

## Agenda

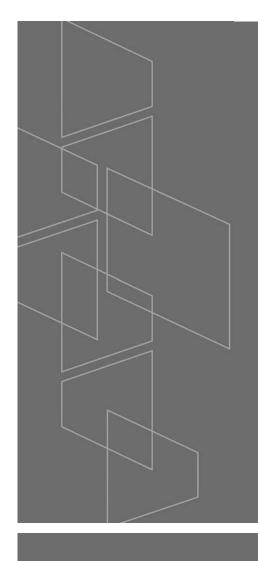
**Process** 

**Prioritization** 

**Timeline** 

**Questions & Comments** 





# **Process**

## Adoption by December 2021

- Break up draft Zoning Ordinance into manageable pieces
- ZAP Committee is the main forum for discussion
- Constant community engagement will inform along the way
- Vote on complete Ordinance



### Part I: Overview & Discussion

#### Overview

- Present the what, why, and how of the Article
- Workplan

#### **Discussion**

- Workshop the what, why, and how of the Article
- Compare current Ordinance with proposed Ordinance



#### **Summary**

 Update Article based on the outcomes of Part I

#### **Editing**

- Line-by-line and wordsmithing where needed
- Ensure the Ordinance reflects outcomes of Part I





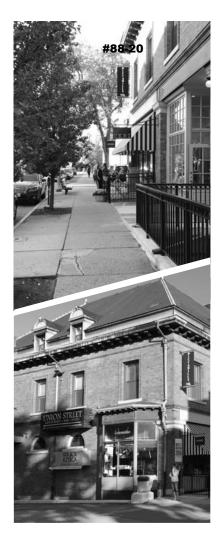
# Part III: Public Comment at ZAP & Straw Vote

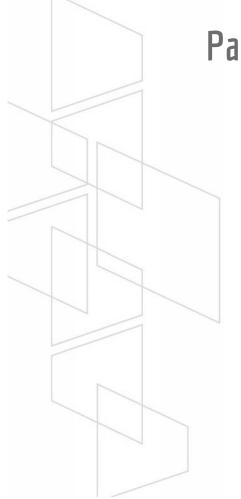
#### **Public Comment**

 Hear and incorporate feedback from the Community

#### **Straw Vote**

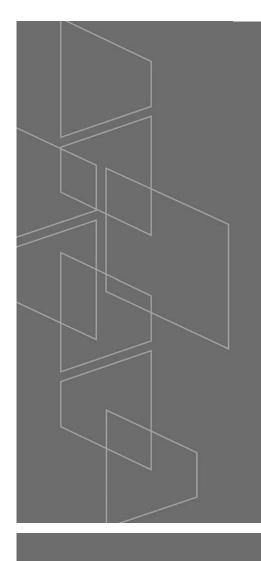
- Straw vote on each Article to memorialize consensus
- City Council vote only on complete Zoning Ordinance





# Parallel Community Engagement

- Focus groups
- Community meetings
- Planning & Development Board
- Other City Commissions
- Committee of the Whole



# Prioritization

## Where to Begin

**Article 1: Introduction** 

**Article 2: General Standards** 

**Article 3: Residence Districts** 

**Article 4: Village Districts** 

**Article 5: Public Use & Recreation Districts** 

**Article 6: Single Purpose Districts** 

**Article 7: Overlay & Master Plan Districts** 

**Article 8: Development Standards** 

**Article 9: Use Regulations** 

**Article 10: Non-Conformities** 

**Article 11: Administration** 

**Article 12: Definitions** 



#### Themes & Issues

- Build from Zoning Reform Group's11 themes
- Cross reference with key issues (i.e. teardowns, simpler process for minor alterations)



#88-20

## Zoning Reform Group Report

#### Themes for Zoning Redesign:

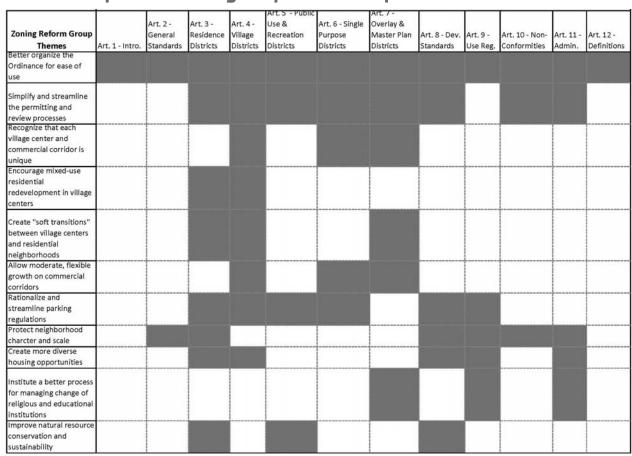
- 1. Better organize the Ordinance for ease of use
- 2. Simplify and streamline the permitting and review processes
- 3. Recognize that each village center and commercial corridor is unique
- 4. Encourage mixed-use residential in village centers
- Create "soft transitions" between village centers and residential neighborhoods

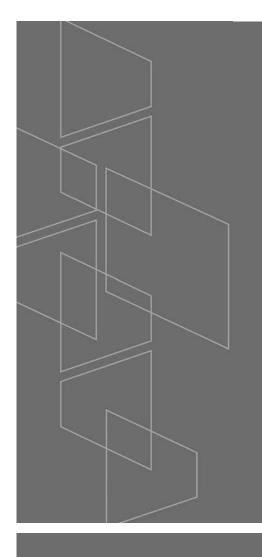
### Zoning Reform Group Report

#### Themes for Zoning Redesign:

- 6. Allow moderate, flexible growth on commercial corridors
- 7. Rationalize and streamline parking regulations
- 8. Protect neighborhood character and scale
- 9. Create more diverse housing opportunities
- 10. Institute a better process for managing change of religious and educational institutions
- 11. Improve natural resource conservation and sustainability

