

Newton Zoning Redesign Draft #1 Overview

Zoning and Planning Committee

10.22.18

Agenda

Objective

Background

Principles

Draft Map & Districts

Key Features of the Ordinance

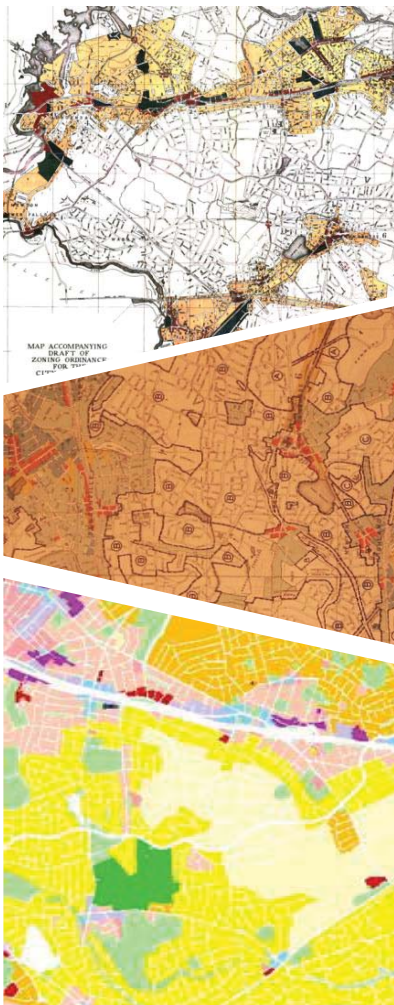
Objective

Objective

Tonight we will:

- Provide an overview and orientation to the 1st Draft Zoning Ordinance.
- Start a discussion we anticipate stretching over many months of detailed review in this Committee and with the Public.

Background



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 – Zoning Redesign Event Series
- 2018 – Draft #1

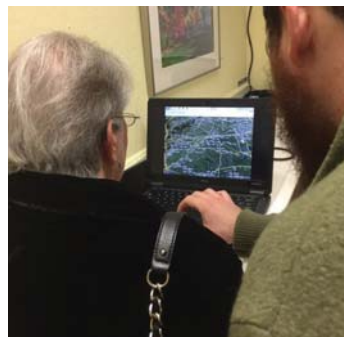
Current efforts

The Pattern Book

The Pattern Book represents a snapshot in time of Newton's development patterns in 2016-2017.

- Master database of the physical characteristics of Newton's neighborhoods (lot characteristics & building size)
- Book of analytic maps and tables

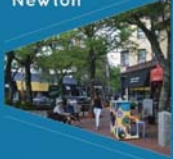

The Pattern Book



Event Series

**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

<p>Wednesday, September 27th Think Globally, Act Locally: Zoning for a Sustainable Newton</p> 	<p>Thursday, October 19th Newton's Advantage: Zoning and Economic Development</p>	<p>Thursday, December 14th Housing for Whom? Zoning, Affordability, and Fair Housing</p>	<p>Thursday, February 15th Tapping the Creative Economy: Zoning, Arts, and Artisans</p>	<p>Thursday, April 12th What's the Process? How Stuff gets Built in Newton</p>
<p>Wednesday, November 29th Cracking the Code: Understanding Zoning for Homeowners</p>	<p>Thursday, January 18th A parking Lot for Goldilocks: Zoning for Just the Right Size</p>	<p>Thursday, March 15th Building Shape, Size, and Form in Neighborhoods and Village Centers</p> 	<p>Thursday, May 10th A New Zoning Map for Newton</p>	

Event Series



Principles

Overall Objective

“...give Newton **a baseline ordinance** that better reflects the **existing built environment** and contemporary land uses. Because the **City Council will continue to amend** Newton’s zoning ordinance in years to come, this process will **not produce Newton’s final ordinance**, but a **stronger foundation** on which future planning work will build.”

Themes from the 2011 Report

- Better **organize** the Ordinance for ease of use
- **Simplify and streamline** the permitting and review processes
- Recognize that each village center and commercial corridor is **unique**
- Encourage **mixed-use residential** redevelopment in village centers
- Create “**soft transitions**” between village centers and residential neighborhoods
- Allow **moderate, flexible growth** on commercial corridors
- **Rationalize** and **streamline** parking regulations
- Protect **neighborhood character** and **scale**
- Create more **diverse housing** opportunities
- Institute a **better process** for managing change of **religious** and **educational institutions**
- Improve **natural resource conservation** and **sustainability**

A Context-Based Ordinance...

Rules are derived from existing or desired (where defined) context.

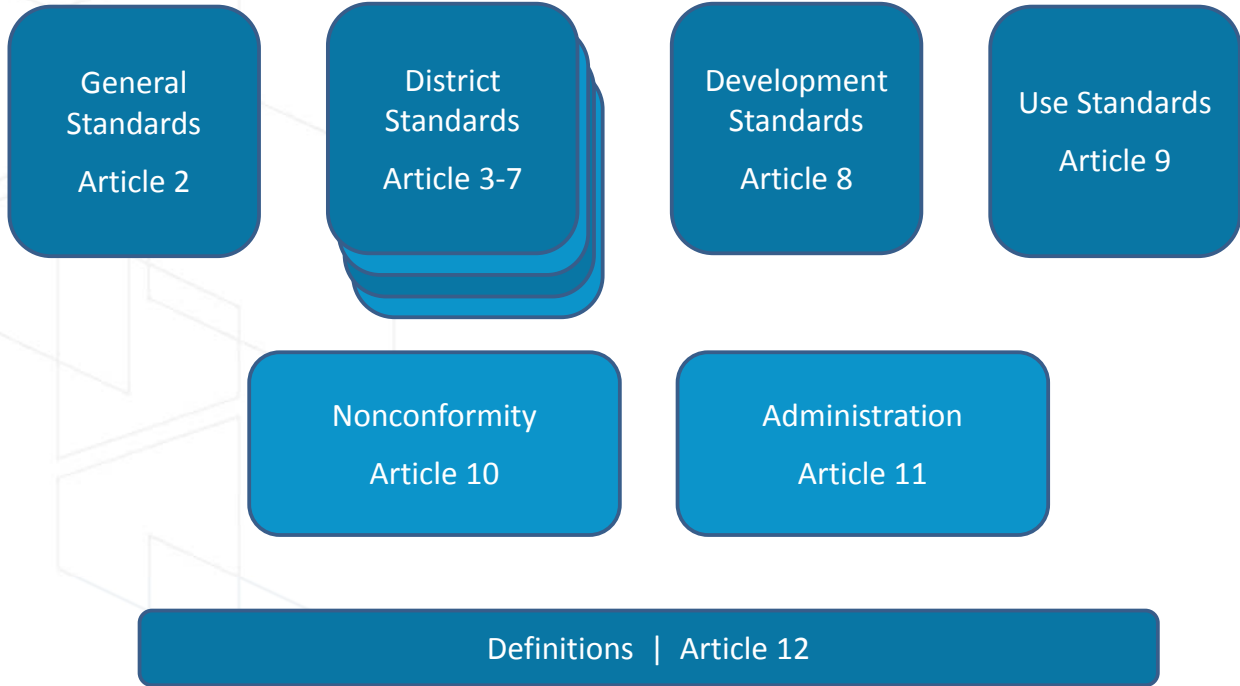
- Existing Quality of Place
- Sustainability of the Form
- Future Planning

