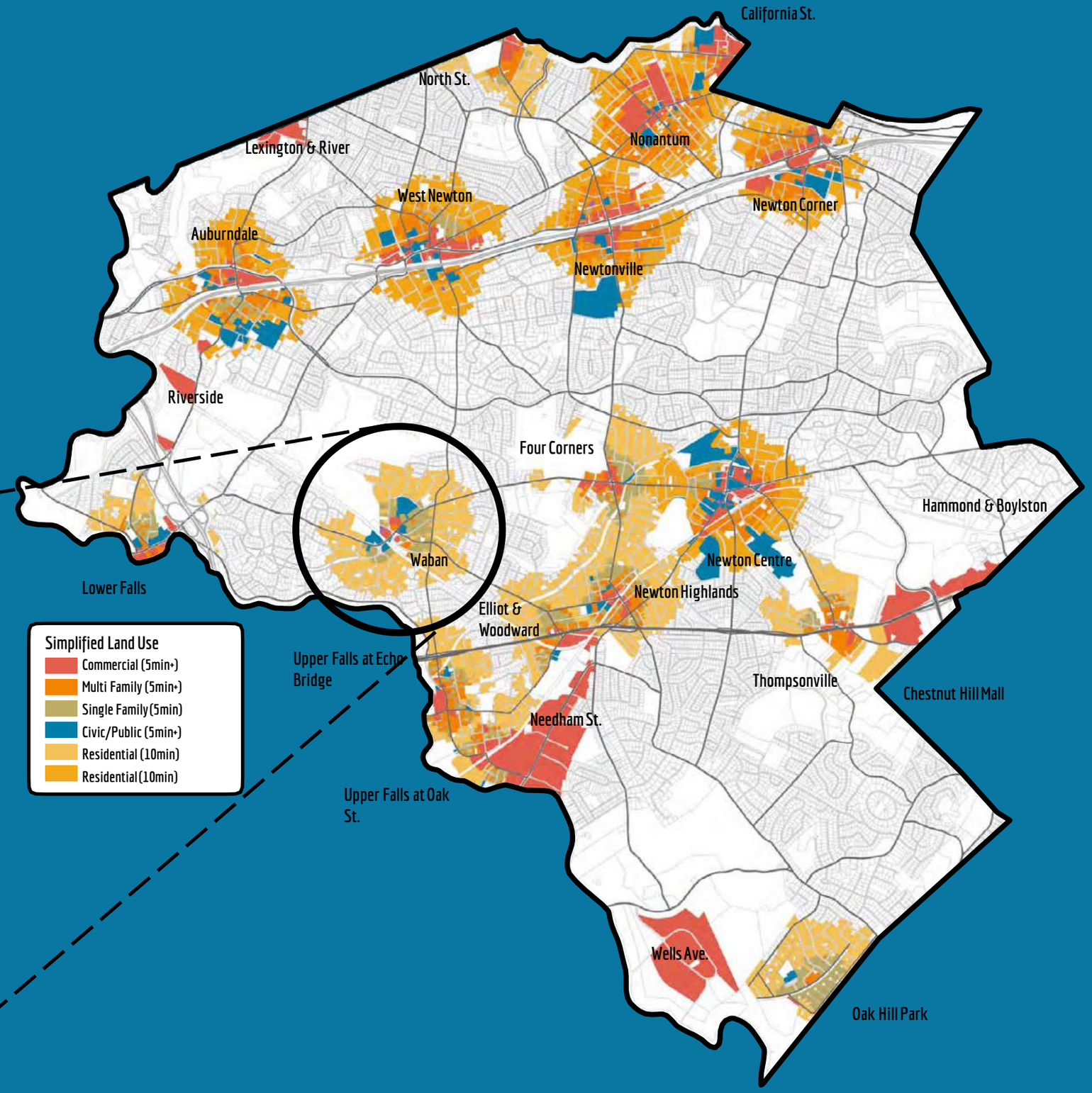




Commercial Activity Centers

Existing Land Uses

The vast majority of 3+ unit residential uses and commercial uses are within a 10 minute walk of Newton's commercial activity centers

Business Centers:

Primary single-use commercial areas

Village 1:

Secondary mixed-use areas

Village 2:

