



# Newton Zoning 1<sup>st</sup> Draft Overview

Ward 4  
03.07.19

# Agenda

Objective

Background

Draft Map & Districts

Key Features & Zoom in on Ward 4

Next Steps





# Objective

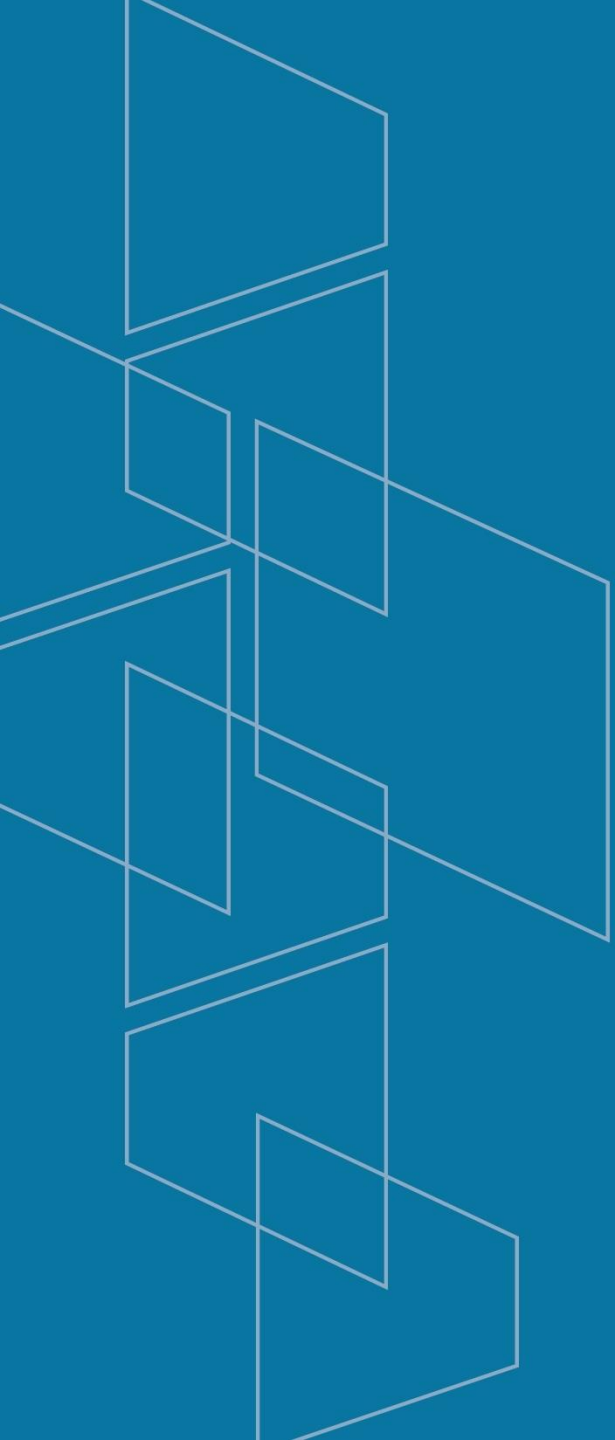
# Objective

## **Tonight we will:**

- **Provide an overview and orientation to the 1<sup>st</sup> Draft Zoning Ordinance.**
- **Start a discussion we anticipate stretching over many months of detailed review with the City Council and with the Public.**

# Objective

- **1<sup>st</sup> Draft** Zoning Ordinance.
- **Edits are underway**



Background

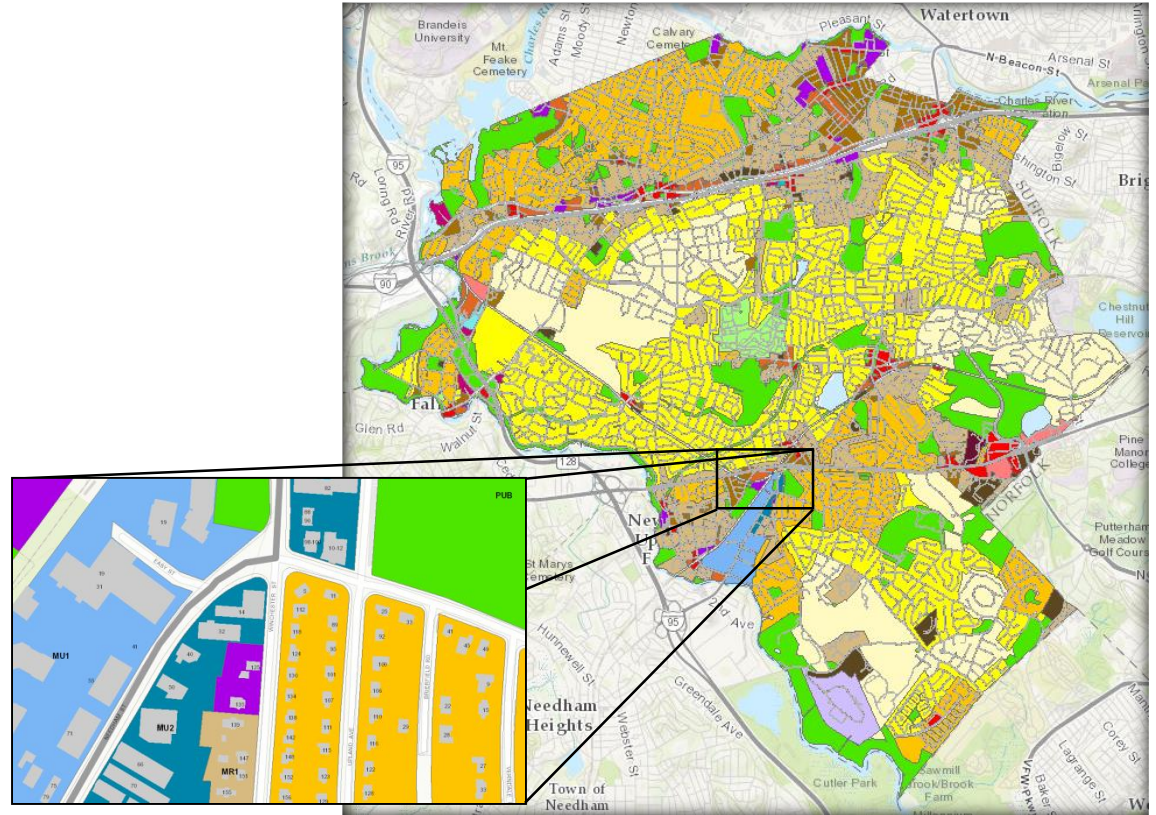
# What is Zoning?

**Zoning is the regulation of our built environment: types of buildings, their locations, and their uses.**

Zoning is the rule book for development

# Central Elements of Zoning

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

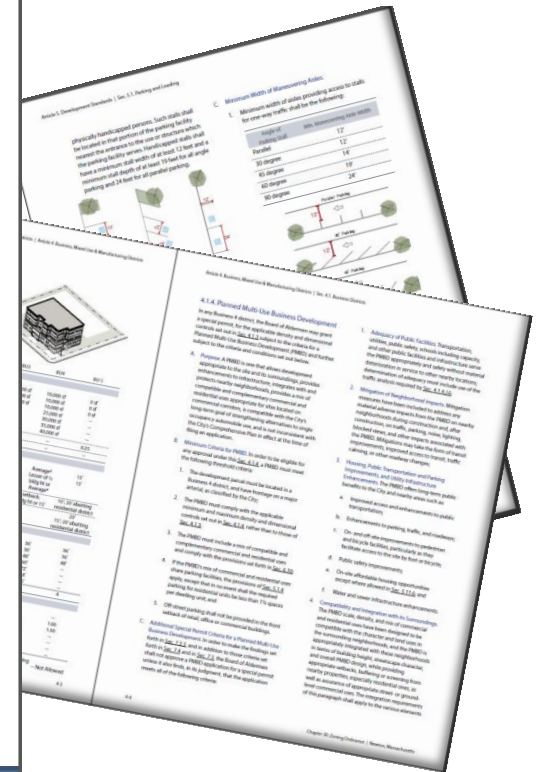
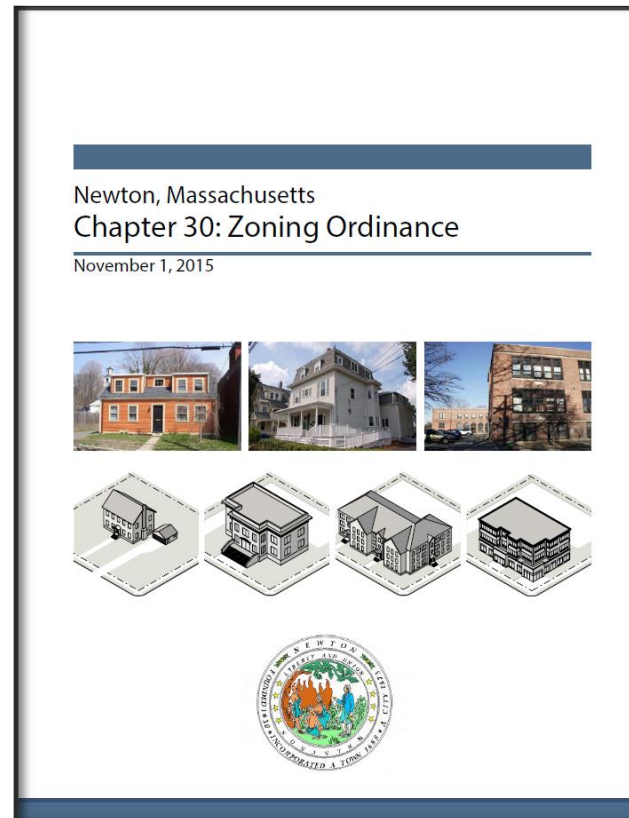


The Zoning Map divides the city into districts, each of which represents a different set of land uses and scales of building types.