Guide to Reading the Draft Ordinance

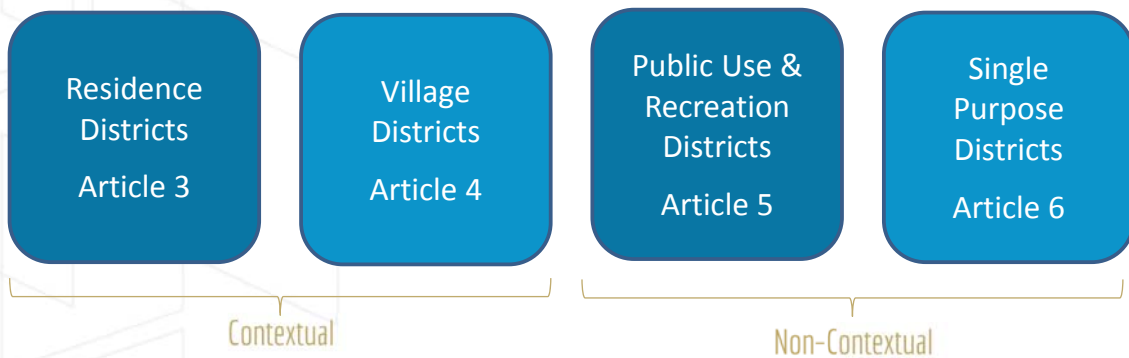
Things to Remember...

- **Separate Mechanisms and Standards.**
- **Must apply all rules comprehensively to know what's possible.**
- **Simplicity –**
 - **One rule : one objective.**
 - **No math more complicated than addition/subtraction.**
 - **Measure simply.**

Reading the Ordinance



Reading the Ordinance Districts

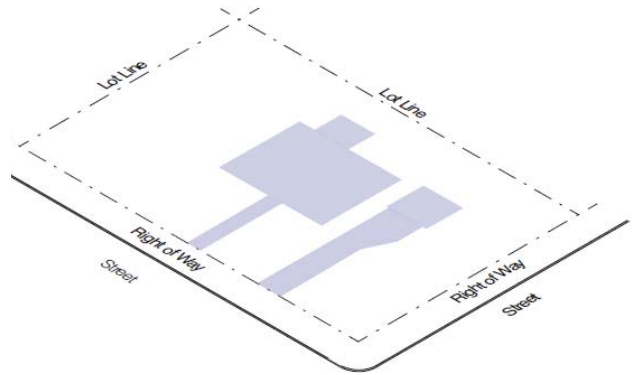
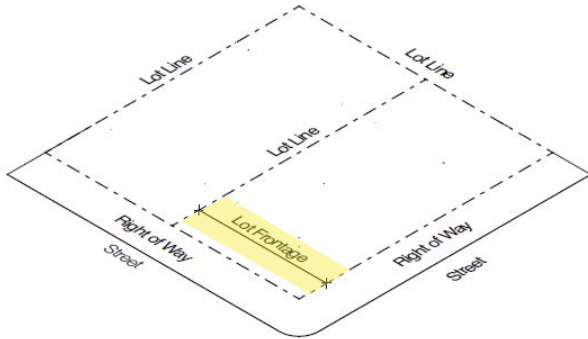


Lot and Setback Standards are set by the district:

- Frontage
- Setbacks
- Lot Coverage
- Allowed Building Types

Reading the Ordinance

Districts

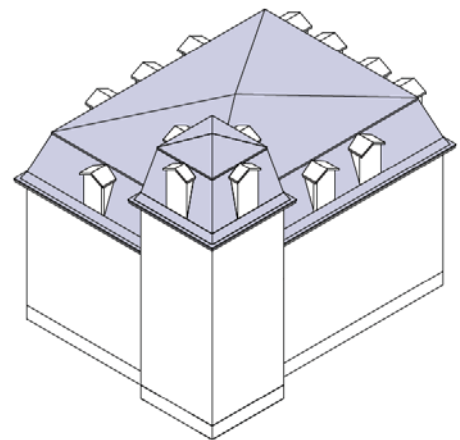
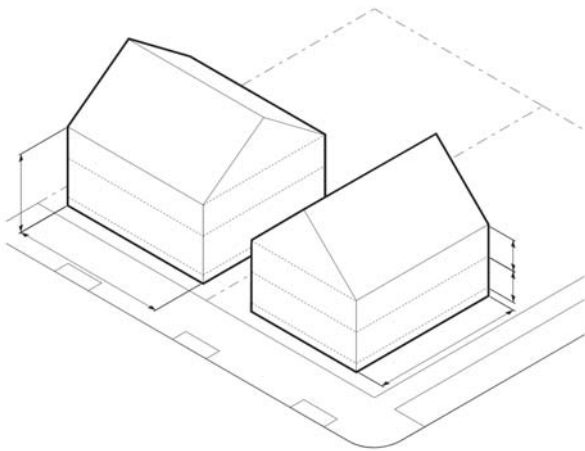


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- Setbacks
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Reading the Ordinance

Building Types

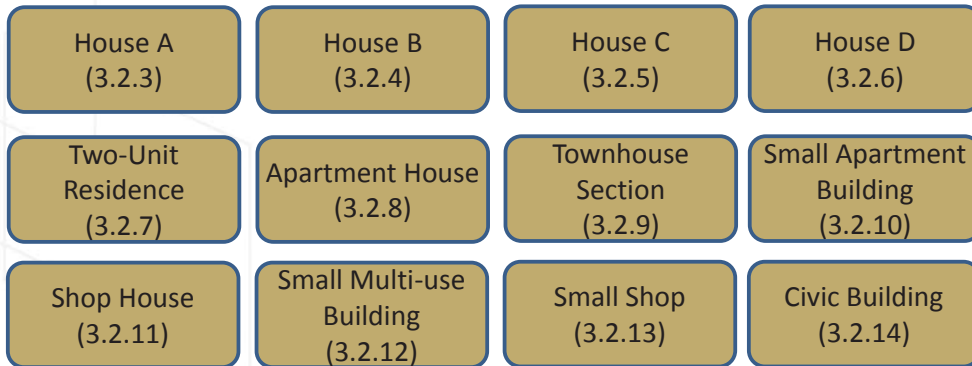


Building Types include all building dimensional standards:

- Footprint
- Height (Stories)
- Specific Rules (e.g. Fenestration, Roof Type)

Reading the Ordinance

Residence Districts Example

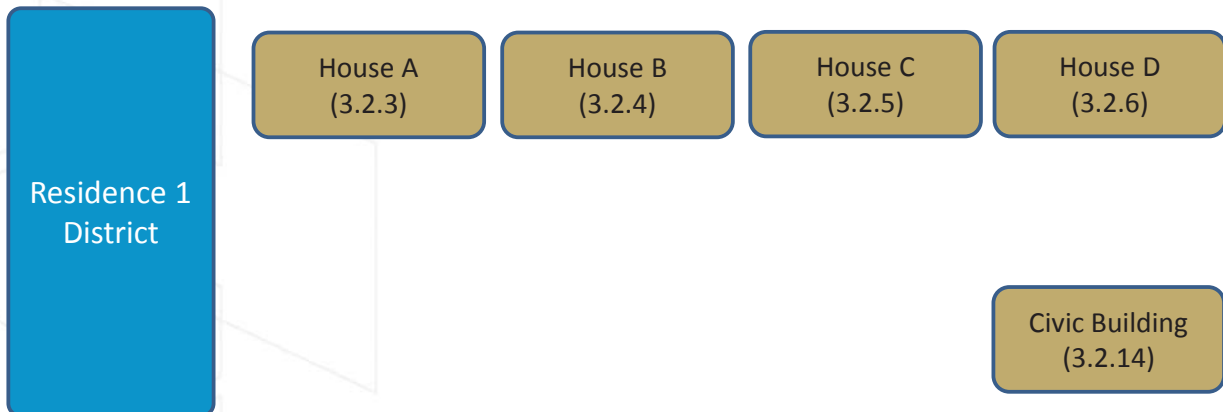


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- Footprint
- Height (Stories)
- Specific Rules (e.g. Fenestration, Roof Types)

Reading the Ordinance

Residence Districts Example



Reading the Ordinance

Residence Districts Example

Residence 2
District

House B
(3.2.4)

House C
(3.2.5)

House D
(3.2.6)

Civic Building
(3.2.14)

Reading the Ordinance

Residence Districts Example

Residence 3
District

House B
(3.2.4)

House C
(3.2.5)

Two-Unit
Residence
(3.2.7)

Apartment House
(3.2.8)

Small Apartment
Building
(3.2.10)

Civic Building
(3.2.14)

Reading the Ordinance

Residence Districts Example

Neighborhood
General
District

House B
(3.2.4)

House C
(3.2.5)

Two-Unit
Residence
(3.2.7)

Apartment House
(3.2.8)

Townhouse
Section
(3.2.9)

Small Apartment
Building
(3.2.10)

Shop House
(3.2.11)

Small Multi-use
Building
(3.2.12)

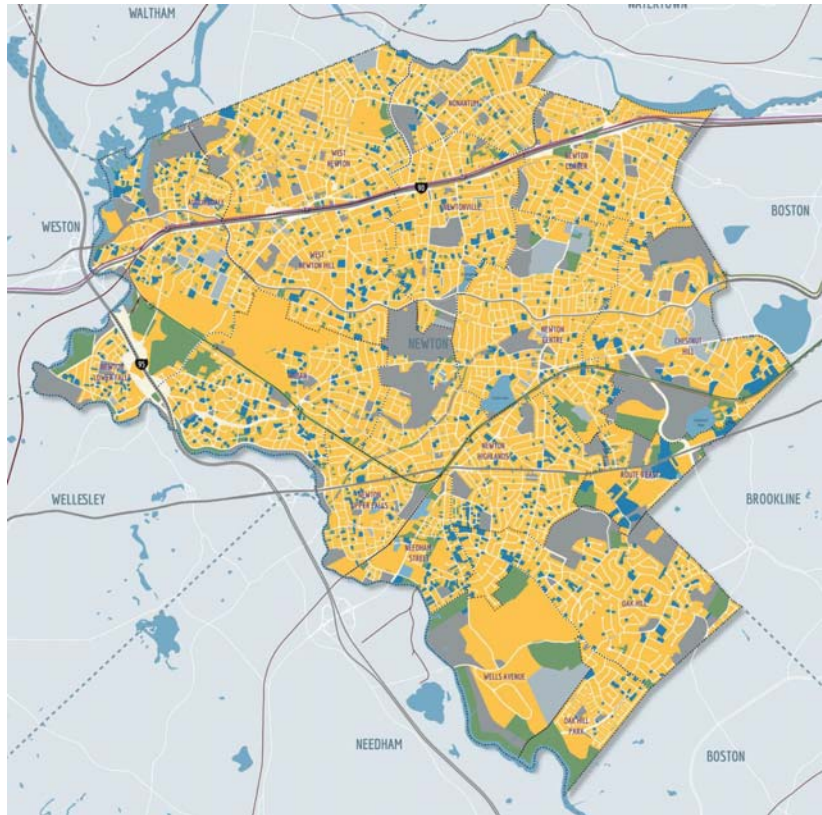
Small Shop
(3.2.13)

Civic Building
(3.2.14)

Draft Zoning Map & Districts

Non-Conforming Homes & Lots

87%
Non-Conforming



Map Making Principles

1) Balance of two goals:

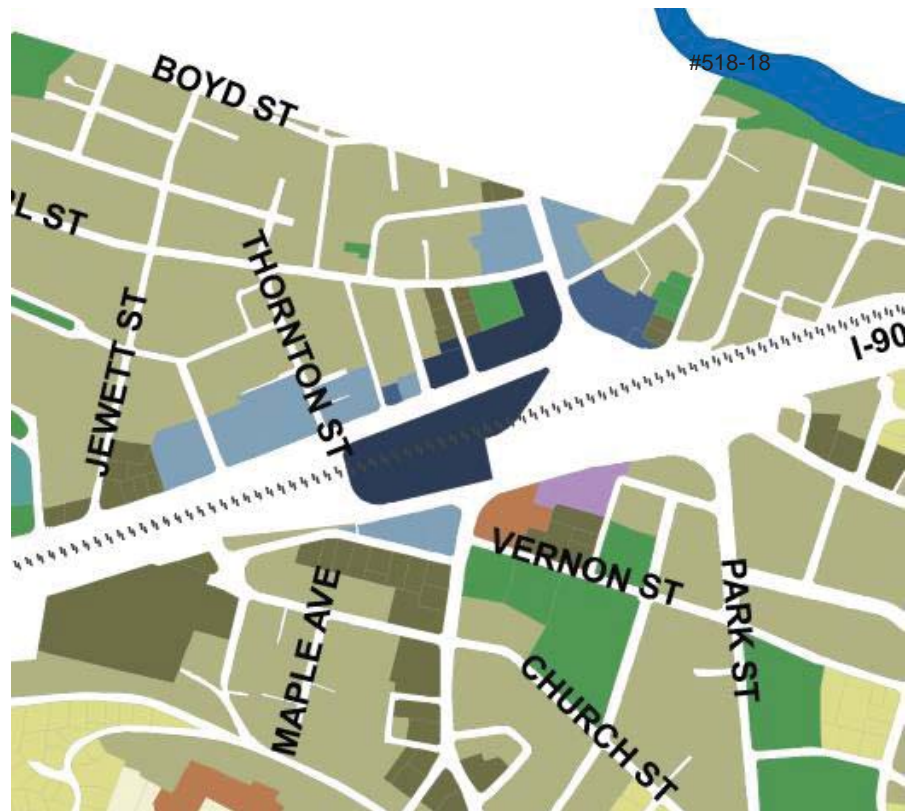
- Minimize non-conformity
- Maximize consistency with existing patterns of development
 - Map based in Pattern Book findings (2017/2018)
 - Particular interest in conditions before-tear downs (before 2000)