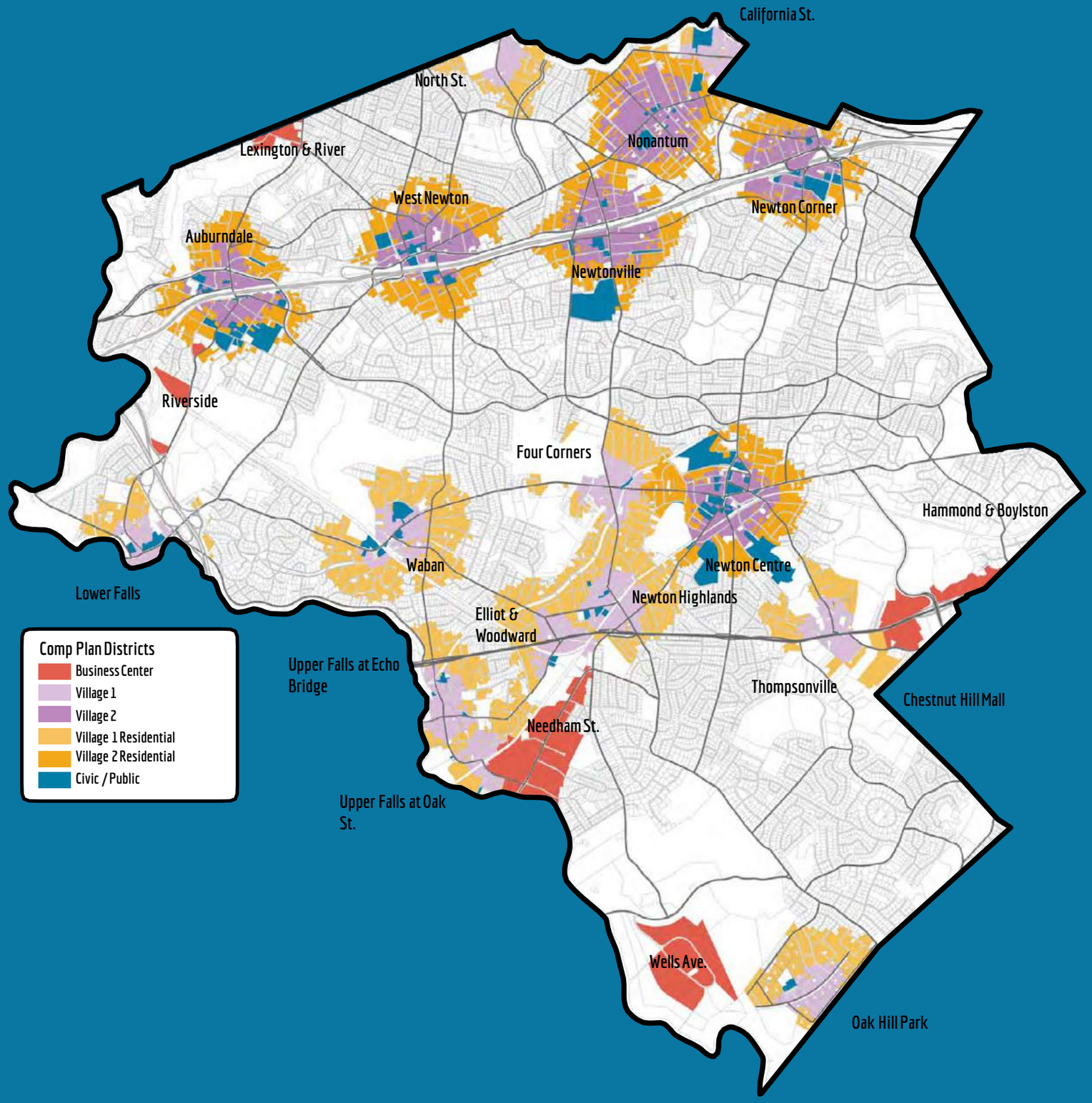
Primary mixed-use areas

Village 1 Residential:

Secondary residential areas adjacent to Village 1

Village 2 Residential:

Primary residential areas adjacent to Village 2

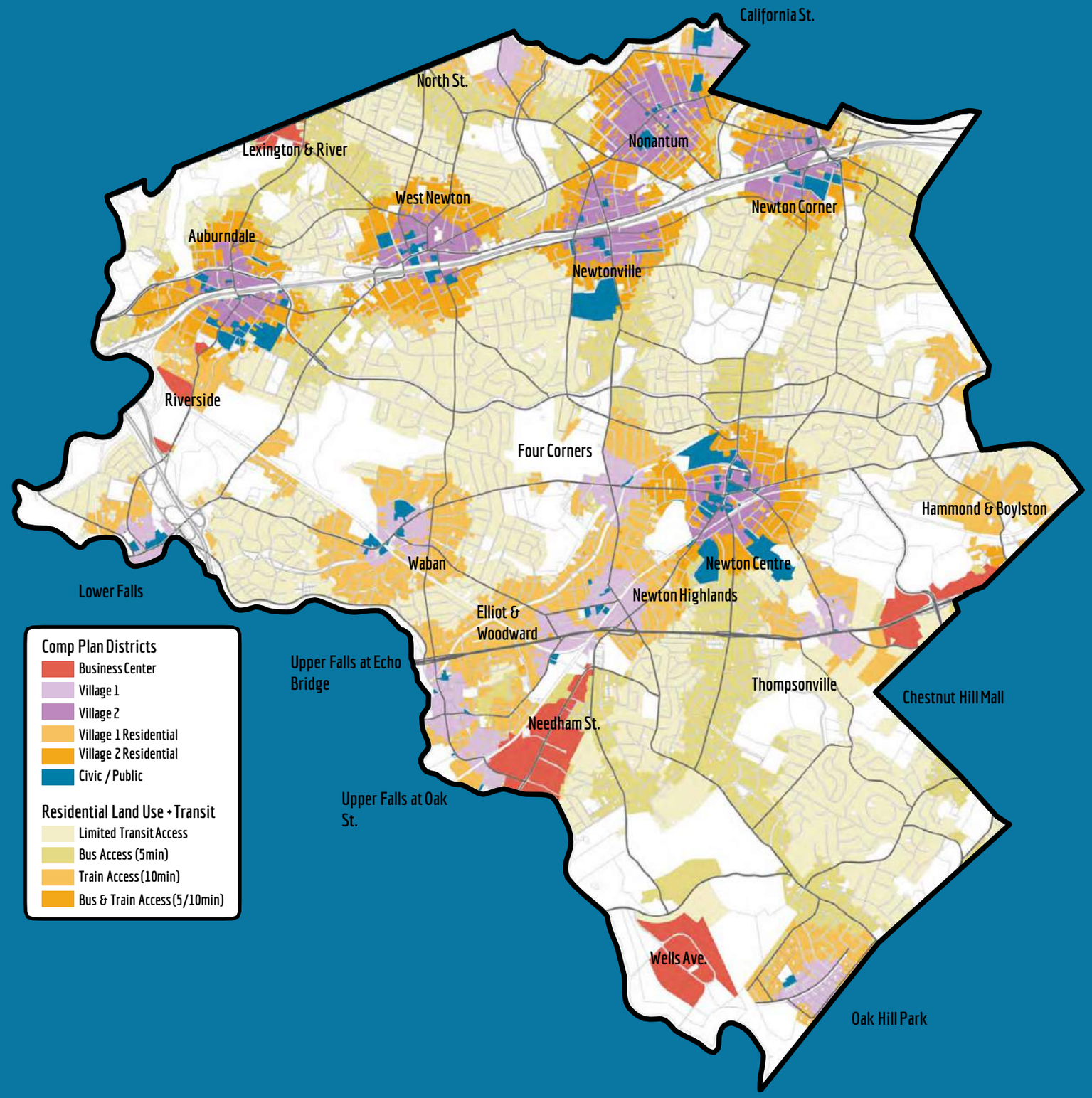


Commercial Activity Centers

Surrounding Residential Districts:

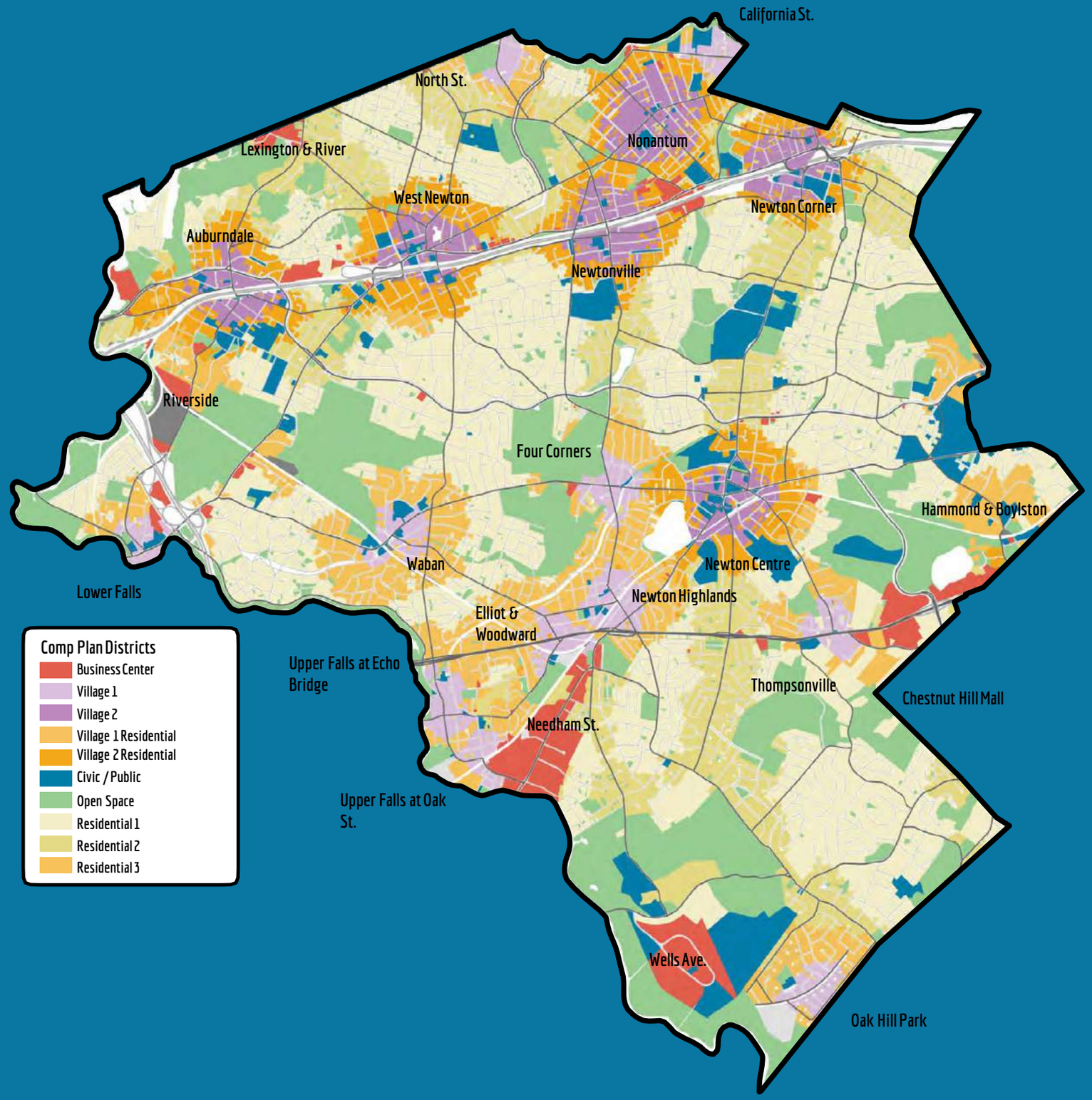
Outlying residential areas of the City, that are not within a 10 minute walk to a Village 1 or Village 2

This map differentiates these residential areas from one another by their relative levels of transit access