# Central Elements of Zoning

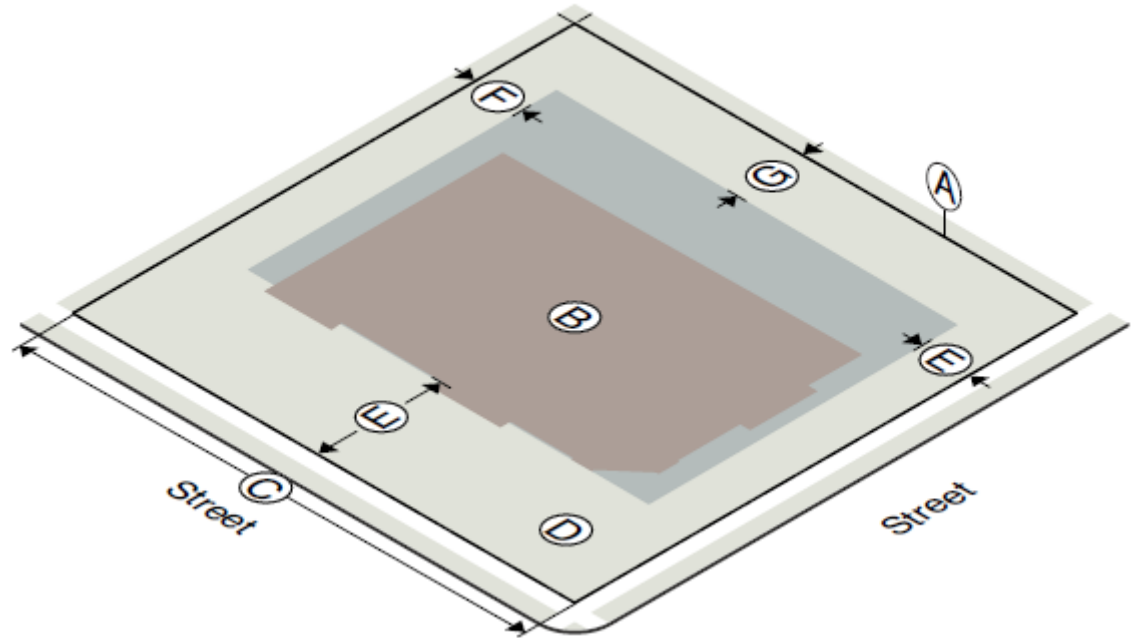
- The Zoning Map
- The Zoning Ordinance
- Dimensional Requirements
- Development and Use Standards
- Decision Making Processes



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

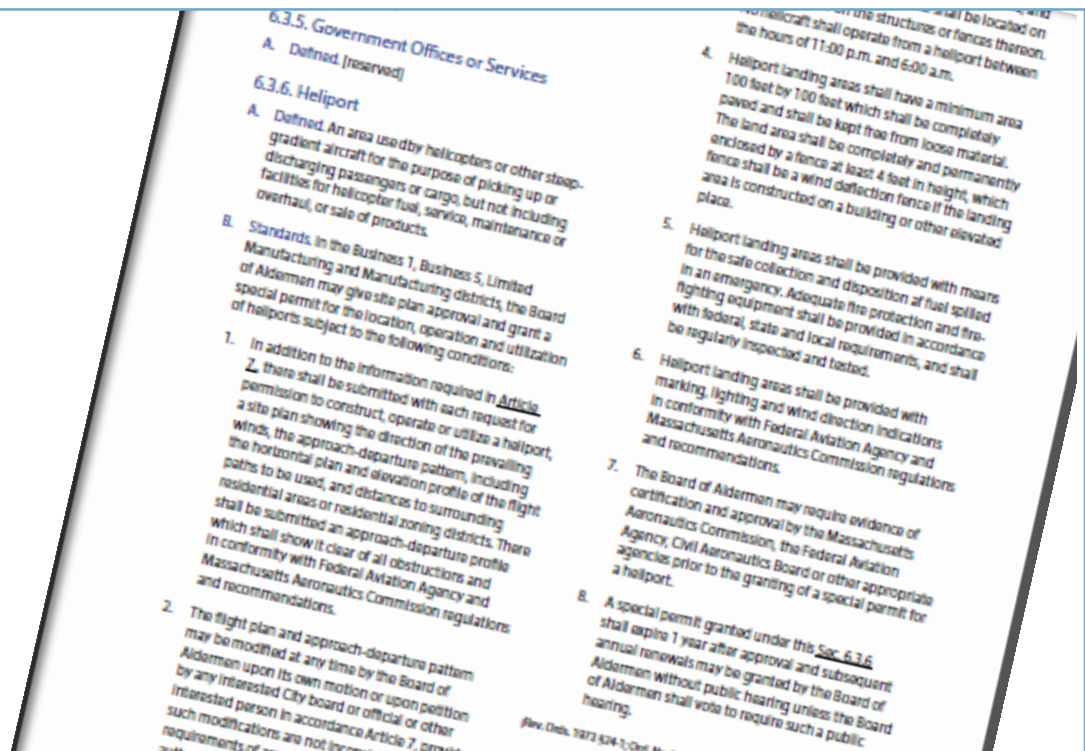
- The Zoning Map
- The Zoning Ordinance
- **Dimensional Requirements**
- Development and Use Standards
- Decision Making Processes



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



## 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**

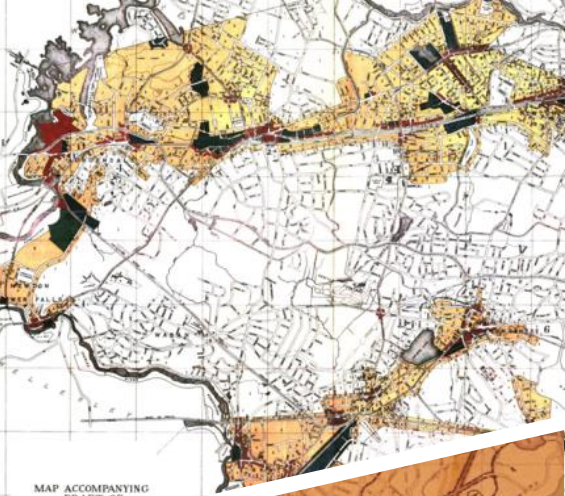
**Department**

*e.g. Building Permit*

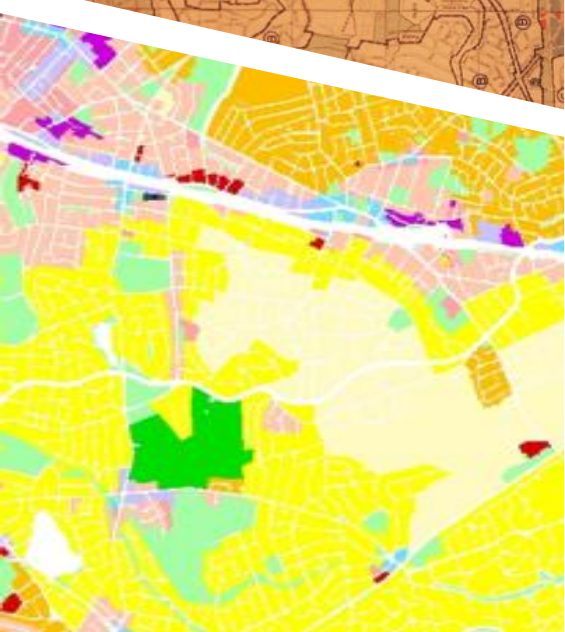


Created by Creative Stall  
from Noun Project

Decision Making Processes for applying the zoning rules are outlined in the ordinance as well.