2) General Considerations:

- District lines are at the back of the property
- As much as possible, both sides of the street should have the same zoning
 - Boundaries occur when the pattern shifts – change in lot width, scale of buildings (footprint and/or height), use or number of units
- The exception does not make the rule – 100% conformity is not possible



Draft Zoning Map Newton Corner



- | Residence Districts | |
|---------------------|------------------------|
| [Light Yellow] | R1 Residence 1 |
| [Yellow-Green] | R2 Residence 2 |
| [Green] | R3 Residence3 |
| [Dark Green] | N Neighborhood General |
- | Village Districts | |
|-------------------|--------------|
| [Light Blue] | V1 Village 1 |
| [Medium Blue] | V2 Village 2 |
| [Dark Blue] | V3 Village 3 |
- | Single Purpose Districts | |
|--------------------------|-------------------------------------|
| [Light Green] | Public Use |
| [Green] | Recreation |
| [Purple] | Office |
| [Red] | Fabrication |
| [Brown] | Non-Contextual Multi-Unit Residence |
| [Pink] | Regional Retail |
| [Teal] | Campus / Institutional |



Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

Draft Zoning Map Newton Centre

Residence Districts

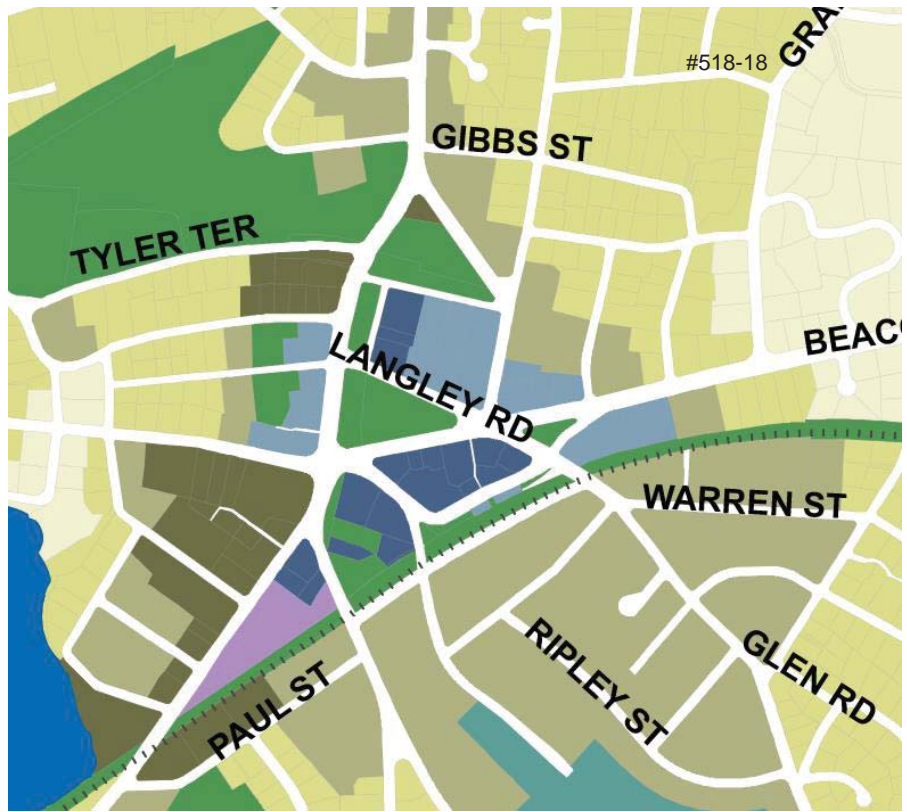
- R1 Residence 1
- R2 Residence 2
- R3 Residence3
- N Neighborhood General

Village Districts

- V1 Village 1
- V2 Village 2
- V3 Village 3

Single Purpose Districts

- Public Use
- Recreation
- Office
- Fabrication
- Non-Contextual Multi-Unit Residence
- Regional Retail
- Campus / Institutional



Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

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Areas of Further Study



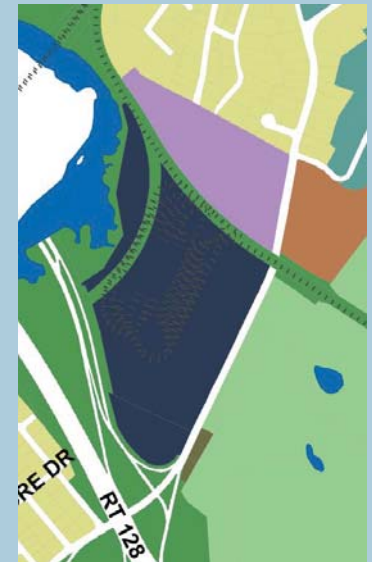
Needham Street

- Proposed zoning is based on the adopted Vision Plan



Washington Street

- The Hello Washington Street zoning study area is outlined in a dashed orange line

