

Newton Zoning Redesign

Zoning and Planning
Committee

02.24.20

Agenda

Objective

Guide to Reading the Draft Ordinance

Issues & Possible Updates to the First Draft

Next Steps & Schedule

Objective

Objective

Tonight we will:

- Provide an overview and orientation to the 1st Draft Zoning Ordinance
- Frame the issues brought up and the proposed updates researched since the release of the first draft
- Share draft schedule for Article 3 review

Guide to Reading the Draft Ordinance

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Things to Remember...

- **Separate Mechanisms and Standards**
- **Must apply all rules comprehensively to know what's possible**
- **Simplicity**

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Reading the Ordinance

General Standards
Article 2

District Standards
Article 3-7

Development Standards
Article 8

Use Standards
Article 9

Nonconformity
Article 10

Administration
Article 11

Definitions | Article 12

Reading the Ordinance Districts

Residence Districts
Article 3

Village Districts
Article 4

Public Use & Recreation Districts
Article 5

Single Purpose Districts
Article 6

Contextual

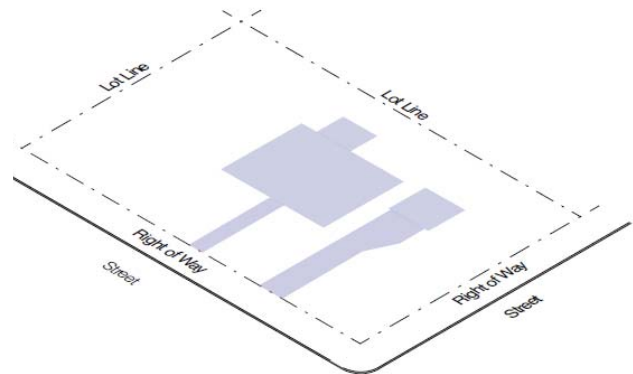
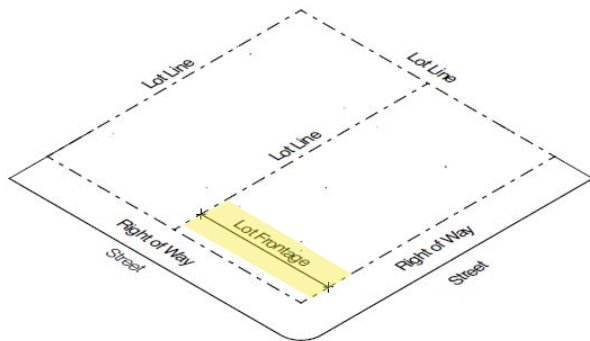
Non-Contextual

Lot and Setback Standards are set by the district:

- Frontage
- Setbacks
- Lot Coverage
- Allowed Building Types

Reading the Ordinance

Districts



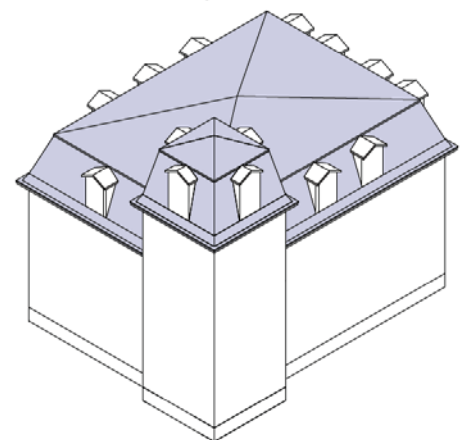
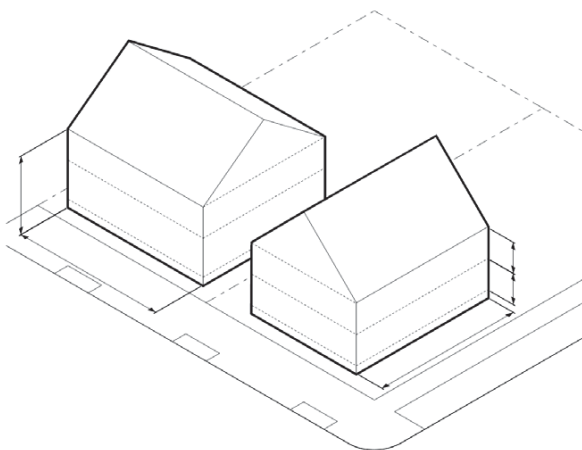
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Reading the Ordinance

Building Types



Building Types include all building dimensional standards:

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

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Reading the Ordinance

Residence Districts Example

House A (3.2.3)	House B (3.2.4)	House C (3.2.5)	House D (3.2.6)
Two-Unit Residence (3.2.7)	3-Unit Building (3.2.8)	Townhouse Section (3.2.9)	4-8 Unit 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)

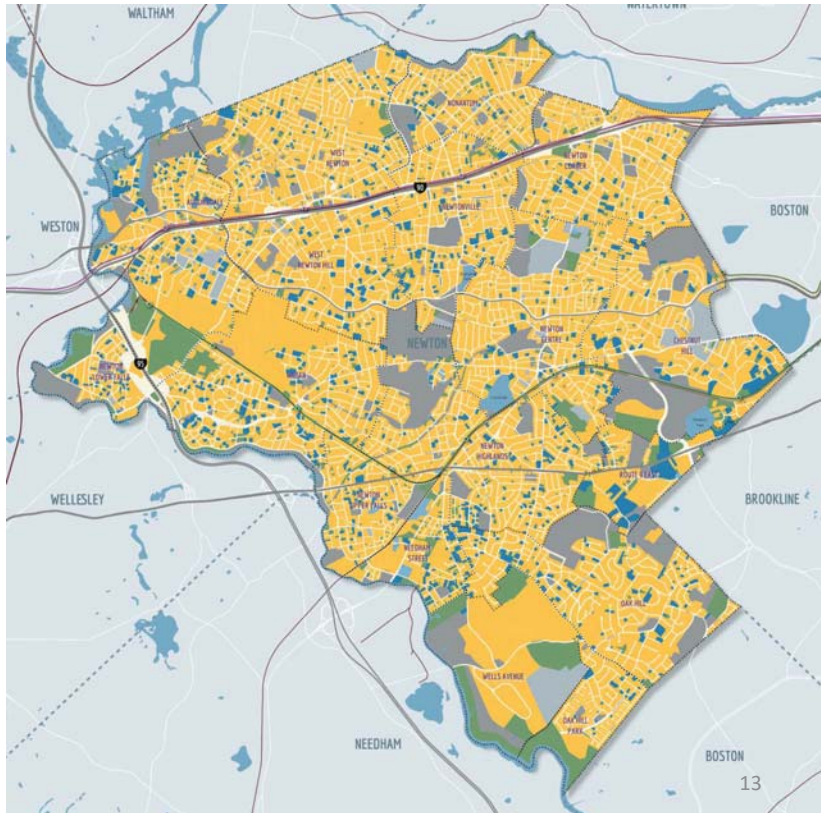
Building Types include all building dimensional standards:

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

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:

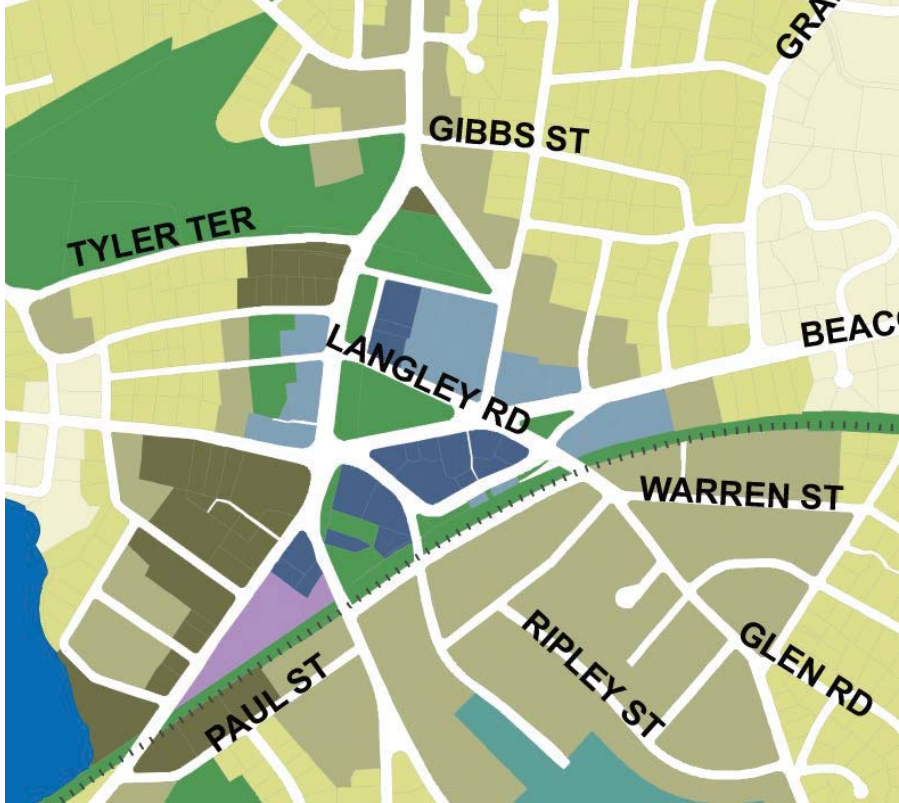
- District lines are at the back of the property As much as possible, both sides of the street should have the same zoning
 - Boundaries occur when the pattern shifts – change in lot width, scale of buildings (footprint and/or height), use or number of units
- The exception does not make the rule – 100%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



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

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

Draft Zoning Map Newton Centre



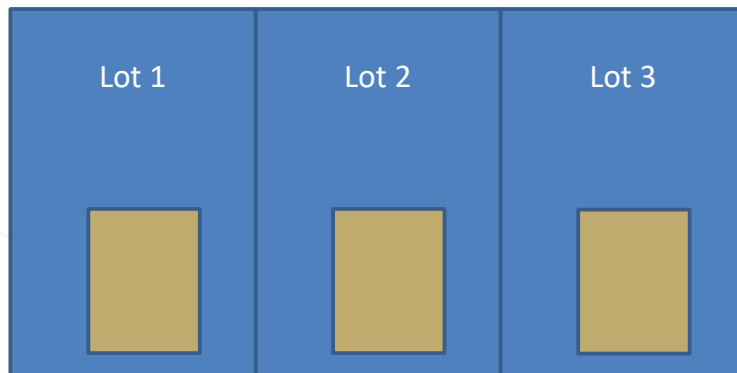
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Newton's village centers typically follow a concentric circle model (more intense activity at the center, stepping down to surrounding neighborhoods)