# 30-Second History of Zoning in Newton

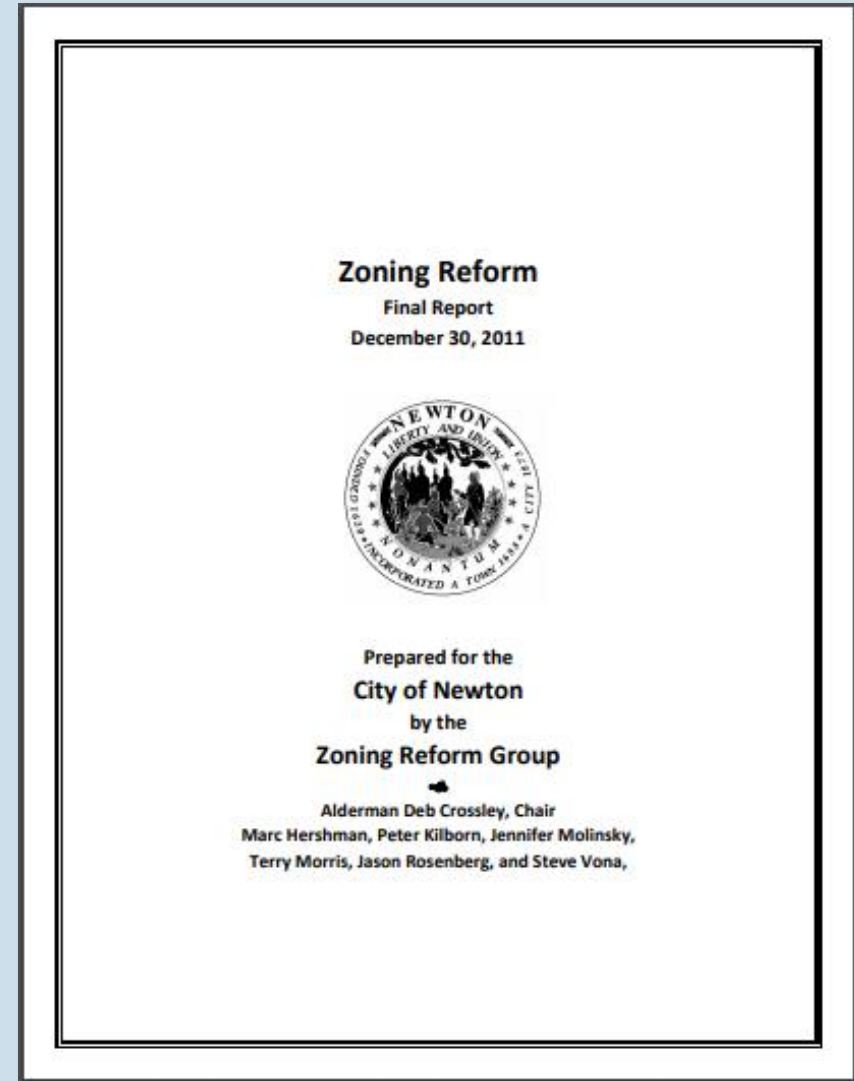


- 1922 – First zoning code in Newton
- 1941 – Introduce lot sizes & setbacks
- 1953 – Increase required lot sizes
- 1987 – Major reorganization, and update to commercial zones
- 2011 – Zoning Reform Group
- 2015 – Phase One completed
- 2017 – Zoning Redesign Event Series
- 2018 – Draft #1

*Current efforts*

# Themes from the 2011 Report

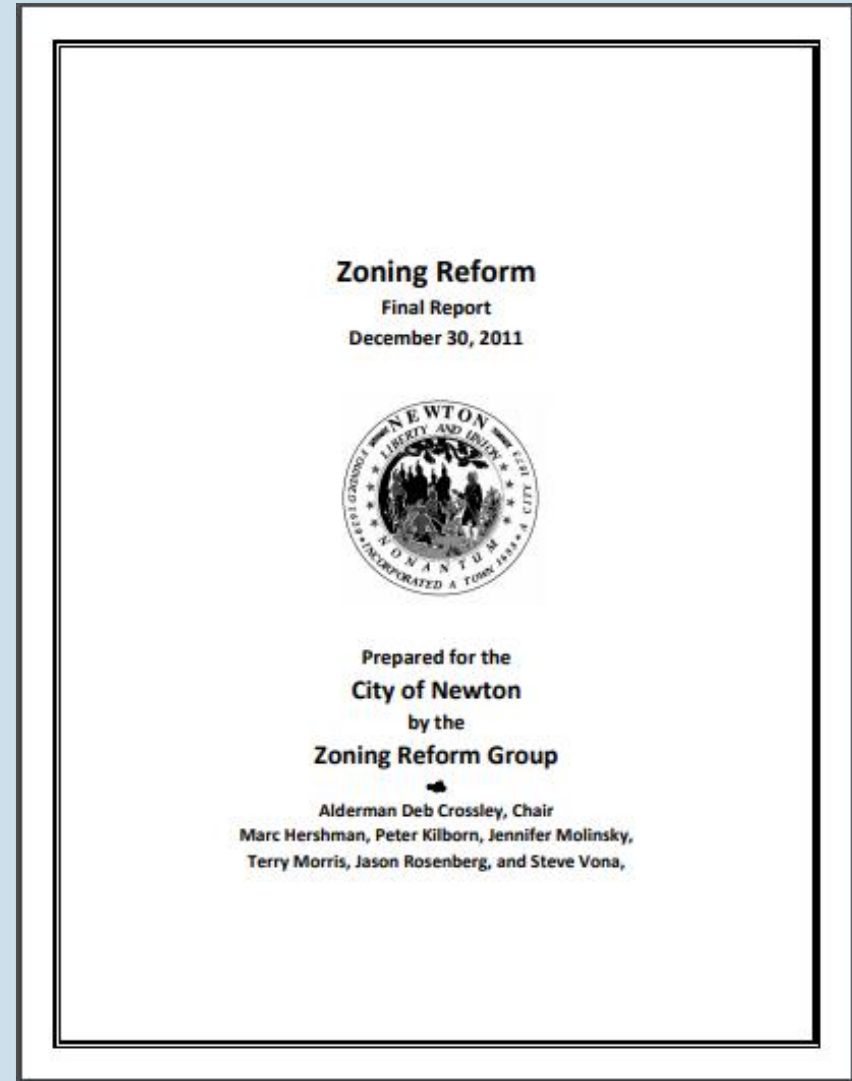
- Better **organize** the Ordinance for ease of use
- **Simplify and streamline** the permitting and review processes
- Recognize that each village center and commercial corridor is **unique**
- Encourage **mixed-use residential** redevelopment in village centers
- Create “**soft transitions**” between 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**



# Themes from the 2011 Report

**In short...**

**Create a Zoning Ordinance that preserves and enhances what we love about Newton, while modernizing and advancing issues we care about like addressing climate change and ensuring housing diversity.**



# 2016-2018 Community Process

## Newton Pattern Book

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2018

A master  
database of the  
character of  
Newton's  
neighborhoods



# 2016-2018 Community Process

- Sustainability
- Homeowners
- Economic Development
- Housing
- Transportation
- Arts
- Design
- Process
- Map





# Draft Zoning Map & Districts



# Draft Zoning Map

## Newton Corner

### Residence Districts

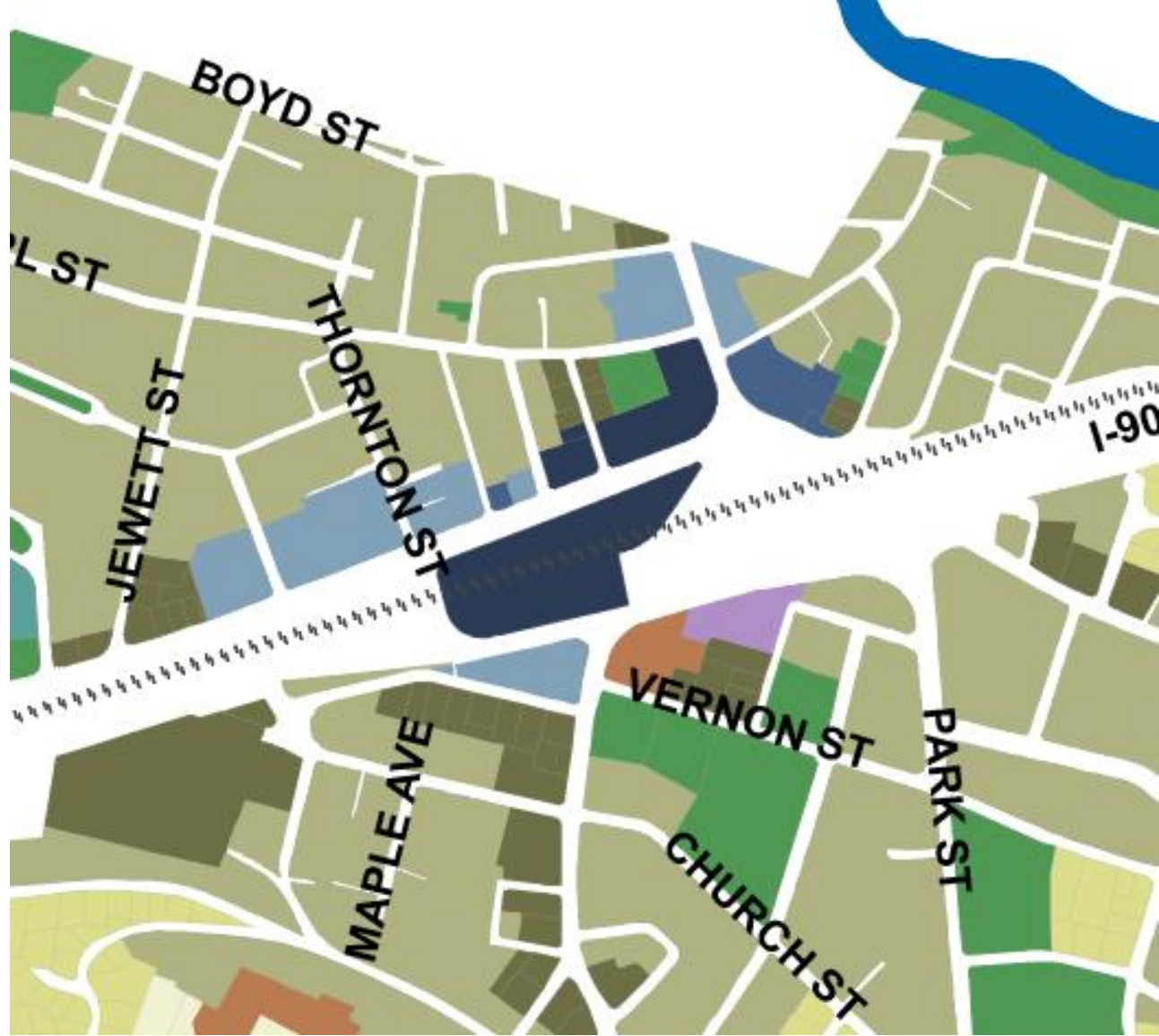
- R1 Residence 1
- R2 Residence 2
- R3 Residence3
- N Neighborhood General