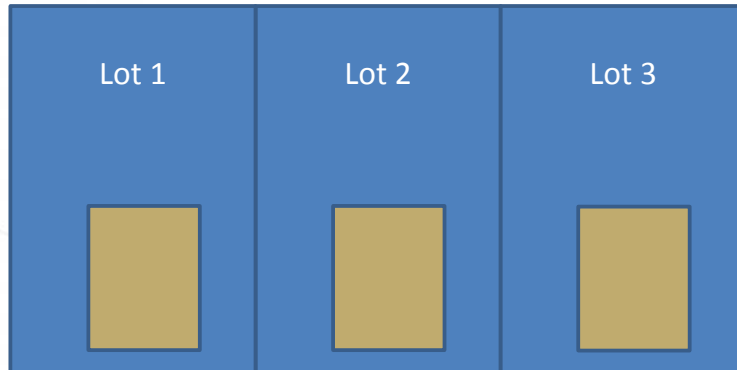


Riverside

- The proposed Village 3 is based on the previously approved Special Permit

Key Features of the 1st Draft Ordinance

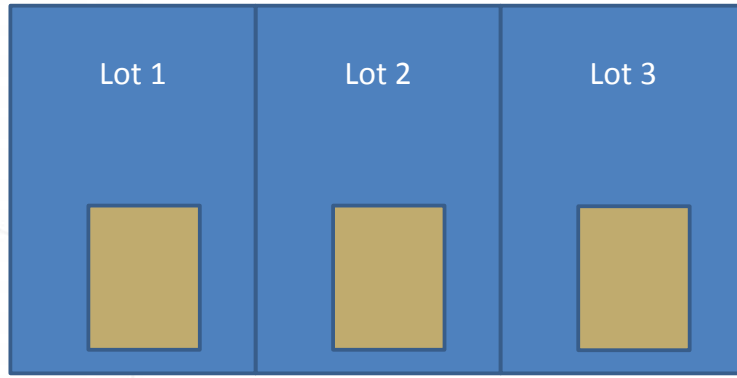
Lot Size &
Building
Size



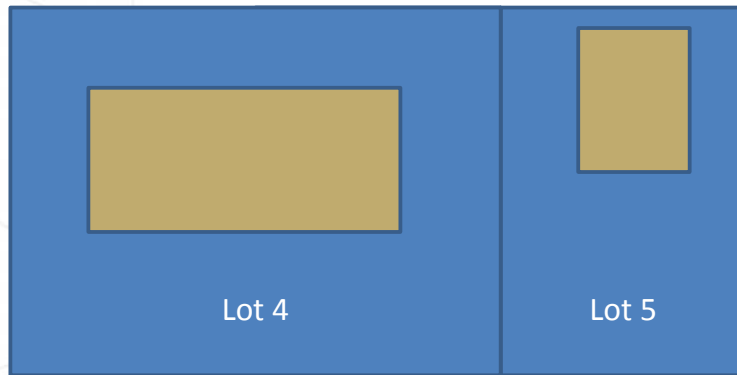
Street

Lot Size &
Building
Size

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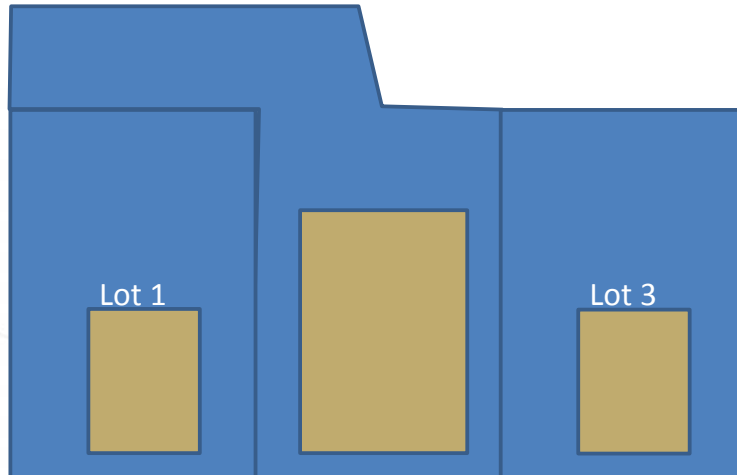


Street

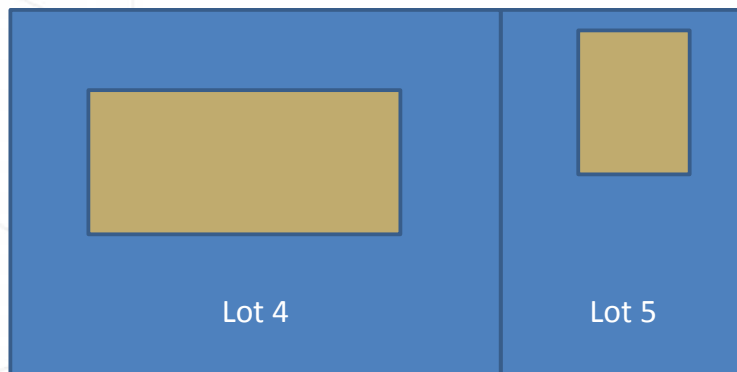


Lot Size &
Building
Size

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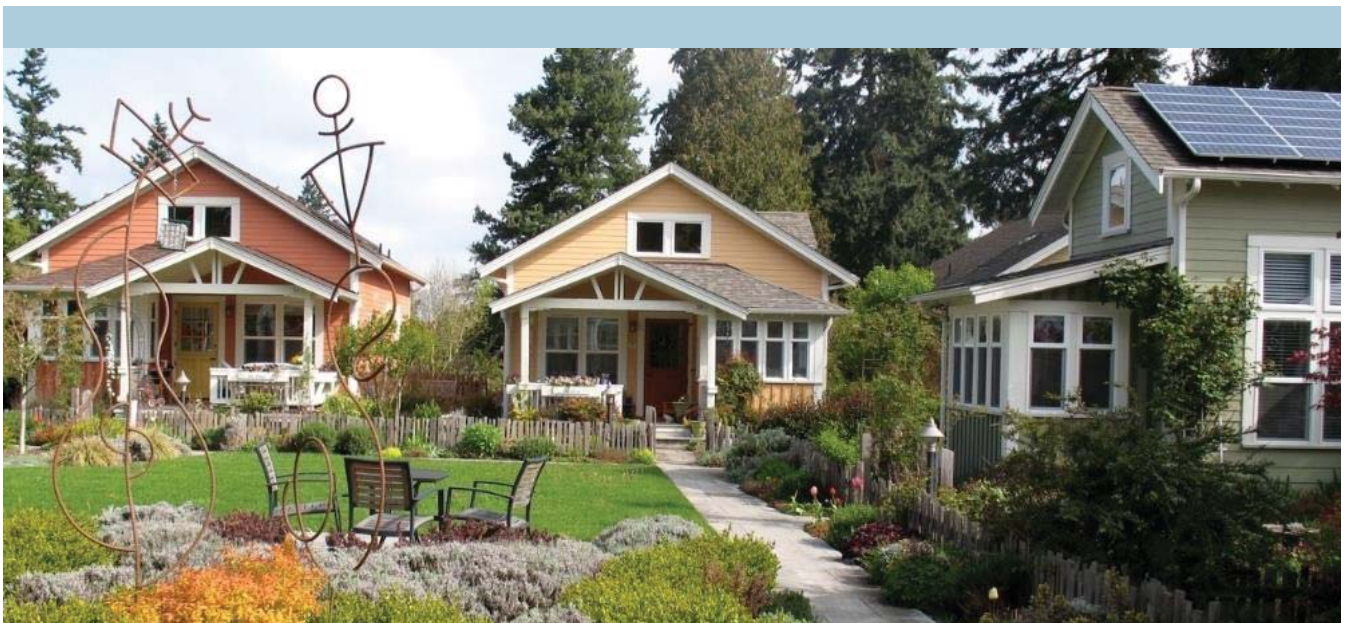
Street