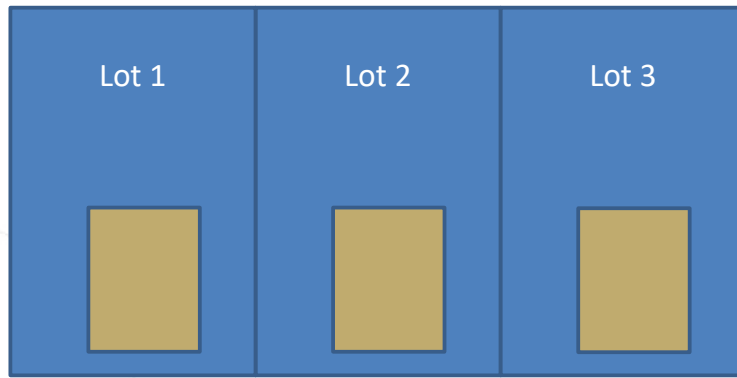
Key Features of the 1st Draft Ordinance

Lot Size & Building Size

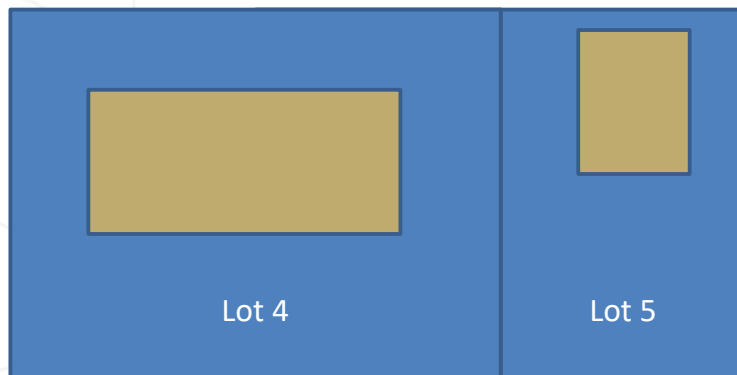


Street

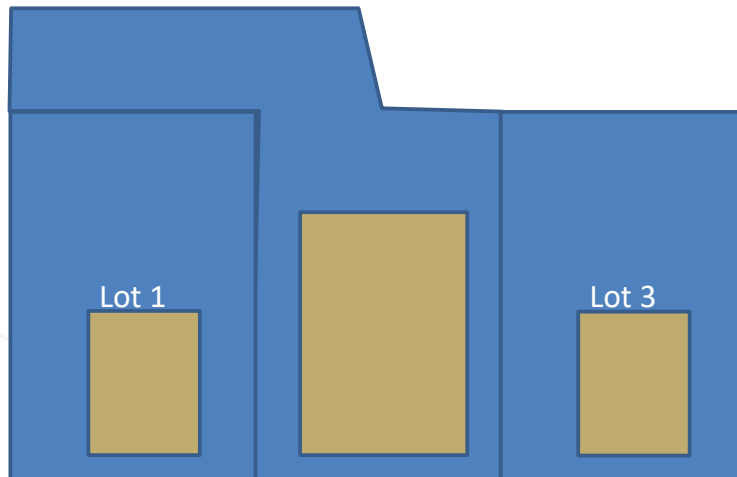
Lot Size & Building Size



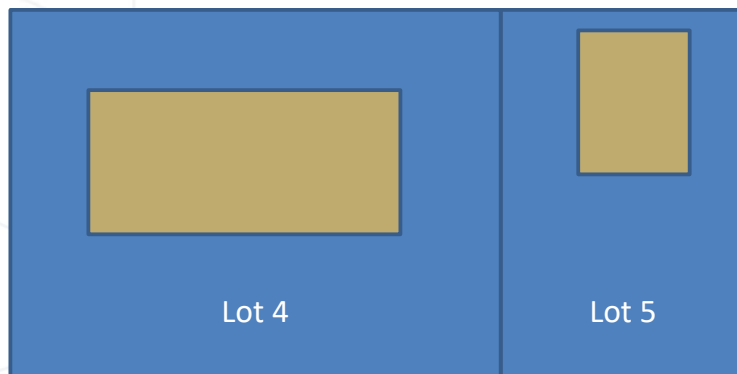
Street



Lot Size & Building Size



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**

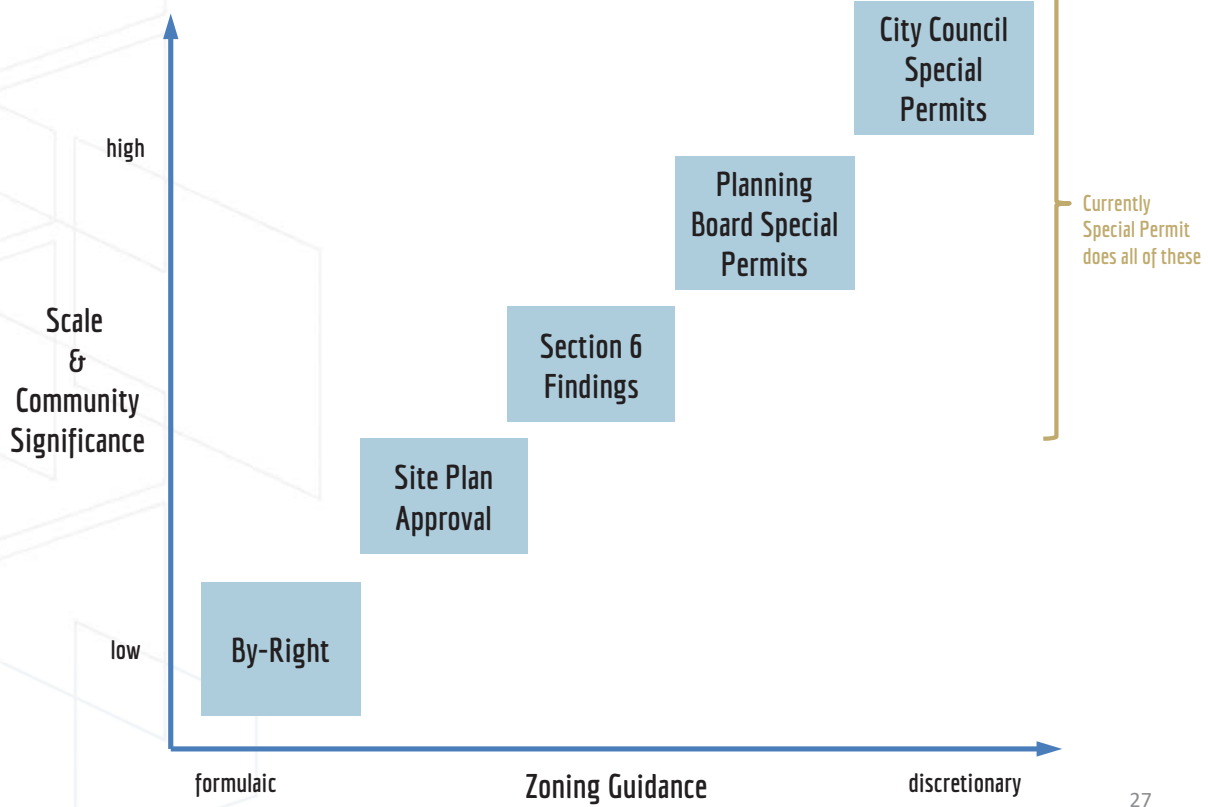


Sustainable Buildings & Environmental Site Design



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

Development Review



Issues & Possible Updates to the First Draft

Village Districts

Issues & Updates

Is 200 ft an appropriate maximum building width for all Village Districts?

Is a minimum front setback needed to allow for expanded sidewalks?

What tools are available to address certain uses, like banks, in village centers?

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Single Purpose Districts

Issues & Updates

How to handle adjacent, non-institutional, properties owned by the institution?

Need to clarify the non-contextual multi-residence district.

Do we need finer grain district designations (i.e. Newton Wellesley Hospital is the same as West Suburban YMCA)?

Consider expanding uses in the Regional Retail district to allow things such as museums and breweries

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Development Review/Administration

Issues & Updates

What is the appropriate threshold for different types of review?

What is the appropriate threshold for by-right and special permit development?

Residence Districts

Issues & Updates

What are the appropriate standards (i.e. setbacks, lot coverage, etc.) to address the issues (i.e. tear downs)?

Does the R3 district need to be broken into two separate districts?

Do certain building types need to change?

Build Out Analysis

Outcomes

The build out analysis tested the proposed residence zones against the existing residence zones (by-right options)

October draft greatly reduced existing non-conformities, however increased the number of lots vulnerable to tear downs and increased the total square footage of development in several districts

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Build Out Analysis

Recommendations

The adjustments proposed by Planning in February 2019 address an increase in overall bulk and teardown vulnerability from the October draft

The recommended February adjustments greatly decreased teardown vulnerability, but somewhat increased nonconformities (from October draft)

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Build Out Analysis

Recommendations

- Increase setbacks in all residence districts
- Reduce building footprints for House A, House B, and House C
- Adjust lot coverage in all residence districts
- Replace Apartment House and Small Apartment Building with much smaller building types in the R3 and N districts (3-Unit Building and 4-8 Unit Building)
- Consider splitting R3 district into two districts: R3 and R4
- Eliminate proximity rule

Case Study

45 Beethoven Ave

Tear Down Lot and Garage Placement
an R2 District Example

45 Beethoven Ave

District:

- current **SR3**
- 1st draft **R2**

Constructed 2010

Approved S.P. for addition in 2018



	Current Ordinance		Feb. 2019 Draft Ordinance	
	Requirement	Approved Project	Requirement	Approved Project
Frontage	80 ft	100 ft	60-110 ft	100 ft
Lot Coverage*	30%	19.6%	30%	30.8%
Setbacks	(min)		(min or range)	
Front	25 ft	35 ft	<u>25 ft</u> (contextual)	35 ft beyond contextual max.
Side (north)	7.5 ft	15.1 ft	12.5 ft	15.1 ft
Side (south)	7.5 ft	16.8 ft	12.5 ft	16.8 ft
Rear	15 ft	51.5 ft	30 ft	51.5 ft
Lot Size	Min. 10,000 sf	15,000 sf	-	-
Min. Open Space*	50%	71.8%	-	-
Frontage Buildout	-	-	44.25 ft	64.5 ft
Footprint	-	-	Max. 1400 sf	2774 sf – more than S.P. House B
Height (Max Stories)	Max. 2.5 stories	2.5 stories	Max. 2.5 stories	2.5 stories
FAR	0.35	0.43 – extended nonconforming	-	-