### Village Districts

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

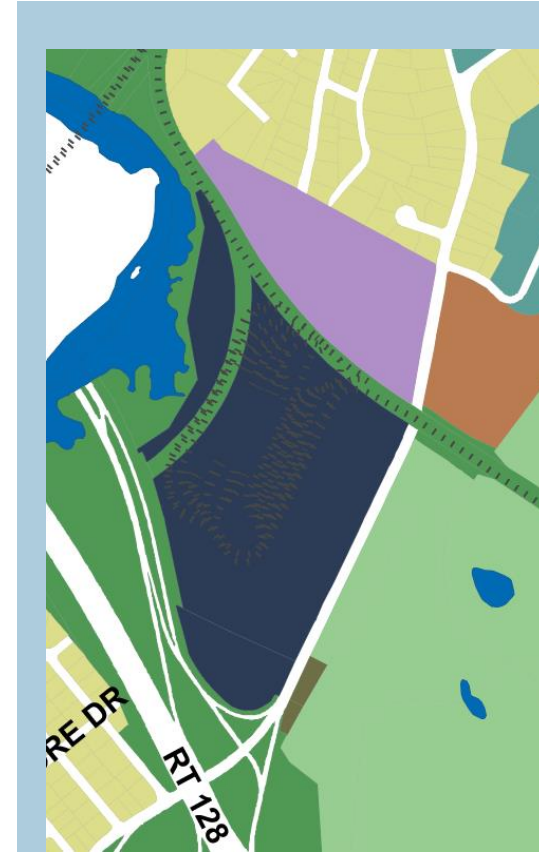
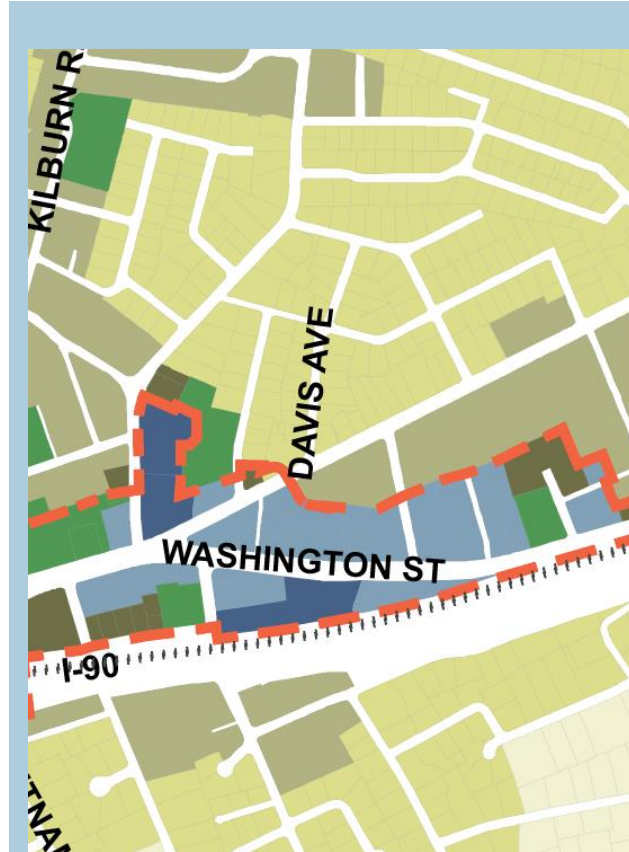
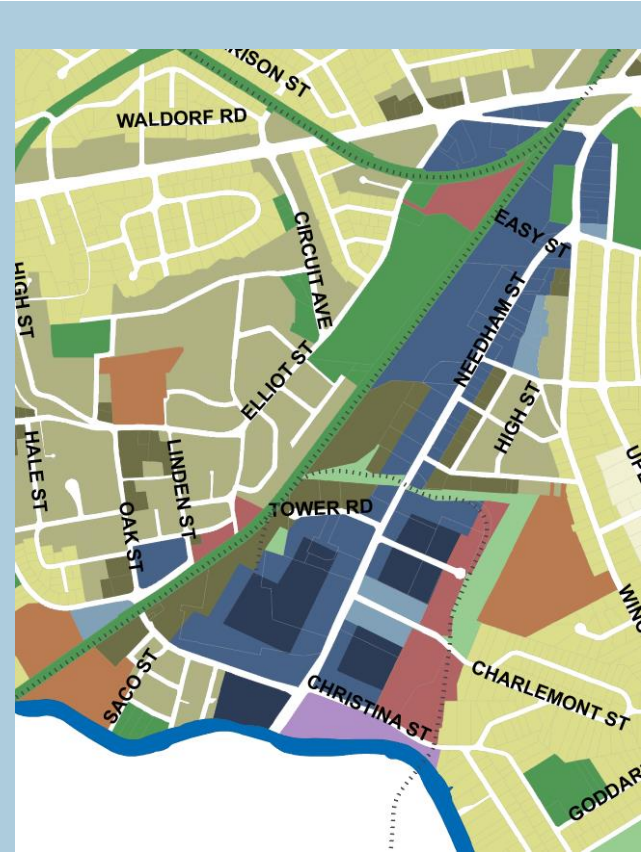
### Single Purpose Districts

- 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)