Alternative Lot/Building Configurations

Courtyard Clusters / Attached Residential/ Rear Lots

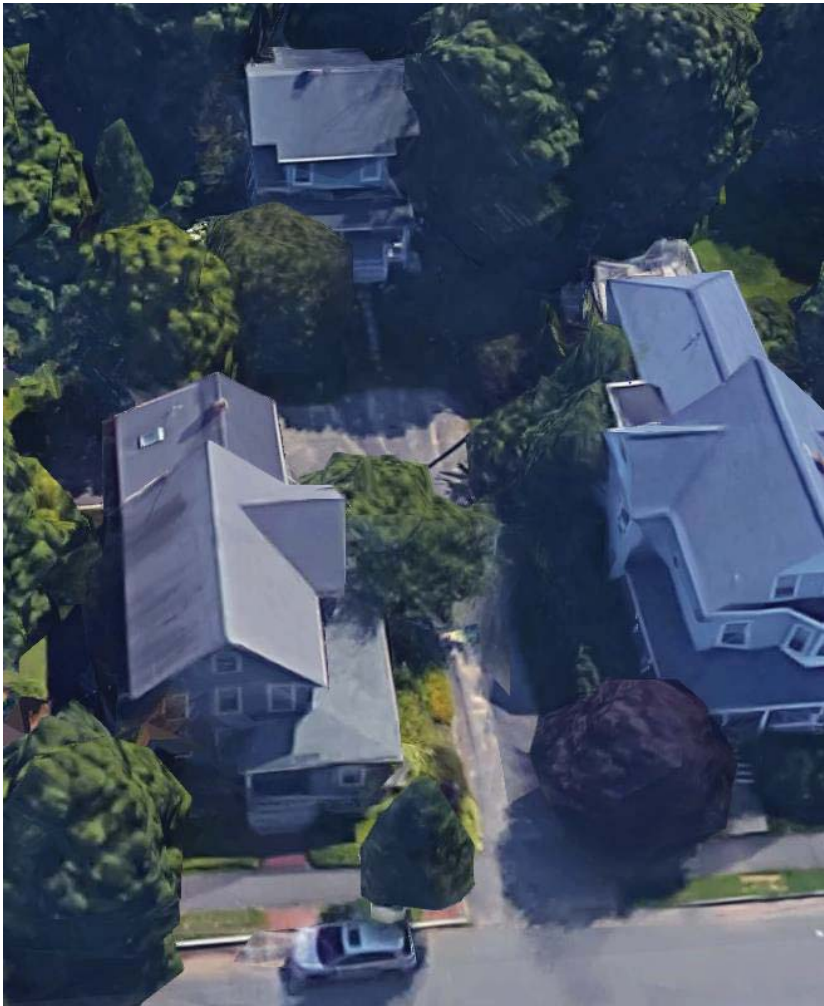


Courtyards Cluster allowed in all residence districts

Attached townhouses limited to the Neighborhood General district

Rear Lot

- Limited Size (House C only)
- Visible from the street or oriented toward a private lane
- Minimum lot depth for the front lot
- Special Permit required



Use Categories

- **From:**
 - Land Use, and anything found to be similar.
- **To:**
 - Use Category made up of similar uses.

Example: Assembly & Entertainment Uses



Parking & Transportation

- **Require Bike Parking**
- **Reduce Automobile Minimums & Add Maximums**
- **Allow sharing of underutilized parking**
- **Introduce Transportation Demand Management as a base requirement**