Proposal Requires Changes

45 Beethoven Ave

SBL 44029 0010

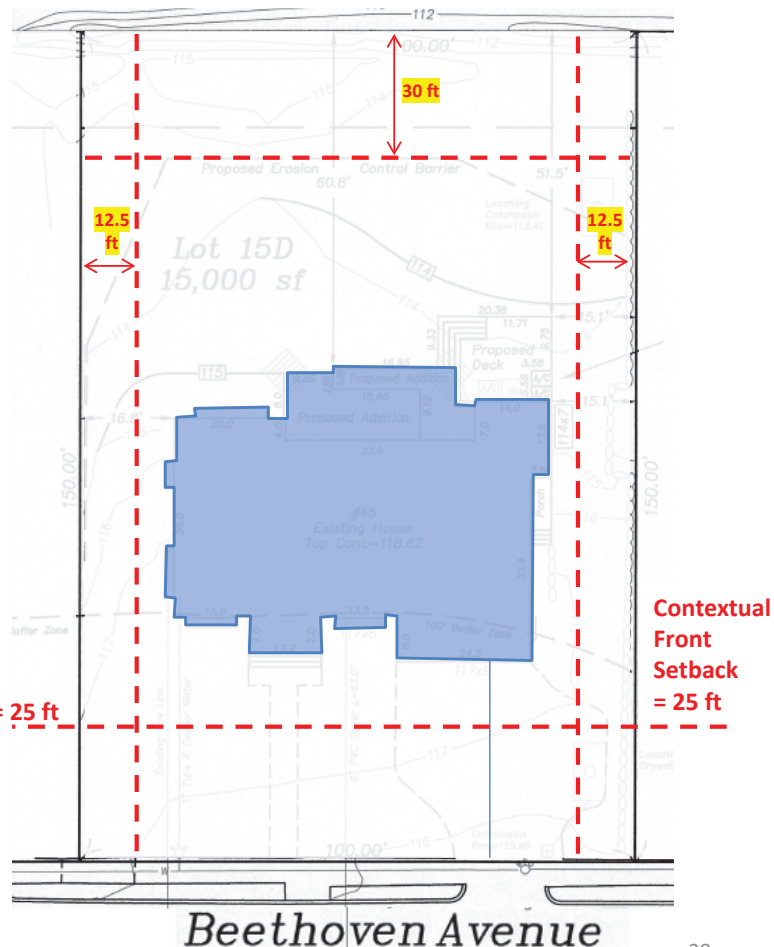
Allowed Building Types & Alternative Lot Configurations:

By Right Options

- House B, C, or D (1 unit household living)
- Civic Building (civic institution)

Special Permit Options

- Larger footprints w/in limits



Contextual Front Setback = 25 ft

Contextual Front Setback = 25 ft

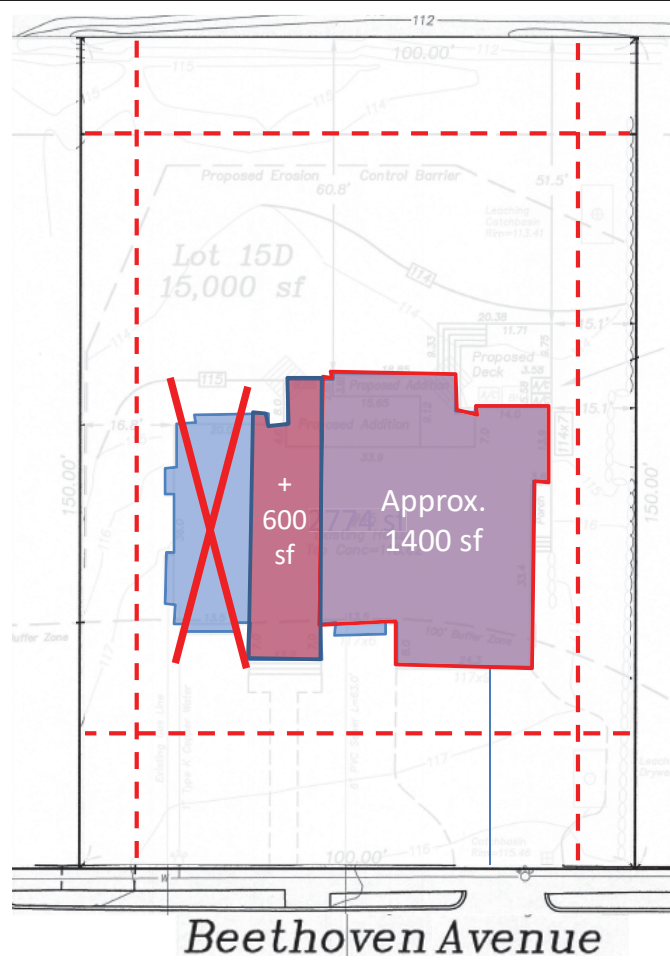
45 Beethoven Ave

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Demonstrated Features:

Features:

- Contextual front setback
- Footprint size
- Lot coverage elements
- Garage placement



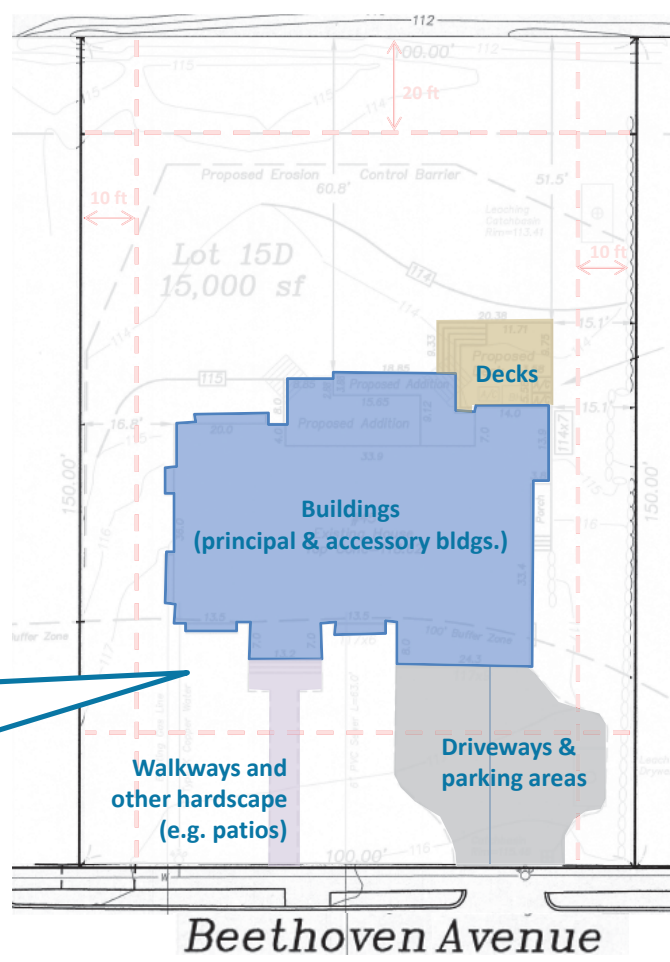
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Demonstrated Features:

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Lot Coverage includes all "built" and hardscape features

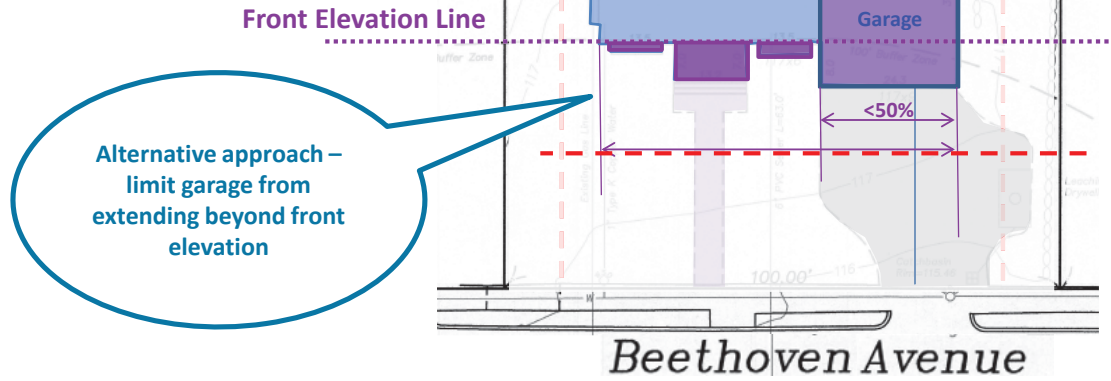
Inverse is "unbuilt" landscaped areas

45 Beethoven Ave

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Demonstrated Features:

- Contextual front setback
- Footprint size
- Lot coverage elements
- Garage placement



220-222 Austin Street



220-222 Austin Street



Used max height for sloped roof

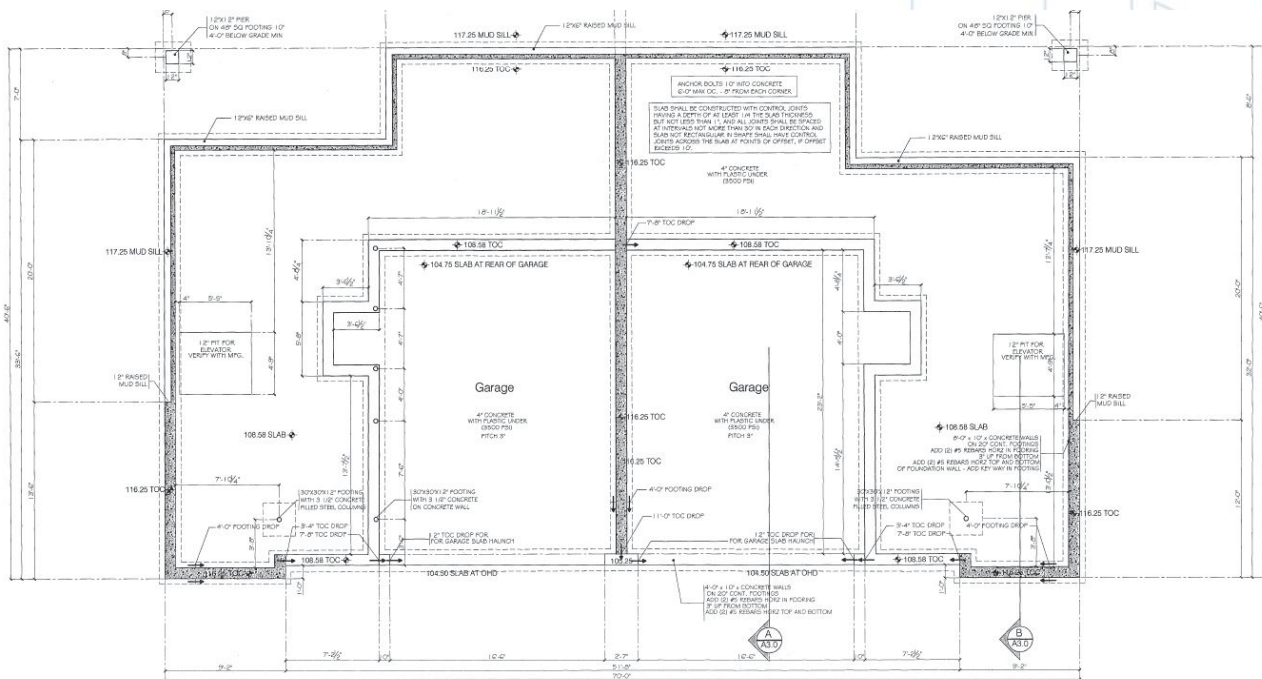
Garage more prominent than front door

Basement not counted as story

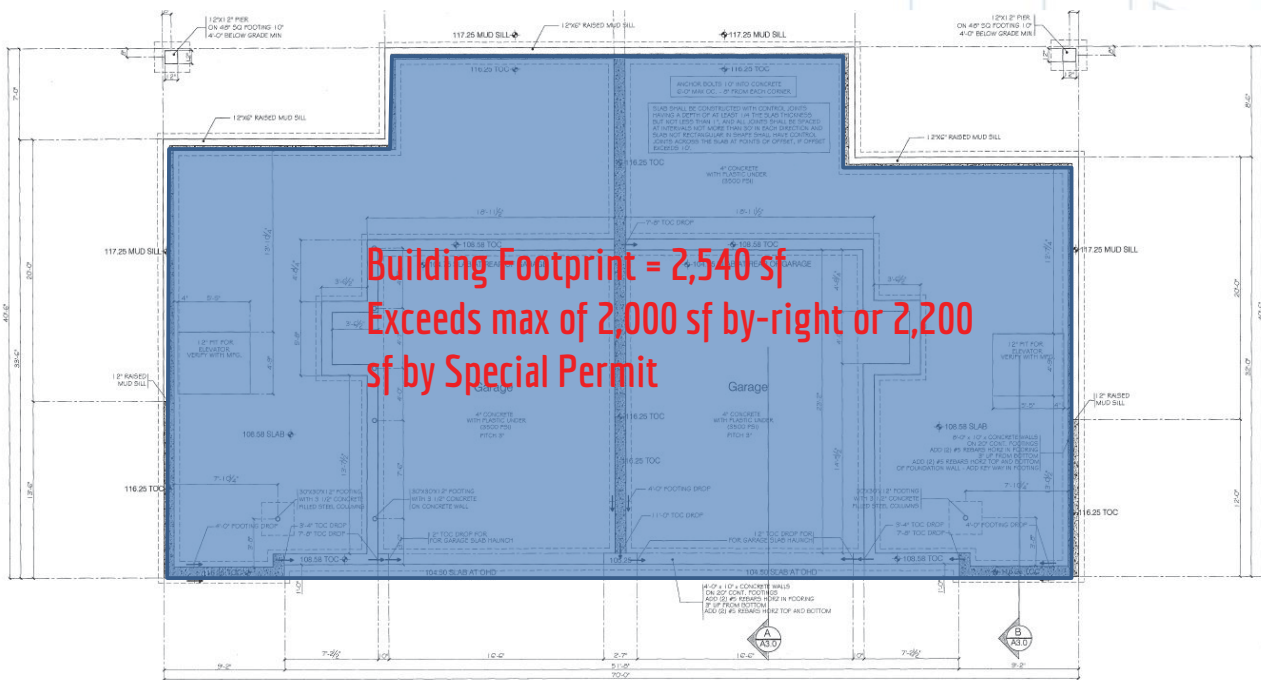
800 sf not counted as floor area in basement