# 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

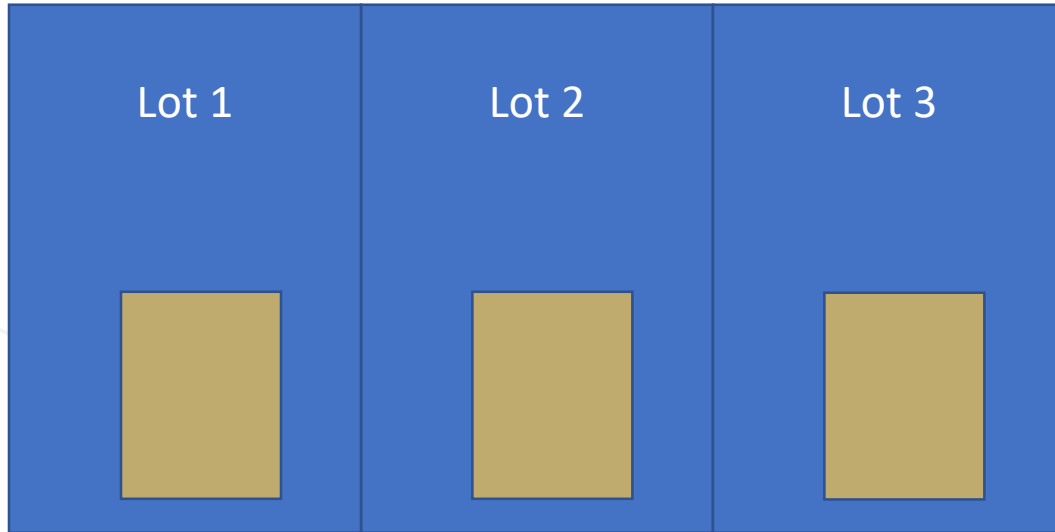
## Riverside

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



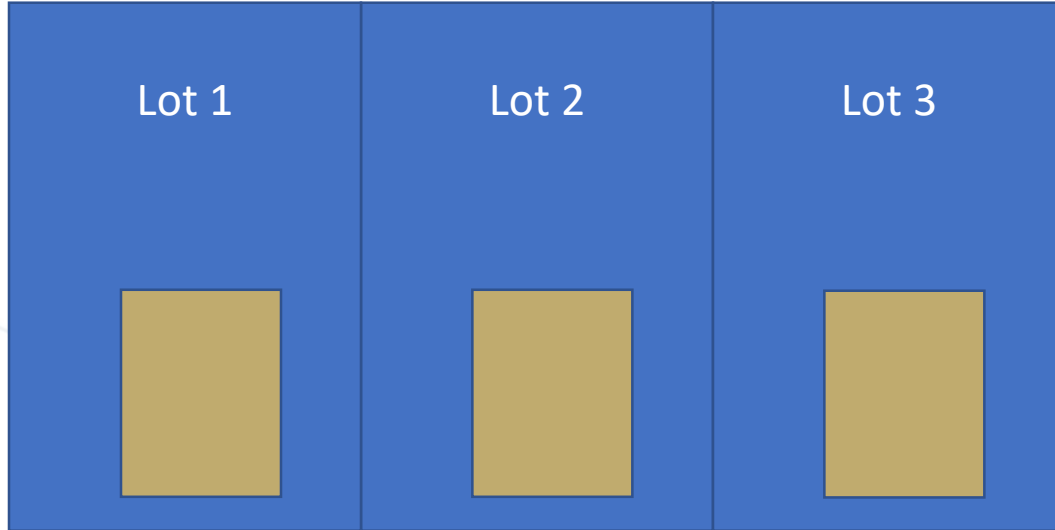
# Key Features & Zoom in on Ward 4

# Lot Size & Building Size

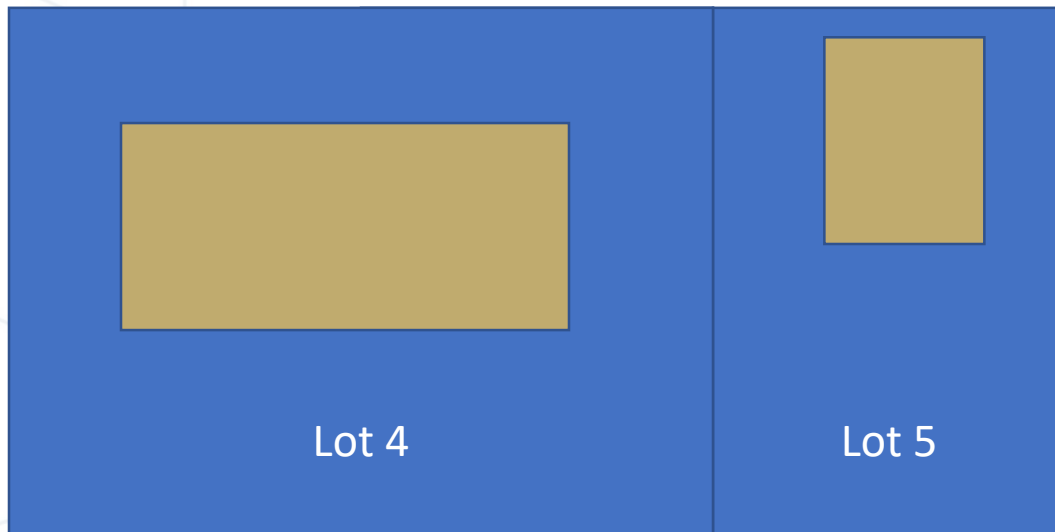


Street

# Lot Size & Building Size

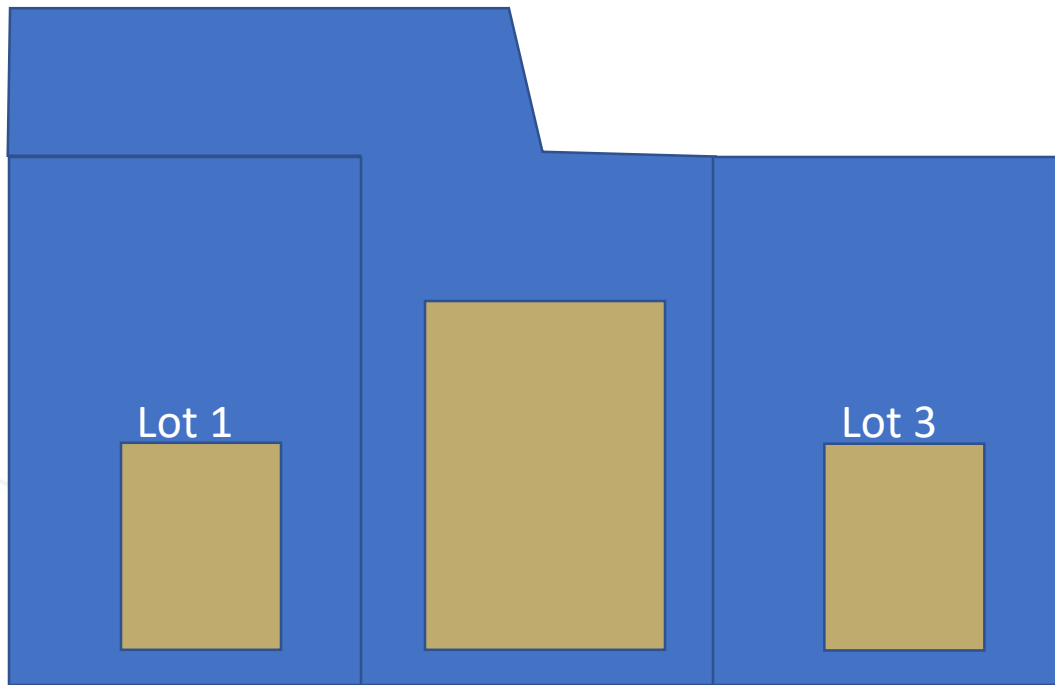


Street

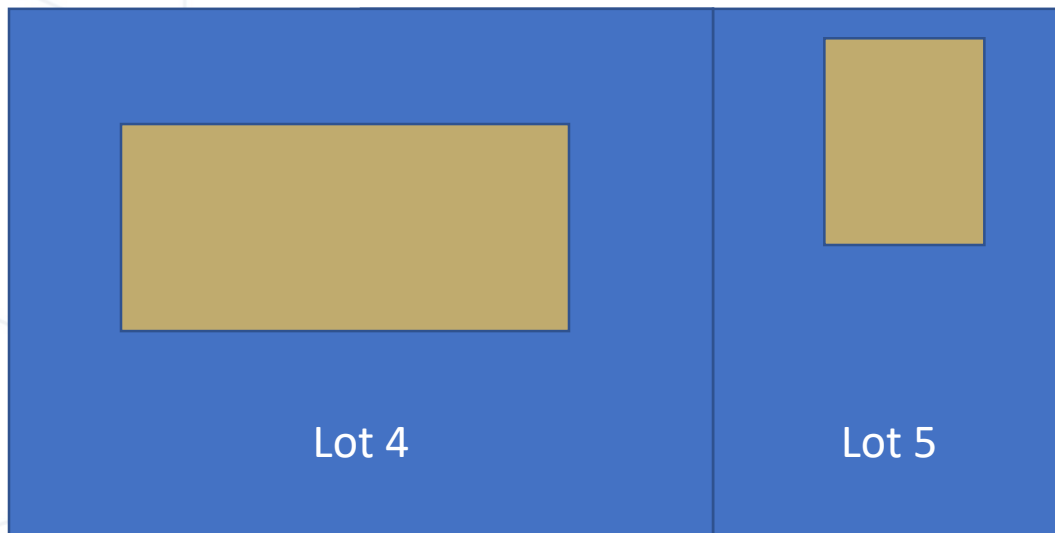




# Lot Size & Building Size



Street



Lot 4

Lot 5

# Lot Size & Building Size



An aerial photograph of a residential neighborhood. A yellow polygon highlights a large, wooded lot in the upper portion of the image. The surrounding area contains several houses with grey roofs, green lawns, and paved streets. The text 'Lot Size & Building Size' is overlaid in the top left corner.

# Lot Size & Building Size

The Draft Ordinance shifts the relationship  
Building Size first  
—  
Lot Size second

# Building Types

**Building Types outline all of the regulations relating directly to the building shape & size**

- Min/Max Building Width & Depth
- Max. Building Footprint
- Max. Height
- Design Standards
  - Roof Types
  - Fenestration Requirements (windows/doors)

House A	House B	House C	House D	Two-Unit Building	Apartment House	Small Apartment Building	Shop House	???
								