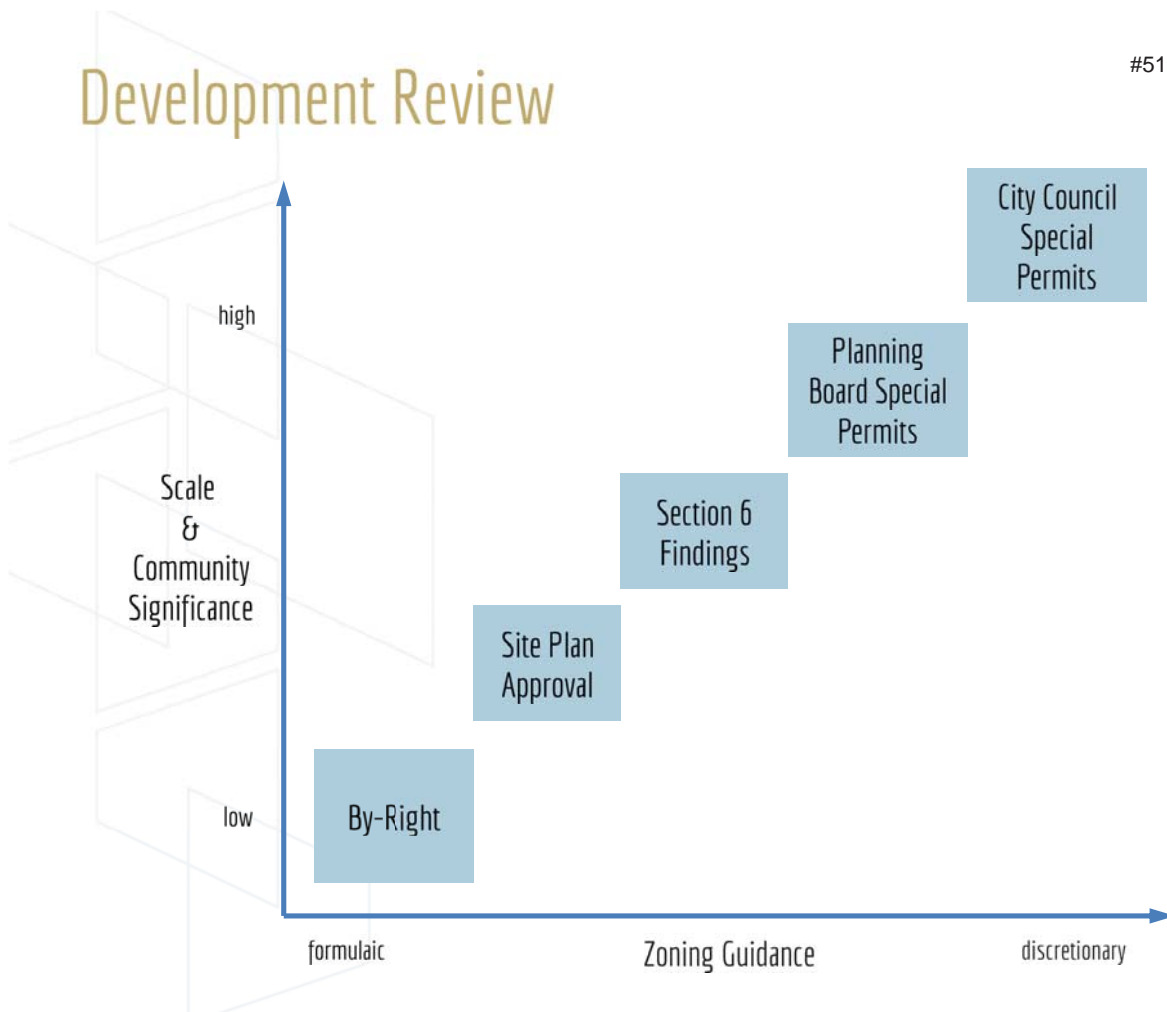


Sustainable Buildings & Environmental Site Design

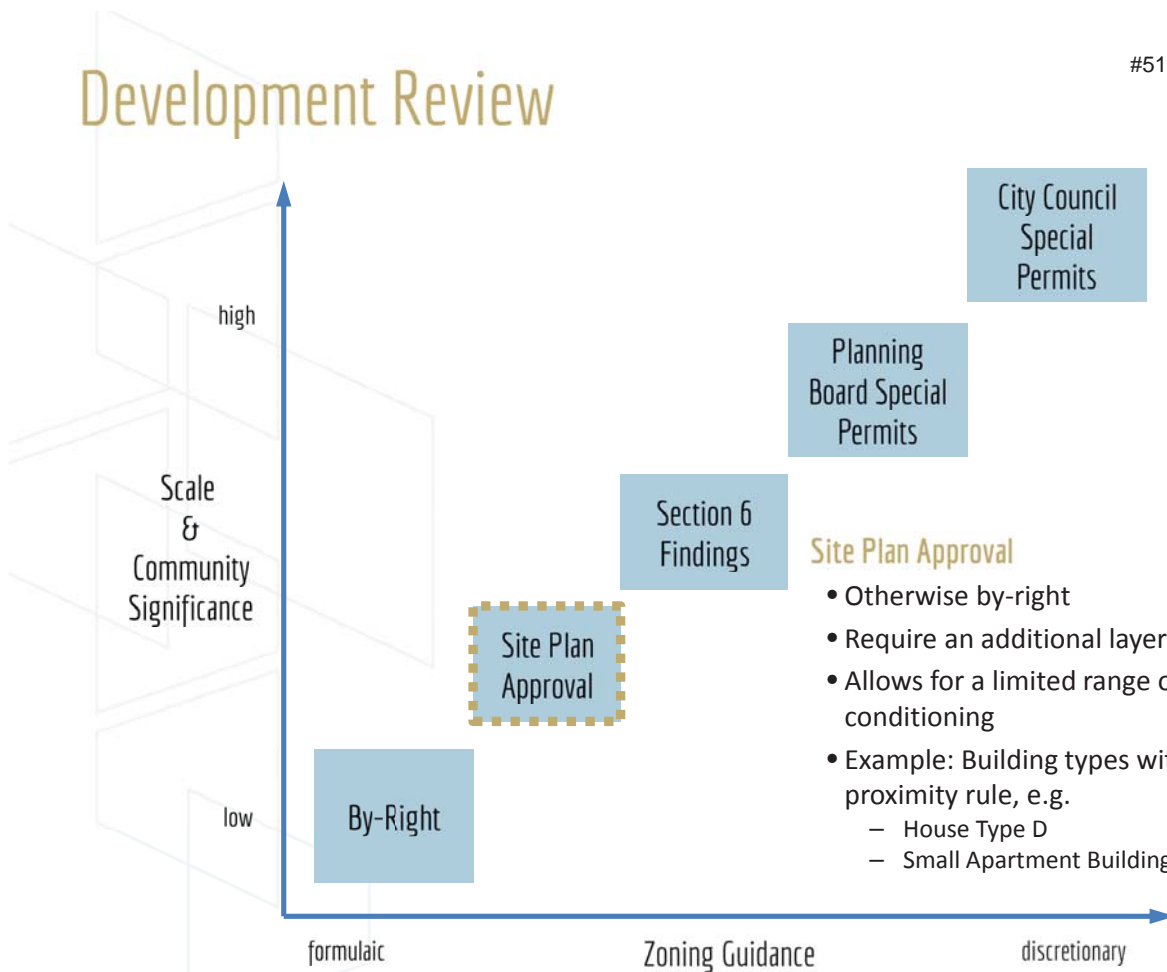


- **Promote buildings and site design that achieve City objectives relative to environmental sustainability and addressing Climate Change.**
- **Base Requirements + Incentive level requirement**
- **Looking for guidance from the upcoming Climate Action Plan.**
- **Other environmental provisions layered throughout the ordinance.**

