

#88-20

Newton Zoning Redesign

ZAP Presentation
02. 10. 20

Agenda

Process

Prioritization

Timeline

Questions & Comments

#88-20



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

Part II: Summary & Editing

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's 11 themes**
- **Cross reference with key issues (i.e. teardowns, simpler process for minor alterations)**



Zoning Reform Group Report

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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**
5. **Create “soft transitions” between village centers and residential neighborhoods**

Timeline

Adoption by December 2021

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



2020 Timeline

#88-20

Articles	Mar - 20	Apr - 20	May - 20	Jun - 20	Jul - 20	Aug - 20	Sep - 20	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

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Articles	Jan - 21	Feb - 21	Mar - 21	Apr - 21	May - 21	Jun - 21	Jul - 21	Aug - 21	Sep - 21	Oct - 21	Nov - 21	Dec - 21
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

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



Key Issues

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

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 two-family 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^{#88-20} 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 Plan^{#88-20} 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

Article 9 – Use Regulations

- Address uses by category rather than very specific individual uses

Article 10 – Non-Conformities

- Clarify extent non-conformities can be altered

Article 11 – Administration

- Tailor process and criteria to request



Question & Comments