<b>House A</b> 1 unit only 2500 sf footprint 2.5 stories	<b>House B</b> 1 unit only 600 sf footprint 2.5 stories	<b>House C</b> 1 unit only 400 sf footprint 1.5 stories	<b>House D</b> 1 unit only 8500 sf footprint 1 story	<b>Two-Unit</b> 2 units only 2000 sf footprint 3 stories	<b>Apartment House</b> 3-6 unit only 2500 sf footprint 3 stories	<b>Small Apartment Building</b> 3-10 unit only 4200 sf footprint 3 stories	<b>Shop House</b> Res. + Comm. Ground floor 2500 sf footprint 3 stories	<b>???</b>

# Building Types

Each district has a list of allowed building types

House B	House C	House D
		
<b>House B</b> 1 unit only 1600 sf footprint 2.5 stories	<b>House C</b> 1 unit only 1400 sf footprint 1.5 stories	<b>House D</b> 1 unit only 3500 sf footprint 1 story



House A	Two-Unit Building	Apartment House	Small Apartment Building	Shop House	???
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# Building Types

Each district has a list of allowed building types

**House B**



**House B**  
1 unit only  
1600 sf footprint  
2.5 stories

**House C**



**House C**  
1 unit only  
1400 sf footprint  
1.5 stories

**House D**



**House D**  
1 unit only  
3500 sf footprint  
1 story



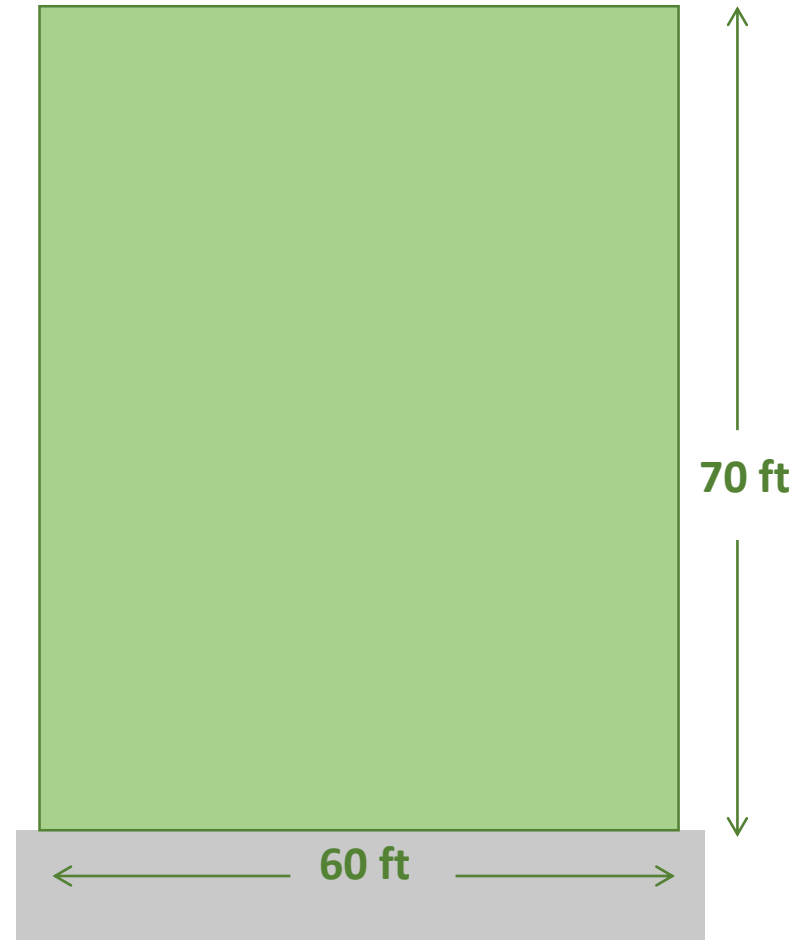
**House A**   **Two-Unit Building**   **Apartment House**   **Small Apartment Building**   **Shop House**   **???**

# Lot Standards & Lot Size

## Each district has a list of lot standards

*relating to the creation of new lots and the placement of a building on a lot*

- Frontage
- Setbacks
- Lot coverage (building, driveway, deck, pool, etc.)



House A

Two-Unit Building

Apartment House

Small Apartment Building

Shop House

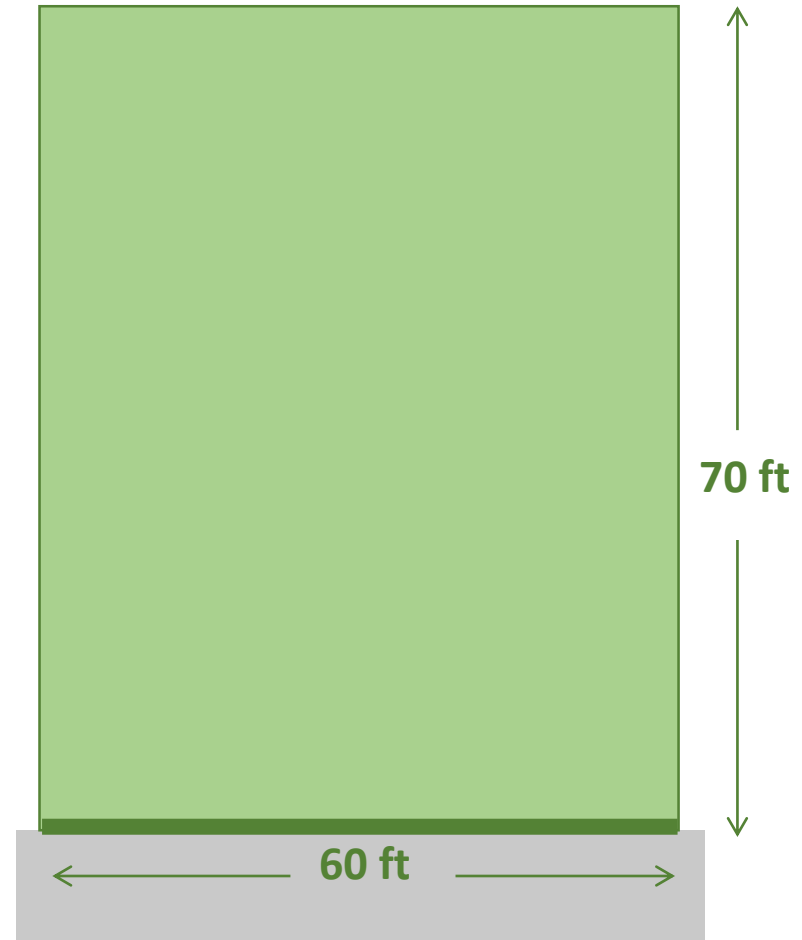
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Apartment House

Small Apartment Building

Shop House

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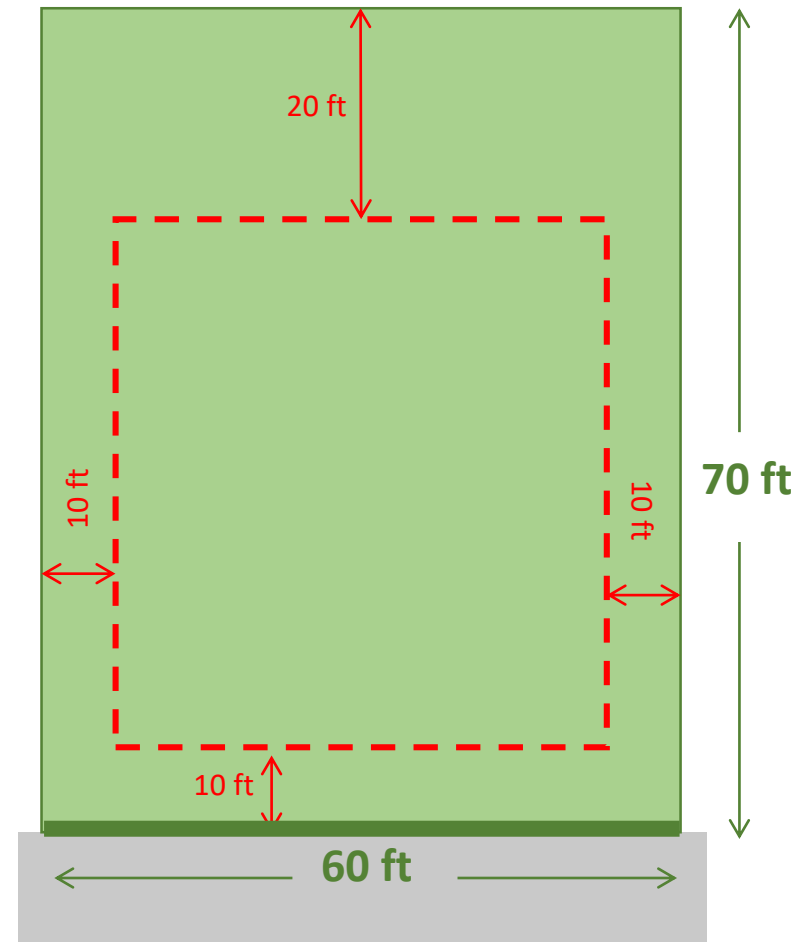


