

# Zoning and Planning Committee

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## **ZONING REFORM PHASE 1** **Draft Zoning Ordinance**

# Zoning Reform Phase 1

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- Reorganize
- Clarify
- Address Inconsistencies
- Modernize

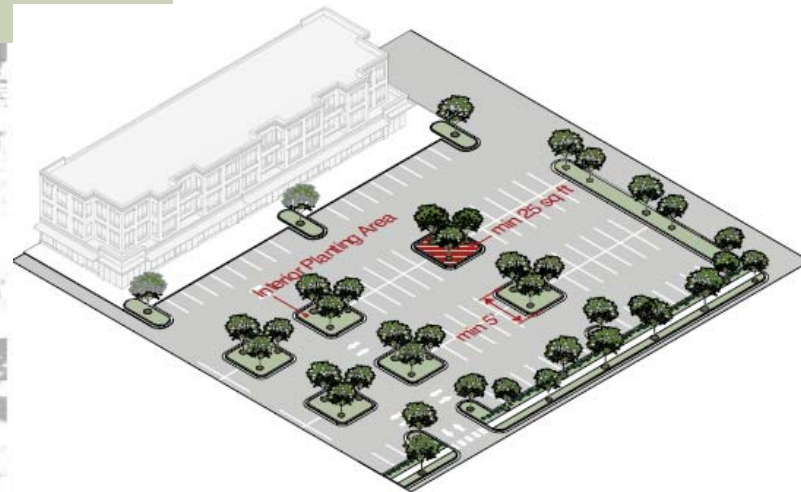
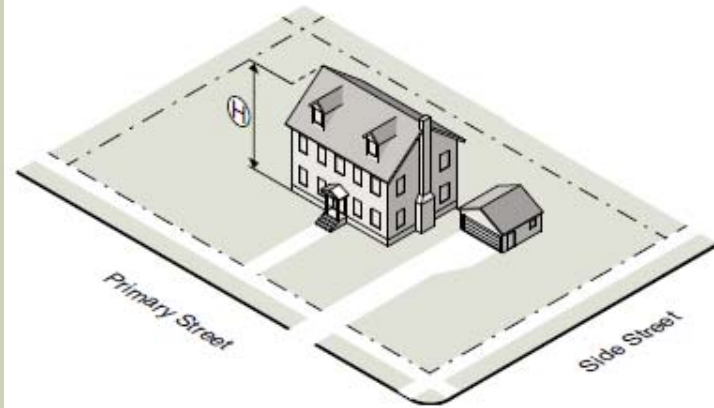
# Zoning Reform Phase 1

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- Illustration
- Organization
- Tables
- Links

# Illustration

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# Organization



**ART. I. IN GENERAL**

**ART. II. USE REGULATIONS**

**ART. III. PARKING AND LOADING FACILITIES**

**ART. IV. ZONING ADMINISTRATION**

**ART. V. MISCELLANEOUS**

**ART. VI. ZONING BOARD OF APPEALS**

**ART. VII. MISCELLANEOUS; ENFORCEMENT**

## **Article 1. General Provisions**

The existing general provisions, plus establishment of districts.

## **Article 2. Residential Districts**

Residential zoning district intent and dimensional standards.

## **Article 3. Mixed Use and Employment Districts**

Existing business, manufacturing and mixed use district intent and dimensional standards.

## **Article 4. Use Regulations**

A consolidated use table and all use regulations (principal, accessory and temporary).

## **Article 5. Development Standards**

Development standards for all sites (parking, loading, signs).

## **Article 6. Administration**

Existing material from Zoning Administration, Zoning Board of Appeals, Nonconformities and Enforcement.

## **Article 7. Definitions**

Existing definitions.

# Tables



## Sec. 4.4. Allowed Uses

### 4.4.1. Business, Mixed Use & Manufacturing Districts

Business, Mixed Use & Manufacturing Districts	BU 1	BU 2	BU 3	BU 4	BU 5	MU 1	MU 2	MU 3	MU 4	M	LM	Definition/ Listed Standard
<b>Residential Uses</b>												
<del>Single-Family, detached</del> <b>One-family residential</b>	L	L	L	L	=	=	=	=	=	=	=	<a href="#">Sec. 6.2.1.</a>
<del>Single-Family, detached</del> <b>Two-family residential</b>	L	L	L	L	=	=	=	=	=	=	=	<a href="#">Sec. 6.2.2.</a>
<b>Residential use Multifamily</b> , above ground floor	L	L	L	L	--	SP	L/SP	P	P	--	--	<a href="#">Sec. 6.2.4.</a>
<b>Residential use Multifamily</b> , ground floor	SP	SP	SP	SP	--	SP	SP	P	SP	--	--	<a href="#">Sec. 6.2.4.</a>
Assisted living, nursing home	--	--	--	--	--	--	--	SP	SP	--	--	<a href="#">Sec. 6.2.5.</a>
Elderly housing with services	SP	SP	SP	SP	--	--	--	--	--	--	--	<a href="#">Sec. 6.2.10.</a>
Live/work space	--	--	--	--	--	--	--	P	P	--	--	<a href="#">Sec. 6.2.11.</a>
Single-room occupancy dwelling, single-person occupancy dwelling	--	--	--	--	--	--	--	SP	--	--	--	<a href="#">Sec. 6.2.14.</a>
<b>Civic/Institutional Uses</b>												
Cemetery, <del>private</del>	SP	SP	SP	SP	SP	--	--	--	--	SP	SP	<a href="#">Sec. 6.3.1.</a>
Club, clubhouse	P	P	P	P	--	--	P	--	SP	--	P	<a href="#">Sec. 6.3.2.</a>
Community use space	--	--	--	--	--	--	--	P	P	--	--	<a href="#">Sec. 6.3.3.</a>
Family child care home, large family child care home, day care center	L	L	L	L	L	L	L	L	L	L	L	<a href="#">Sec. 6.3.4.</a>

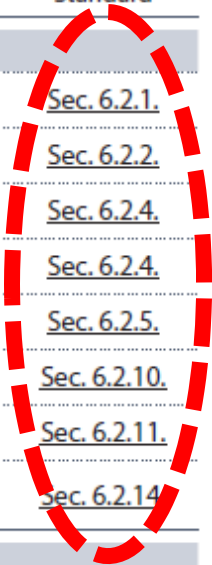
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Assisted living, nursing home	-	-	-	-	-	-	-	SP	SP	-	-	<a href="#">Sec. 6.2.5.</a>
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## Zoning Reform

Final Report  
December 30, 2011



Prepared for the  
City of Newton  
by the  
Zoning Reform Group

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Marc Hershman, Peter Kilborn, Jennifer Molinsky,  
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## Chapter 30. Zoning **ASSESSMENT MEMO** Newton, Massachusetts

March 25, 2013  
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