Development Review



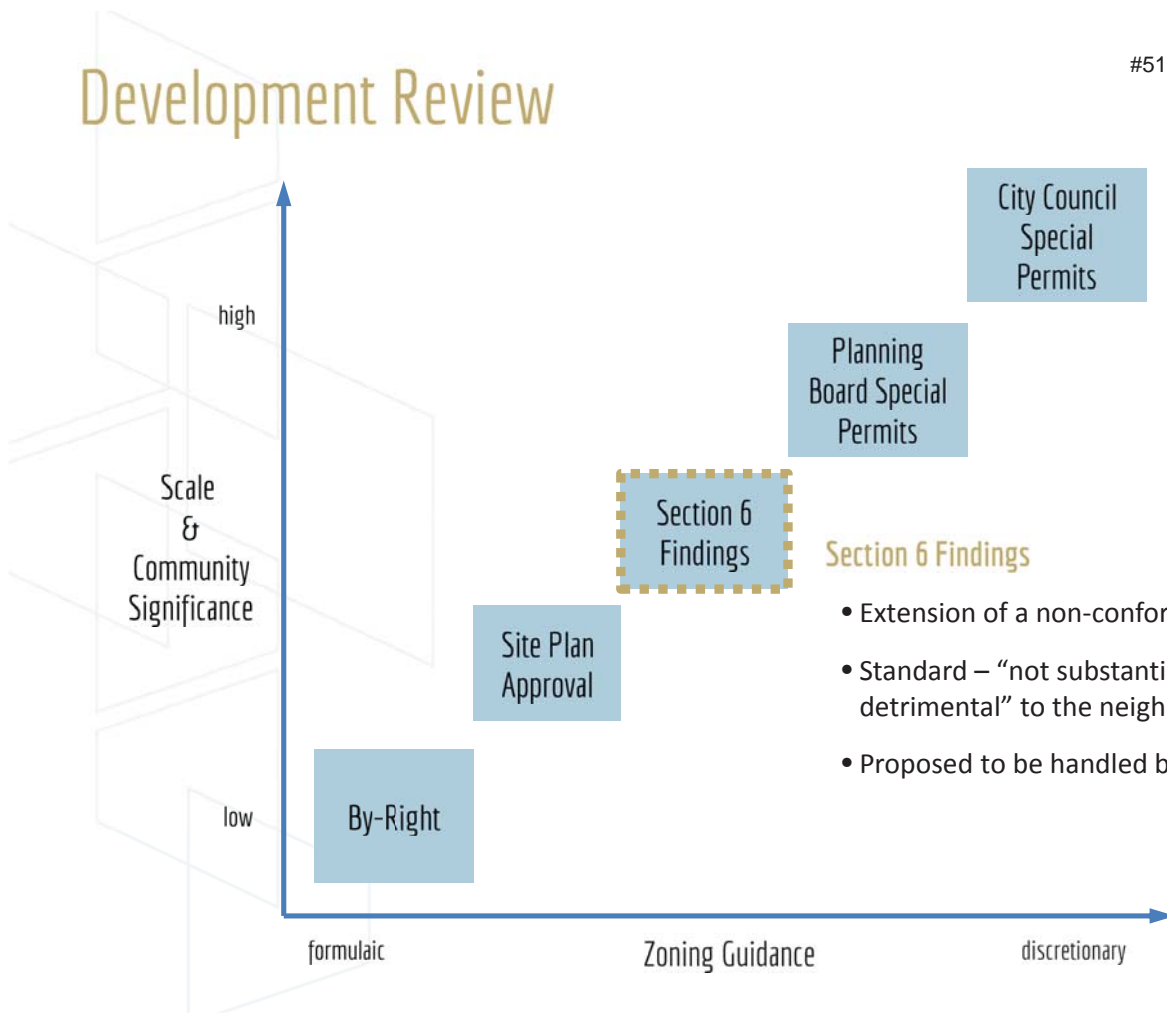
Development Review



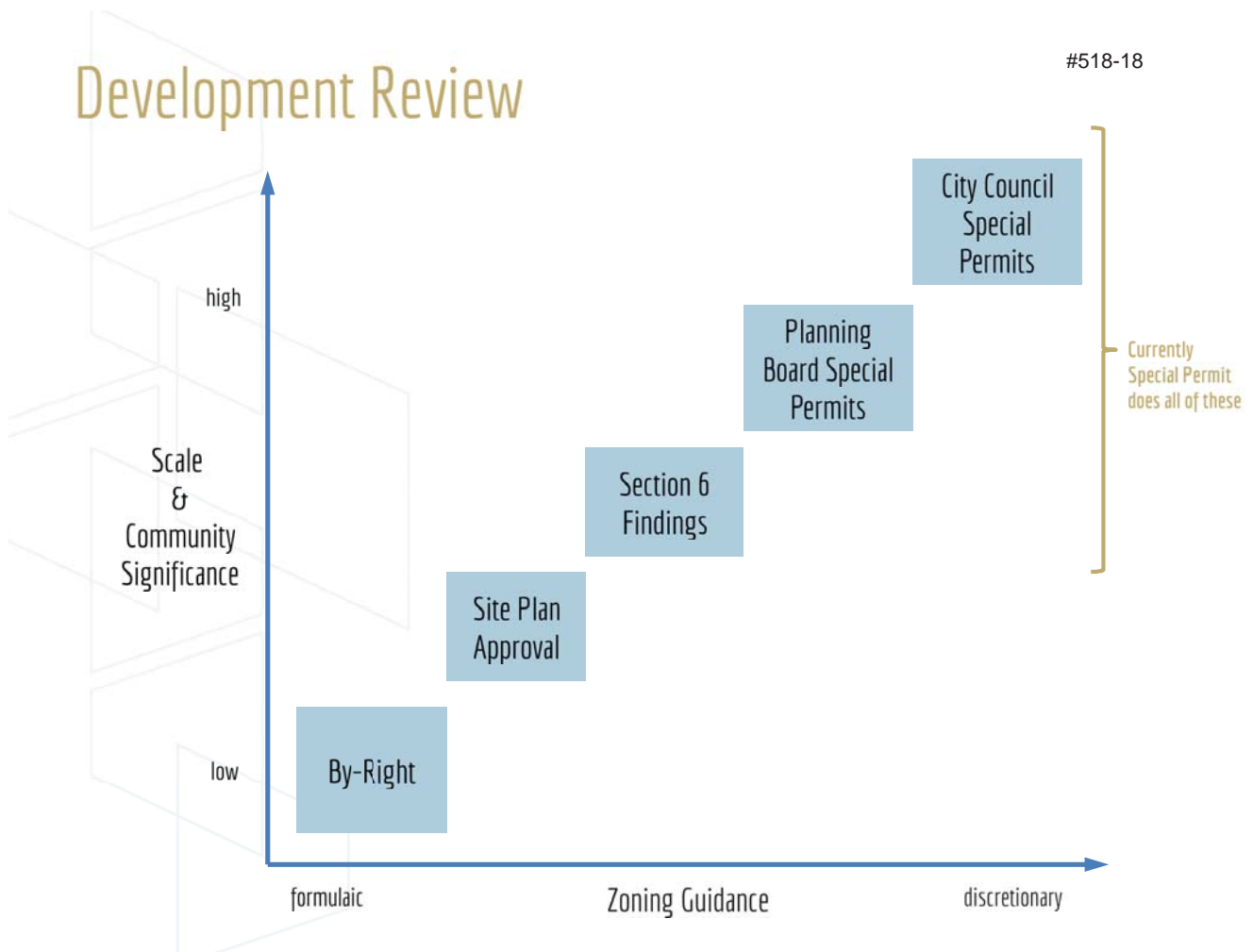
Site Plan Approval

- Otherwise by-right
- Require an additional layer of analysis
- Allows for a limited range of conditioning
- Example: Building types with a proximity rule, e.g.
 - House Type D
 - Small Apartment Buildings

Development Review



Development Review



Arts & Cultural Institutions

- New Use Categories
- Coming Soon - Arts related requirement for development projects over a certain size



Next Steps & Schedule

Upcoming Discussions

ZAP Anticipated Schedule

- Residence Districts
- Village Districts
- Single Purpose Districts
- Bringing it all Together: Districts Build Out Analysis (Feb 11th)

- Environmental Standards
- Transportation
- Signs and Arts
- Bringing it all Together: Development Standards

2nd Draft - Anticipated May 2019

Public Meetings

- Ward-by-Ward Meetings
Nov - Feb
- Meetings with Community Groups
- Office Hours (Spring 2019)

Committee of the Whole

- Quarterly Committee of the Whole meeting
- First One – Dec 6th



Thank You!