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Two-Unit Building

Apartment House

Small Apartment Building

Shop House

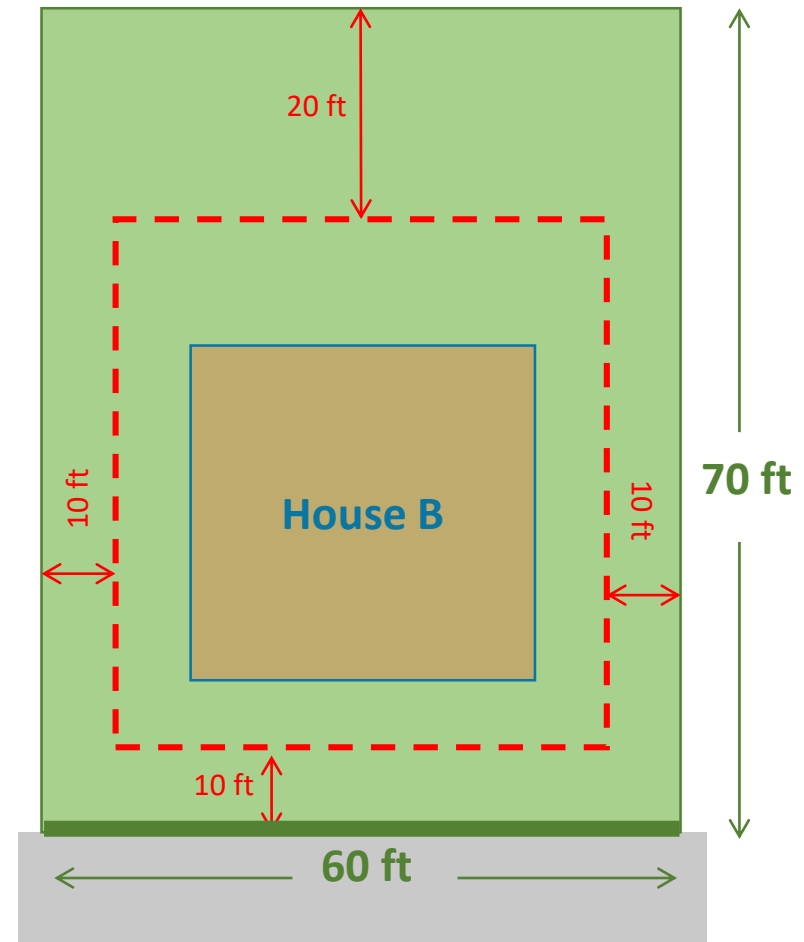
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Small Apartment Building

Shop House

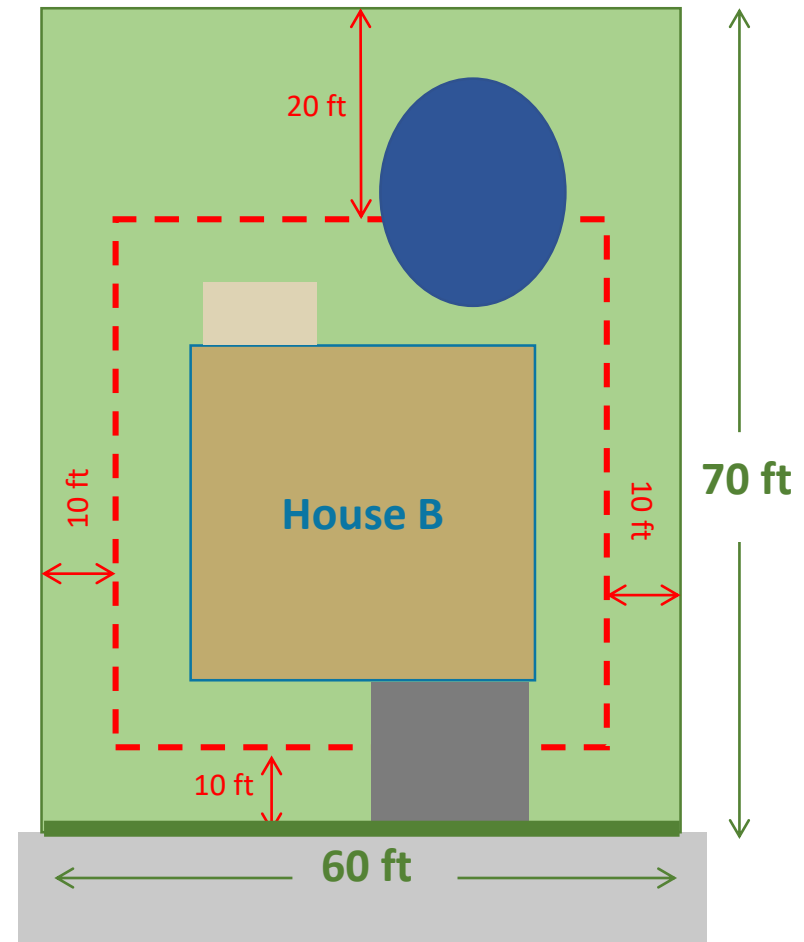
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House A

Two-Unit Building

Apartment House

Small Apartment Building

Shop House

???

# 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



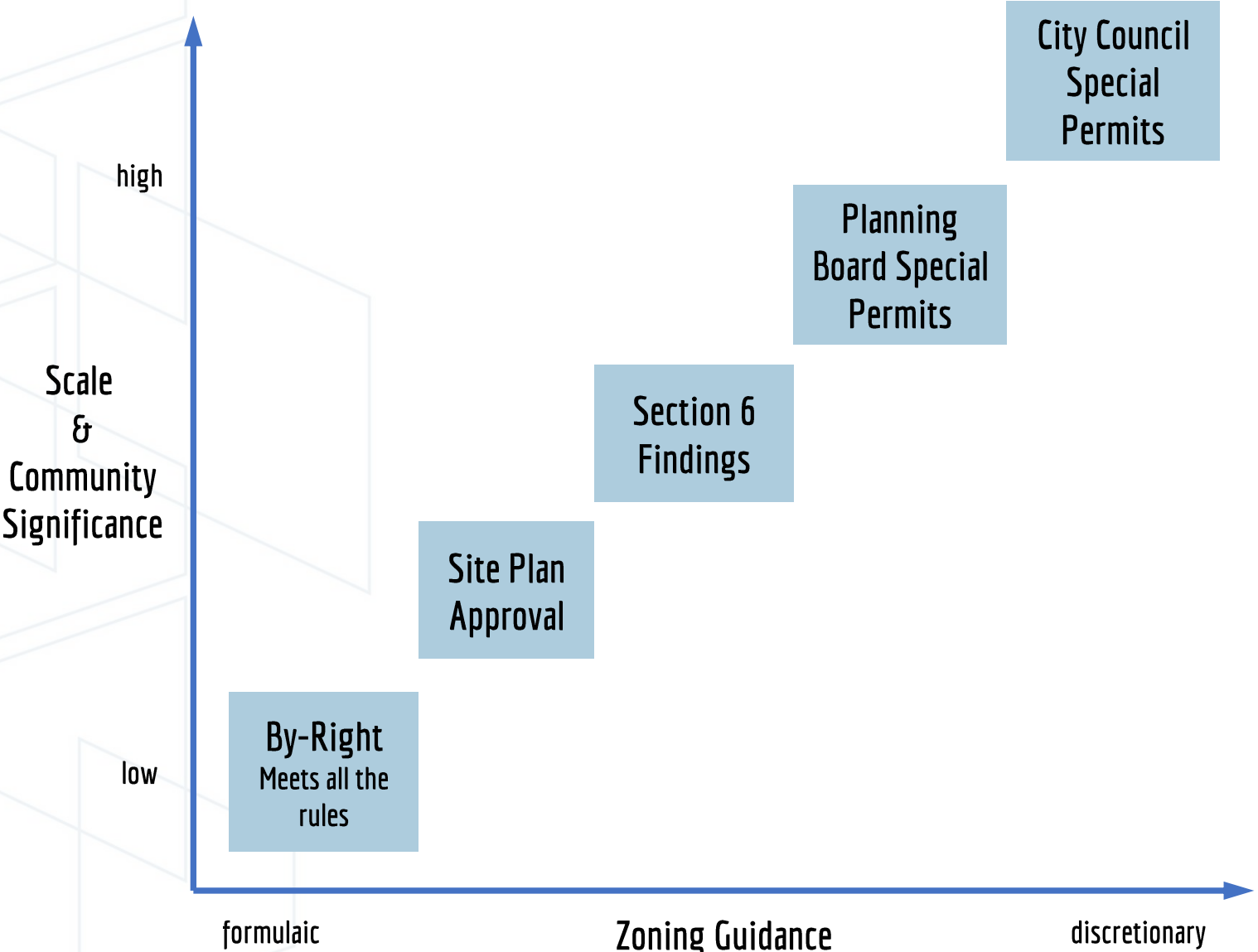
- **Promote environmental sustainability and projects that address climate change**
- **Looking for guidance from the upcoming Climate Action Plan.**

# Arts & Cultural Institutions

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



# Development Review



# Development Review

## Special Permits & Design Review

- Building Types allow a range of special permit options, all with design review required
- Large House Review:  
*What is large?*
  - Lowering the by right standards shifts more projects into the special permit with design review