220-222 Austin Street

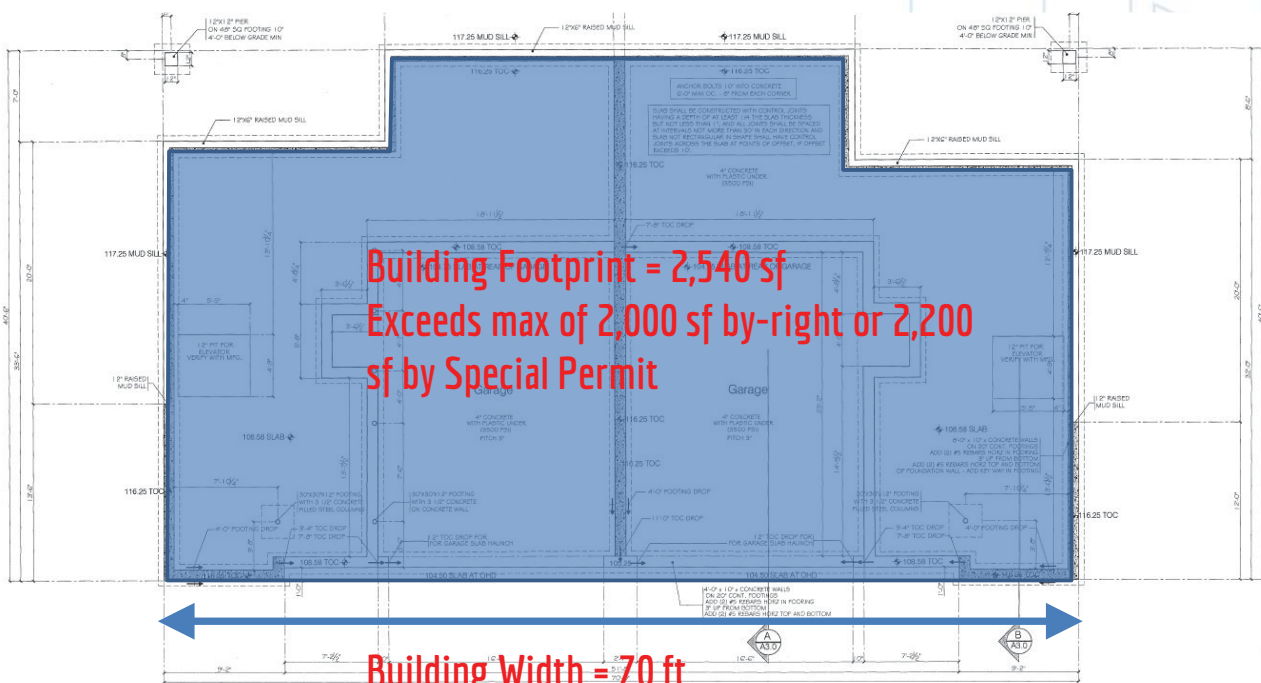
R3 - Two Unit Residence



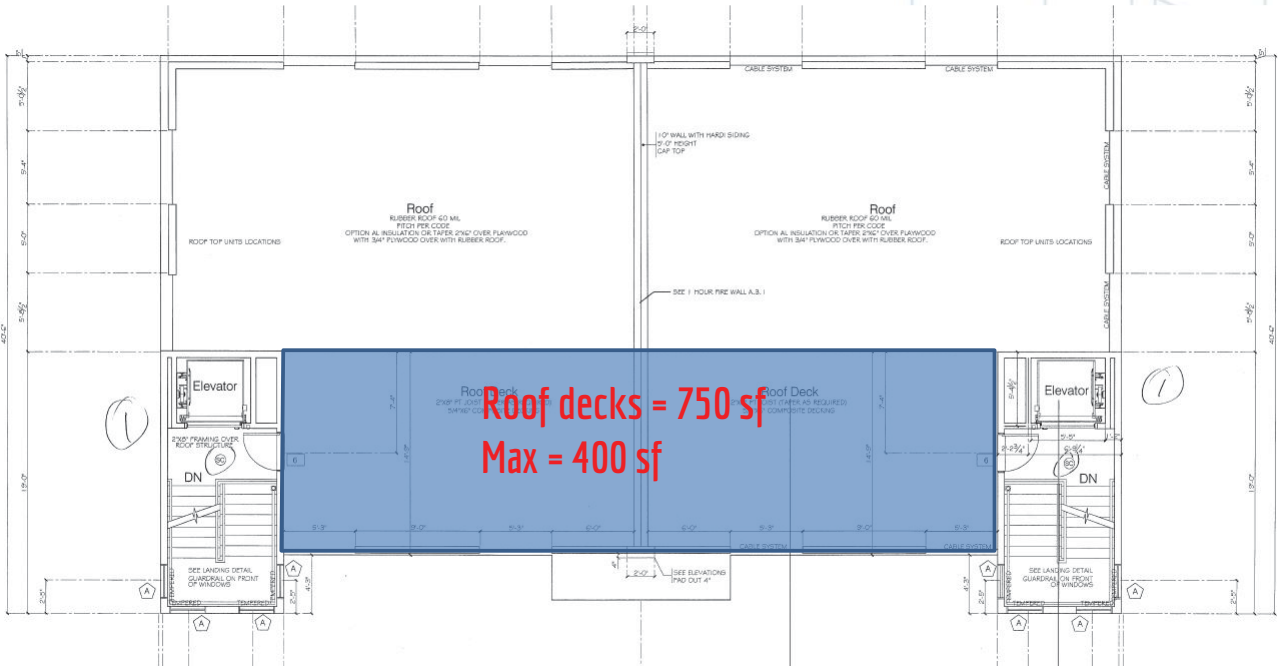
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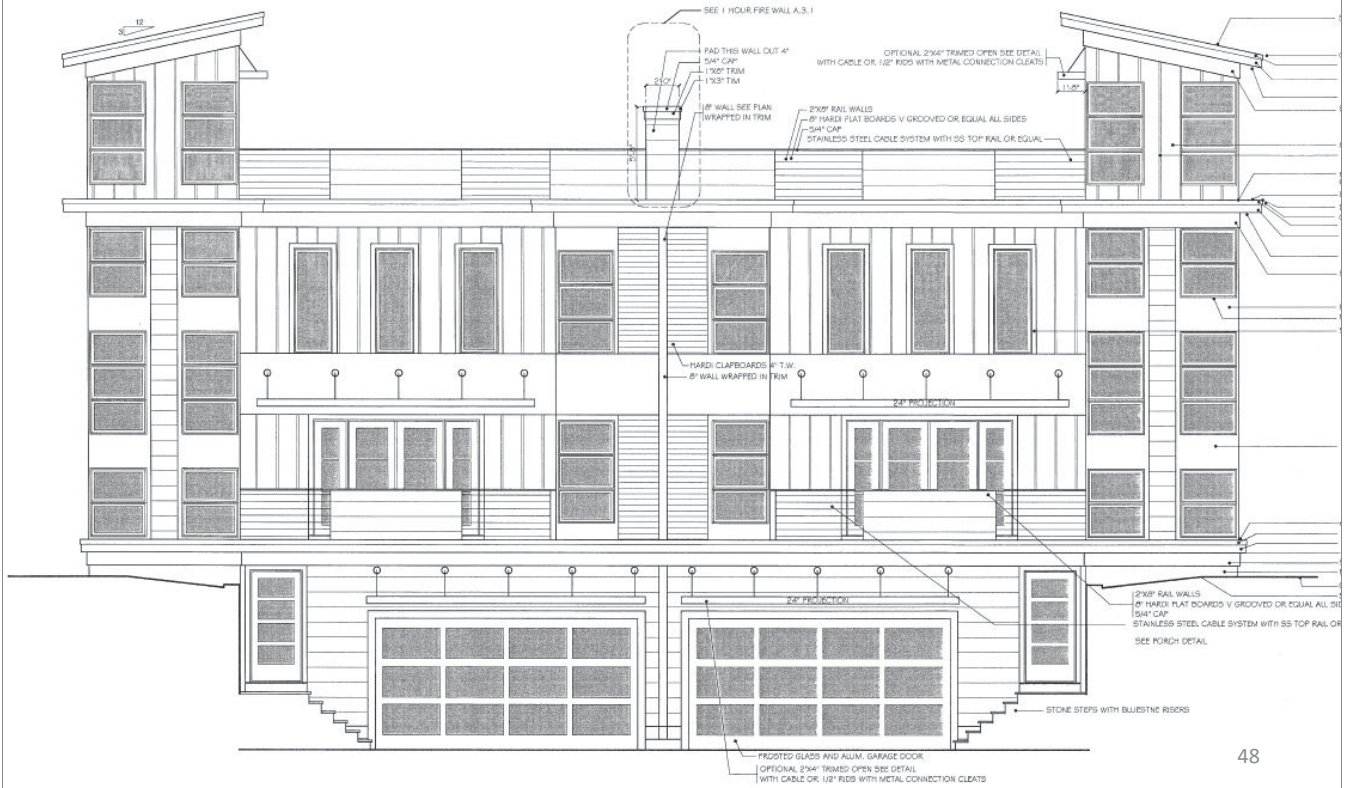
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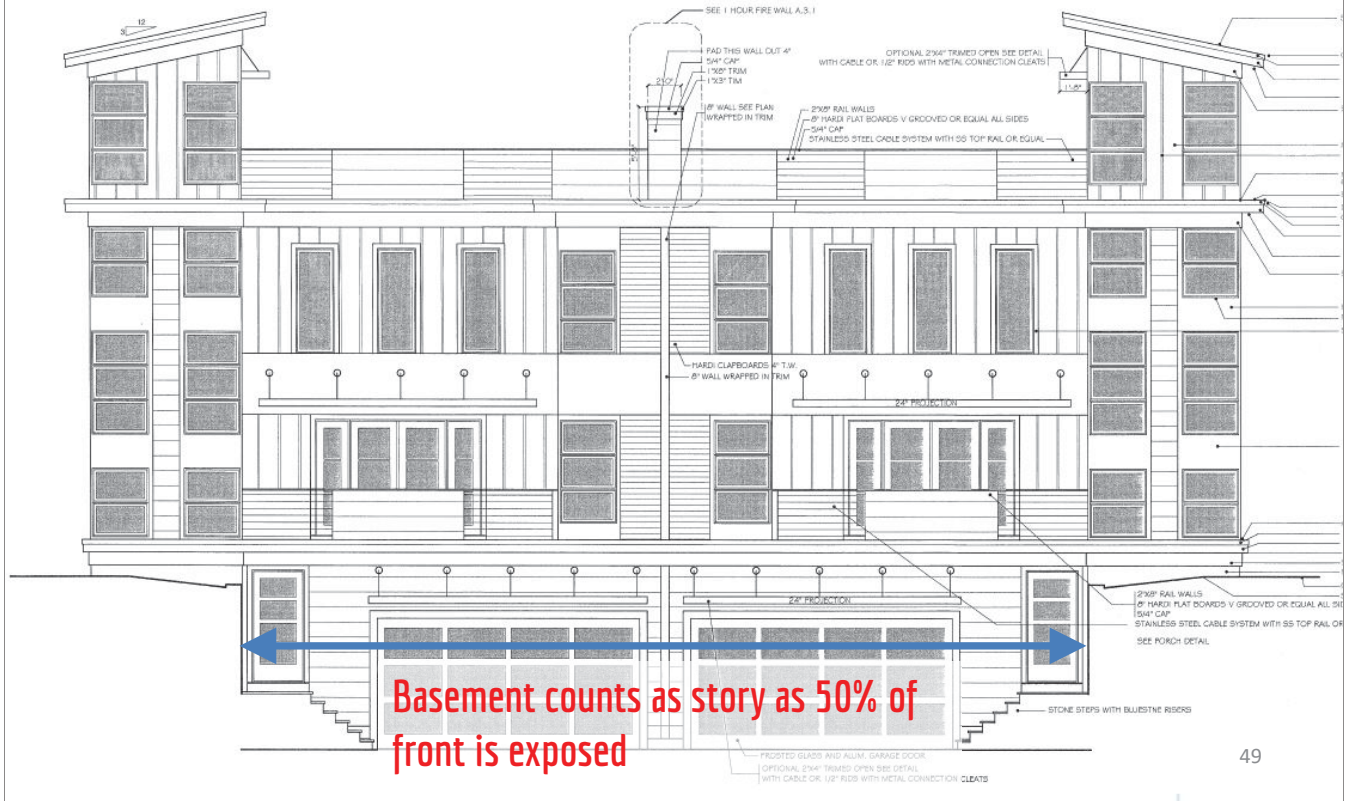
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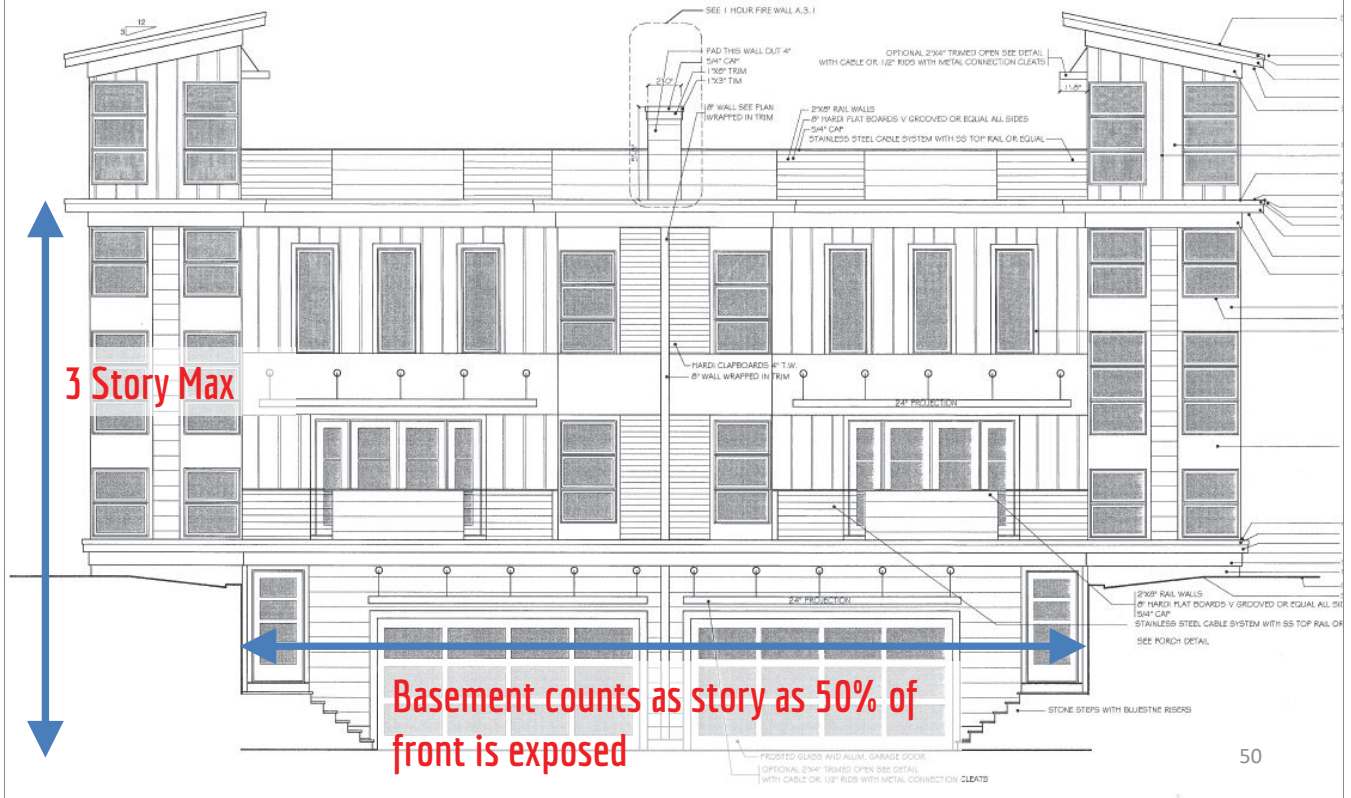
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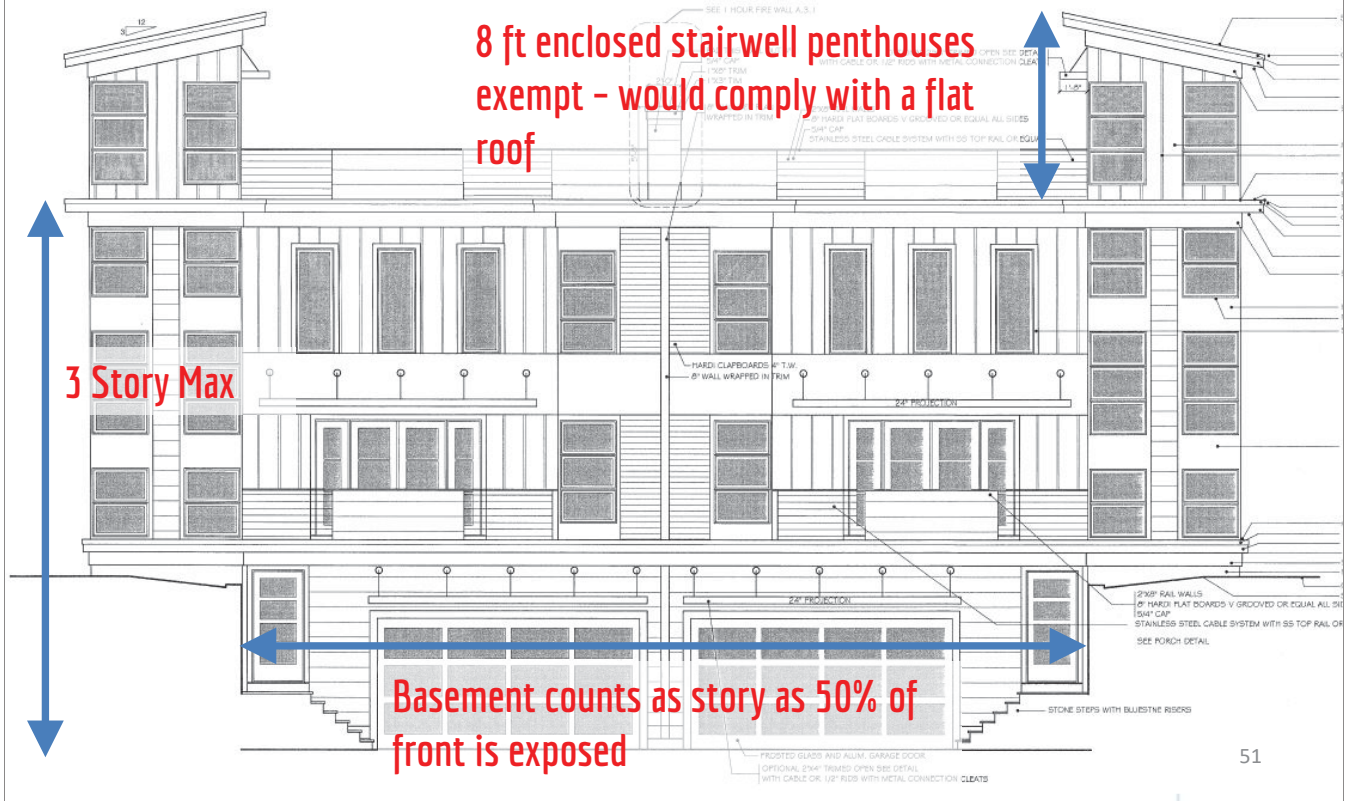
220-222 Austin Street



220-222 Austin Street



220-222 Austin Street



Next Steps & Schedule

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Next Steps

March 9th Meeting - Overview and deep dive into Article 3, Residence Districts

Homework

Read Article 3 - Residence Districts

Draft Schedule - Article 3

Article 3 - Residence District	Format	March				April				May				June			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Overview	Discussion		■														
Workshop 1 - tear downs (building types and sizes)	Workshop				■												
Workshop 2 - garages (building components and accessory structures)	Workshop					■											
Workshop 3 - site design (impervious area, driveways, etc.)	Workshop							■									
Workshop 4 - Mapping, special permit relief	Workshop								■								
Summary Meeting	Discussion														■		
Editing Session - wordsmithing and formatting	Workshop															■	
Public comment and straw vote	Discussion																■

Thank You!