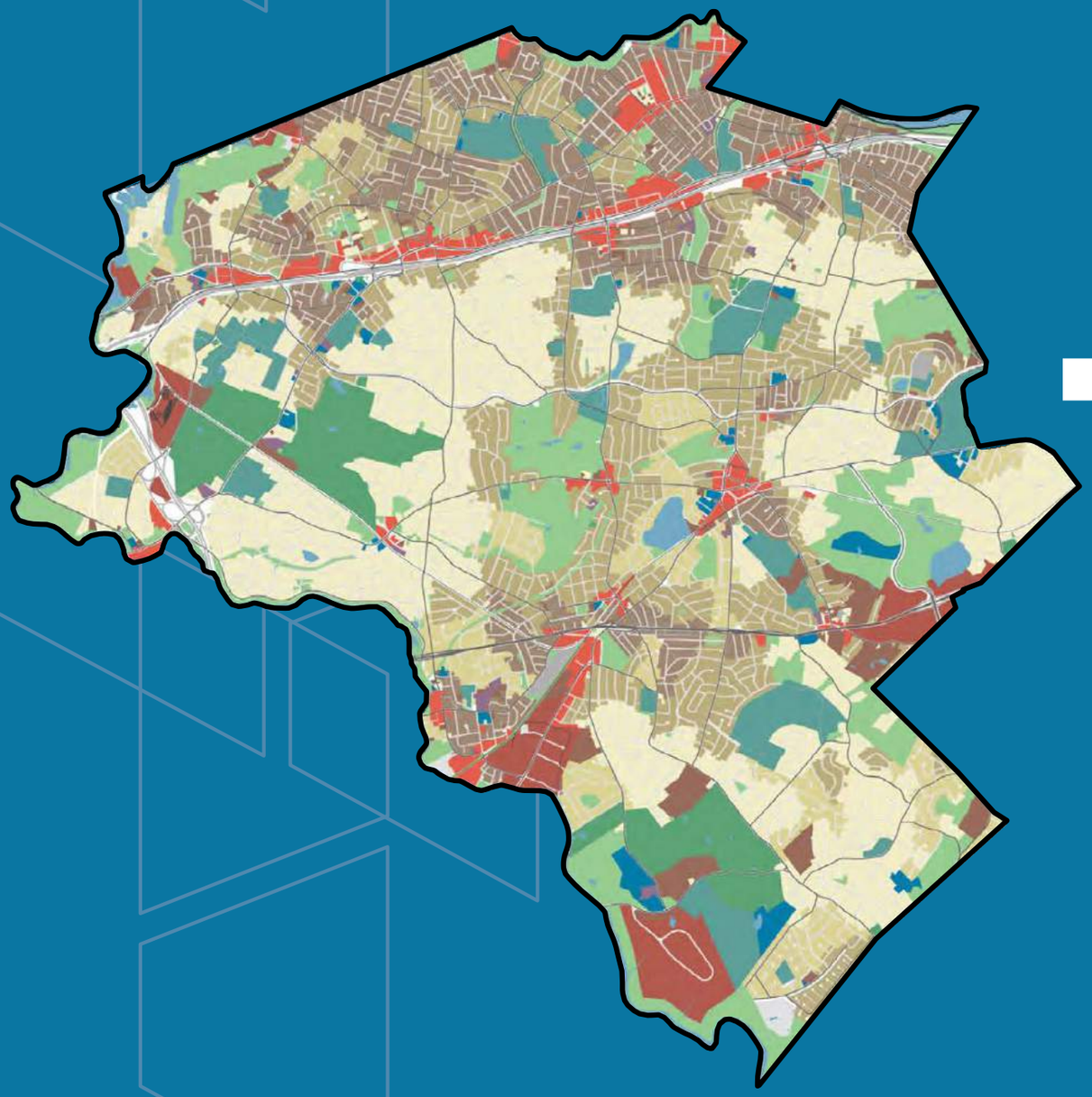


Filling in the Remaining Districts

Adding open space, recreational, civic uses that are outside of the 10 minute walk to activity centers