# Development Review

## Administrative Site Plan Approval

- Building Types or Site Features that are essentially by-right, but need more specific staff review
- Proximity Rule is an example


**House D**



**House D**  
1 unit only  
3500 sf footprint  
1 story



**House D**  
Additional standards

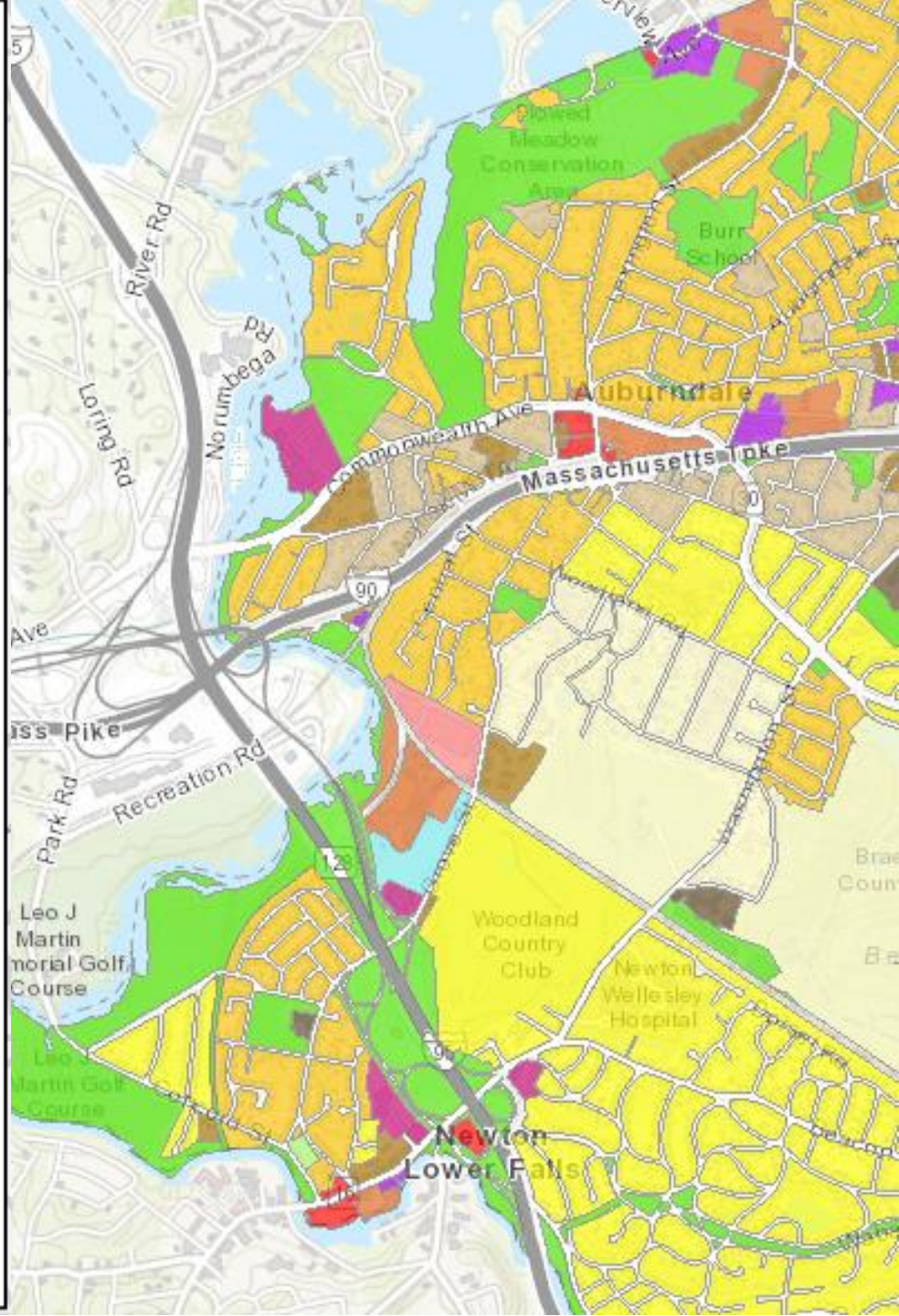
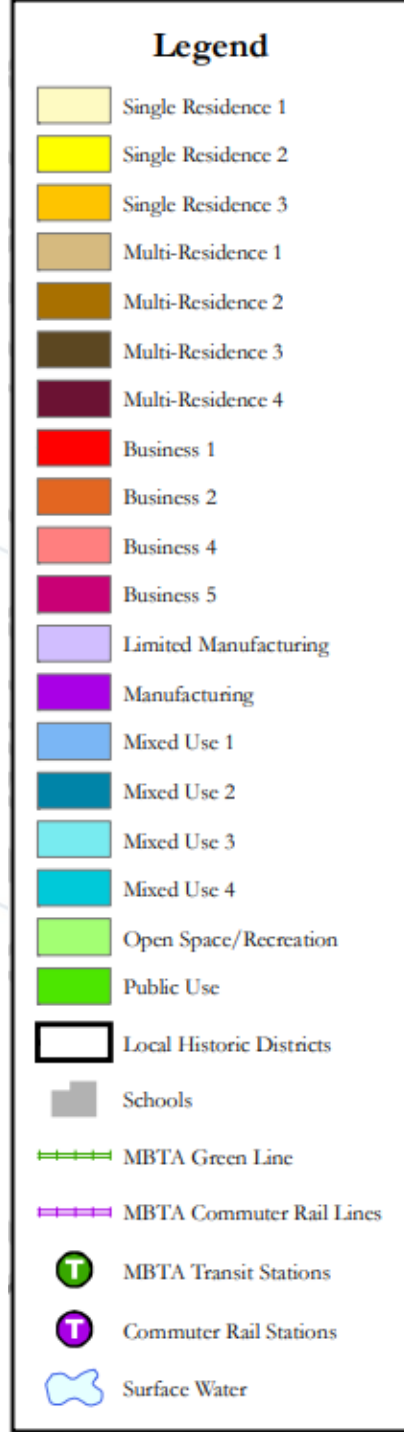


**House D**  
Proximity rule  
Must present 3  
existing House Ds  
within 500 ft



# Zooming in on Ward 4

# Current Zoning Map



# First Draft Zoning Map

**Residence Districts**

- R1 Residence 1
- R2 Residence 2
- R3 Residence 3
- 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

Washington Street Vision Plan  
(area under study for master plan zoning)



The image features a light blue background. In the top left corner, there is a white geometric shape consisting of several lines forming a trapezoidal or polygonal shape. The main content of the image is the text "A Walk Through of the R3 District" centered in a bold, dark blue font.

# A Walk Through of the R3 District

# Residence 3 - Building Types

## By Right

(conforming with all of the rules)

- House B
- House C
- Two-Unit



## Site Plan Approval

(conforming with all of the rules, detailed check on proximity rule)

- Apartment House
- Small Apartment Building



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# Residence 3 - Building Types

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- House C
- Two-Unit



## Site Plan Approval

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- Apartment House
- Small Apartment Building



# Residence 3 - Split the District

## Residence 3 - Feb.

- House B
- House C
- Two-Unit

House B	House C	Two-Unit Building
		
<b>House B</b> 1 unit only 1400 sf footprint 2.5 stories	<b>House C</b> 1 unit only 1200 sf footprint 1.5 stories	<b>Two-Unit</b> 2 units only 1400 sf footprint 2.5 stories

## Residence 4 - NEW

- House B
- House C
- Two-Unit
- 3-Unit

*Special Permit: 4-8 Unit*

*Mapped to locations where there is a pattern of 3-8 unit buildings*

House B	House C	Two-Unit Building	3-Unit Building	4-8 Unit Building
				
<b>House B</b> 1 unit only 1400 sf footprint 2.5 stories	<b>House C</b> 1 unit only 1200 sf footprint 1.5 stories	<b>Two-Unit</b> 2 units only 1400 sf footprint 2.5 stories	<b>3-Unit Building</b> 3 unit only 1600 sf footprint 2.5 stories	<b>4-8 Unit Building</b> Special Permit only 4-8 units 2500 sf footprint 2.5 stories



# Next Steps & Schedule

## Next Task

# Prepare the second draft

- Review feedback on the 1<sup>st</sup> Draft
- Develop new zoning text and map for City Council consideration

**2<sup>nd</sup> Draft - Anticipated May 2019**

# Upcoming Discussions

## City Council Meetings

- Regular discussions at the Zoning and Planning Committee

## Public Meetings

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

**2<sup>nd</sup> Draft - Anticipated May 2019**

# How to Connect

[www.newtonma.gov/zoningredesign](http://www.newtonma.gov/zoningredesign)

- Full text of the First Draft Ordinance
- Interactive Map (Current Zoning and First Draft Zoning)
- Additional Materials
- Archive of the 2016-2018 Series Materials

Sign Up for Emails!

Office Hours

Starting in Spring 2019

Email a Question, Idea, or Comment:  
[zoningredesign@newtonma.gov](mailto:zoningredesign@newtonma.gov)

**Thank You!**