#### Prioritize from Zoning Reform Group Themes #88-20





# Timeline

# Adoption by December 2021

- Article-by-Article
- Review, update, and agree
- One final vote on the complete
   Zoning Ordinance



Articles	Mar - 20	Apr - 20	May -	Jun - 20	Jul - 20	Aug - 20	Sep -	Oct - 20	Nov 20	Dec - 20
Art. 3 - Residence Districts										
Art. 4 - Village Districts										
Art. 8 - Development Standards										
Art. 11 - Administration										
Art. 9 - Use Regulations										
Art. 10 - Non-Conformities										
Art. 5 - Public Use & Recreation Districts										
Art. 6 - Single Purpose Districts										
Art. 7 - Overlay & Master Plan Districts										
Art. 2 - General Standards										
Art. 12 - Definitions										
Art. 1 - Introduction										
City Council Vote										

Note: The draft Zoning Map will be discussed within the appropriate Articles

#### **2021 Timeline**

#88-20

Articles	Jan - 21	Feb -	Mar -	Apr - 21	May 21	Jun - 21	Jul - 21	Aug - 21	Sep -	Oct - 21	Nov 21	Dec -
Art. 3 - Residence Districts												
Art. 4 - Village Districts												
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Art. 1 - Introduction												
City Council Vote												

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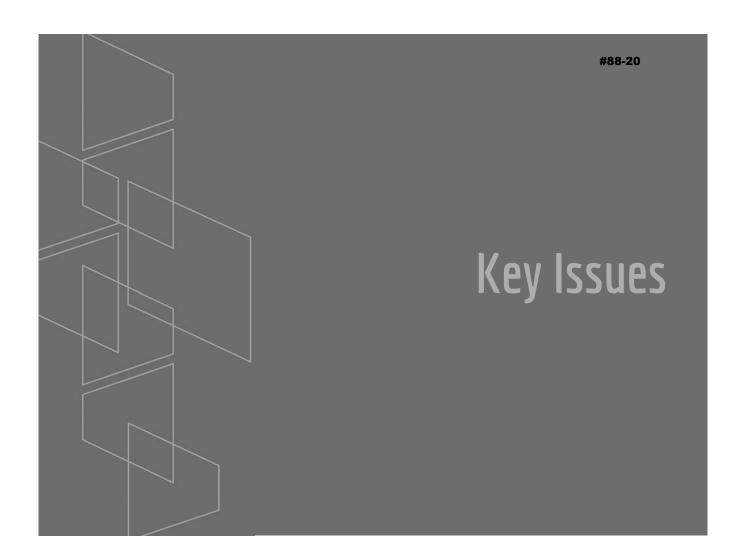
## **Next Steps**

February 24th Meeting -

- Present agreed upon timeline
- Overview of the draft Zoning Ordinance (content)

#### Homework

- Read October 22, 2018 ZAP Memo
- Review October 2018 draft Zoning Ordinance



#### Article 2 – General Standards

- Clarify how setbacks, height, etc. are measured
- Address any "loopholes" in height measurement that incentivize manipulating the grade of the site and that lead to excess bulk
- Retaining walls
- Define impervious
- Define lot

- How count attic space
- What is driving teardowns
- Defining half-stories
- Defining basements
- Easy to understand and enforce
- Long narrow lots
- Elevator penthouse as third floor (Austin Street)
- Exemptions to setbacks, encroachments into setbacks

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#### Article 3 – Residence Districts

- Tear downs
- Single family attached
- Garages
- Impervious area
- Detached garage locations
- Long narrow lots, oddly shaped lots
- Residential special permits what needs
- Flexibility of building size
- Shadowing (related to height)
- Buildable lot size (new possibilities for subdivision)
- Bee friendly
- Availability of starter homes
- Economic diversity
- Require visible house numbers

- Protect public way for people: driveways, curb cuts
- Rear-lot subdivisions
- Setback requirements
- Different building outcomes on different size/shape lots
- Change of street character from twofamily to multi-family
- What is the "context"?
- Protecting the streetscape: consistency of street-facing part of buildings
- Policy decision: what is the context we want to create (house sizes, housing diversity, locations for density)?
- Cluster housing / Courtyard housing

## Article 4 – Village Districts

- Incentivize mixed use buildings
- Regulate building form length of façade, location of parking, transparency
- Variation of front setback
- Shop sizes/width (small size for small business
- Incorporate old with new
- Materials, texture variation to distinguish shops

- Incentives for historic preservation
- Fenestration: no blank walls, effect on street experience
- Allow increased size / other reuse of historic buildings
- Signage/wayfinding, building numbers visible, legibility of the streetscape
- Building height, variation of height
- Roof type requirements
- How use roofs: solar, green roofs, roof decks, restaurant seating
- Mechanical equipment ductwork, visibility/screening

# Article 5 – Public Use & Recreation Districts

- Clarify uses allowed in PUB and REC districts
- Clarify review process

## Article 6 – Single Purpose Districts

- Create zoning better tailored to places like Wells Ave and Chestnut Hill Route 9
- Update manufacturing districts to reflect current trends

# Article 7 – Overlay & Master Pla<sup>#88-20</sup> Districts

 Create a process for future overlay districts where appropriate

## Article 8 – Development Standards

- Update parking regulations
- Provide more detailed bicycle parking requirements
- Create TDM requirements
- Update sign regs

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## Article 9 – Use Regulations

 Address uses by category rather than very specific individual uses

### Article 10 – Non-Conformities

 Clarify extent nonconformities can be altered

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#### Article 11 – Administration

 Tailor process and criteria to request