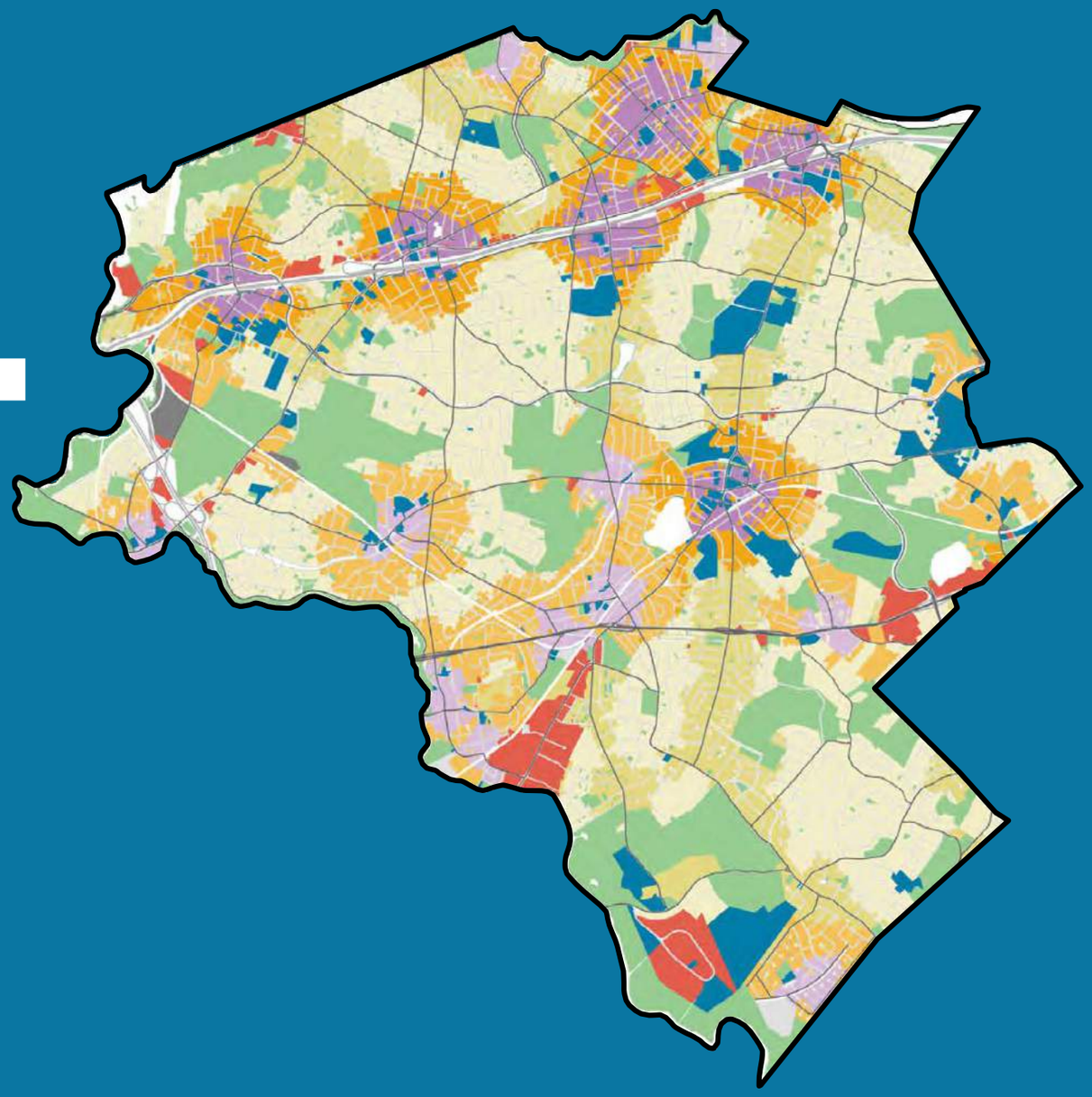


Existing Neighborhood Character & Land Use



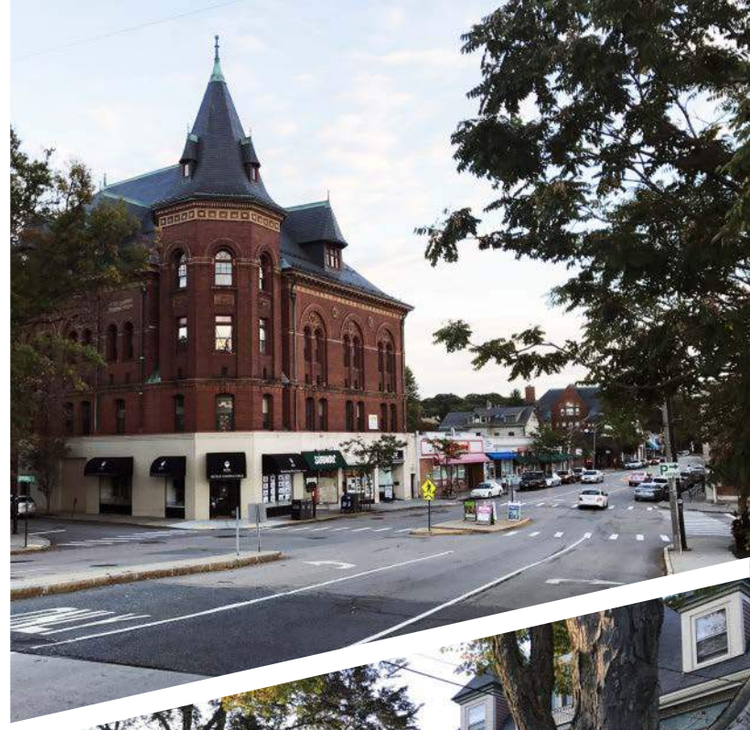
+

Walkability – Activity Centers & Transit Access



NEXT STEPS

1. Collect feedback
2. Council meetings – ward by ward
3. Refine next draft map for October 2018



What do you think